

COFFEE COUNTY BOARD OF COMMISSION
REGULAR MEETING
MONDAY, MARCH 7, 2022
9:30 O'CLOCK A.M.
COMMISSIONERS MEETING ROOM

Coffee County Board of Commissioners met in regular session on Monday, March 7, 2022, at 9:30 o'clock a.m. with the following present: Chairman AJ Dovers, Vice-Chairman Ted O'Steen, Commissioners Johnny Wayne Jowers, Jimmy Kitchens and Oscar Paulk. Also present were County Attorney Tony Rowell, County Administrator Wesley Vickers, and County Clerk Tracie Vickers. Also present were Agency Directors/Department Heads and members of the public.

Chairman Dovers called the meeting to order and welcomed everyone. Commissioner Jowers asked Tony Rowell, County Attorney, to give the invocation. Everyone participated in the pledge of allegiance to the flag of the United States of America.

Chairman Dovers asked for a motion to approve the minutes. Commissioner Paulk made a motion to approve the minutes of the pre-meeting work session and the regular meeting held on February 7, 2022, and the Special Called Meeting held on February 7, 2022, and the Commissioners Retreat held on March 1, 2022 and this was seconded by Commissioner O'Steen. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve the agenda. Commissioner Kitchens made a motion to approve the agenda. This was seconded by Commissioner Jowers. All Commissioners unanimously agreed.

Mr. Vickers stated this board appointment for the Farmers Market is to fulfil the remaining term of Mr. Kevin Tatum. The new Extension Agent for Coffee County, Ms. Ashley Smith, has agreed to serve on this Board. Chairman Dovers asked for a motion to approve the Board Appointment for the Farmers Market Board which expired on December 31, 2021, for the term of March 7, 2022, through December 31, 2022. Commissioner Jowers made a motion to approve Ms. Ashley Smith to the Farmers Market Board for the term of March 7, 2022, through December 31, 2022. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers presented the Intergovernmental Agreement between Coffee County, City of Ambrose and the City of Nicholls for the management of State Aide Road Resurfacing projects. The County lets this project and does the administration of the contract. Mr. Vickers stated the County will receive 2.5% of each project's cost of work from the Municipalities. The City of Broxton has elected not to participate this year. They will hold their funds until next year. Chairman Dovers asked for a motion to approve the Intergovernmental Agreement between Coffee County, City of Ambrose and the City of Nicholls for the management of State Aide Road Resurfacing projects. Commissioner Paulk made a motion to approve the Intergovernmental Agreement. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the bids for Road Department Equipment. The bids received were:

	Net
Yancey CAT 140 Grader	\$289,305.00
Flint Deere 670G Grader	\$254,388.00
Yancey CAT 140 Grader/Sloper	\$332,660.00
Flint Deere 670G Grader /Sloper	\$304,788.00

Mr. Vickers stated these bids are for (2) motor graders. One is a regular motor grader and one has a sloper. Taking into consideration that we need these machines as soon as possible and Flint Deere has the quickest delivery date Mr. Vickers recommends purchasing these machines from Flint Equipment. This includes full machine warranty and no travel time for a (7) year term. Chairman Dovers asked for a motion to approve or reject the bids received for Road Department Equipment. Commissioner Kitchens made a motion to approve the bid and warranty from Flint Equipment. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the change order for courthouse renovations. Mr. Vickers stated the original contract was \$1,231,700.00. There has been a previous change order approved for \$61,920.00. This change order today is in the amount of \$81,670.41. The final cost of the contract is \$1,375,290.41. Mr. Vickers stated that most of these changes are due to floor covering, additional changes upstairs and changes in the Clerk of Court's office. Chairman Dovers asked for a motion to approve or reject the change order for courthouse renovations. Commissioner Jowers made a motion to approve the change order. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the striping bids for the Safety Improvement Project. Mr. Vickers stated the County received grant money from Georgia DOT for striping earlier in the year. The DOT recommended a list of roads for this striping and new signage. The bids received were:

	Total Base Bid
Roadside Specialties	\$189,647.85
Peek Pavement Marking	\$218,584.35
NPR South, LLC	\$255,113.65

Chairman Dovers asked for a motion to approve or reject the bids for the Safety Improvement Project. Commissioner O'Steen made a motion to approve the low bid by Roadside Specialties for \$189,647.85. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the bids for patching and resurfacing various County roads. The County received one bid which was from East Coast Asphalt, LLC for \$3,879,436.17. This is a little over budget, but within range. Chairman Dovers asked for a motion to approve or reject the bid for patching and resurfacing County roads. Commissioner Kitchens made a motion to approve the bid from East Coast Asphalt, LLC for \$3,879,436.17. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers presented the Resolution to appropriate Funds for American Rescue Act. Mr. Vickers stated the County originally received an award of \$8.4 million for ARPA funds. The County received \$4.2 million in FY 2021 and will receive \$4.2 million sometime in FY 2022. The US Treasury gave initial guidance for expenditure of these funds with an interim rule. A portion of the funds received have been expended for County employees for Premium pay. The final treasury rule approved recently gave the County the option of claiming a one-time allocation of up to \$10 million for current and future projected lost public sector revenue. Since our allocation was less than \$10 million all revenue received in the SLFRF could be deemed lost public sector revenue. All current general fund expenditures are eligible for reimbursement from these funds. The Resolution today allows for all SLFRF funds to be expended for the purpose of governmental services including, but not limited to road building

and maintenance, general government administration, staff, administrative facilities, police, fire, and other public safety services. Chairman Dovers asked for a motion to approve or reject the Resolution to Appropriate Funds for the American Rescue Act. Commissioner Paulk made a motion to approve the Resolution. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers presented the Brush Spraying contract with Bristow LLC. The annual contract is \$20,000.00 for each spray list. This is at a rate of \$115.00 per acre. Mr. Wendell Troupe, County Road Superintendent, is satisfied with their work in the past. There are two road list with approximately 48 miles of roads on each list. Chairman Dovers asked for a motion to approve or reject the Brush Spraying Contract. Commissioner O'Steen made a motion to approve the brush spraying contract with Bristow LLC for \$20,000.00 each. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated that Mr. Alfredo Cuello has made application for a rezoning request for 4.13 acres located at 2225 Hwy 221 North from Commercial to Warehouse Light Industrial for the purpose of manufacturing cargo trailers. The driveway is off Hwy 221 North. By way of history, many years ago the County rezoned the westside of Highway 221 to commercial. Likewise, the east side of Highway 221 up to New Forest Highway was also to be rezoned commercial. Historical records do not reflect that the east side rezoning occurred. However, both the east and west sides of Highway 221 have developed with substantial commercial property on both sides. Then, and now, beyond the road frontage, there exist a substantial residential development wherein hundreds of families currently reside. Moreover, the broader area known as Oak Park consist of residential areas on both the east and west sides of Highway 221. This area begins at 17 Mile River Bridge and travels north to the 206 Connector. Oak Park has been identified as a target zone for the use of federal grant money and local funding with the purpose of enhancing the quality of life for the residential inhabitants in that area. The Planning Commission met on January 20, 2022 and voted to recommend approval of the request. The Staff does not recommend approval of the request due to the facts. Chairman Dovers asked for a motion to enter into a public hearing. Commissioner Jowers made a motion to enter into a public hearing at 9:50 a.m. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed. There were no comments. Commissioner Kitchens made a motion to close the public hearing at 9:50 a.m. Commissioners Jowers seconded the motion. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve or deny the rezoning request by Alfredo Cuello for 4.13 acres located at 2225 Hwy 221 North from Commercial to Warehouse Light Industrial. Commissioner Jowers would like to confirm that the Staff does not recommend approval of this property and that Attorney Rowell concurs with this recommendation. Attorney Rowell stated the Comprehensive Plan has an admonition against continued Light Industrial and Commercial use of land in an area that is not residential. The Commercial part was developed a long time ago and was expected to be Commercial. He does not believe it would have impact on the designation of an impact zone for the purpose of the Comprehensive Plan but that is something to consider because the designation of that is for the quality of life for the residents. Commissioner Jowers made a motion to deny the rezoning request. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon stated this is the first reading for the rezoning request by Ms. Dania Castellanos for 4.57 acres located at 1934 Hwy 32 East from Commercial to R2, Residential. The tracts of land around this property are surrounded by R2, Residential. The Planning Commission met on February 17, 2022, and recommends approval of this request. The Staff also recommends approval of this request.

Mr. Jason Whiddon stated this is the first reading of the rezoning request by Mr. Stephen Wheeler for .59 acres located at 1941 Mora Road, Willacoochee, from Agriculture to R3, Residential. For Agriculture, the tract must be at least one acre. The Planning Commission met on February 17, 2022, and recommended denial of this request. The Staff also recommends denial of this request.

Mr. Jason Whiddon, Code Enforcement Director, stated that Mr. Van Streat and Mr. Harry Streat has made application for a rezoning request for 51.98 acres located at 11603 Hwy 32 East, Nicholls, Ga from Agriculture to

Warehouse Light Industrial for the purpose of manufacturing cargo trailers. The Planning Commission met on February 17, 2022, and recommended approval of this request. The Staff also recommends approval of this request. This is a warehouse that has recently been used as storage. Attorney Rowell stated this was a manufacturing facility at this location that made garments for many years. Our rezoning map reflects that there are two warehouses on that property. There is an East warehouse and West warehouse. This zoning map erroneously reflected that part of the property was zoned Light Industrial. It is not clear which property was zoned light industrial. When Attorney Rowell researched this request, he found there is a rezoning request by Mr. Wilbur Streat dated May 17, 1999, for 12.62 acres. That rezoning was approved, and it resulted in the requested property being zoned Commercial. There was no Commercially zoned property identified on the map. Therefore, the existing map and the actual rezoning of May 17, 1999 were in conflict. The applicant came forward to make a rezoning application to clean this up in one application. The report reflects there is 51.98 acres however, the calculation is inaccurate. Attorney Rowell stated this entire tract should be +/- 60 acres which includes the two warehouses. Attorney Rowell has included exhibits as part of this record which reflects the same. Chairman Dovers asked for a motion to enter into a public hearing. Commissioner Kitchens made a motion to enter into a public hearing. Commissioner Jowers seconded the motion at 9.59 a.m. All Commissioners unanimously agreed. There were no comments. Commissioner Jowers made a motion to close the public hearing. Commissioner Kitchens seconded the motion at 9.59 a.m., All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve or deny the rezoning request by Mr. Van Streat and Mr. Harry Streat at 11603 Hwy 32 East, Nicholls, GA for +/- 60 acres from Agriculture to Warehouse Light Industrial. Attorney Rowell stated he wants to clarify any confusion there is already concerning the previous rezoning of light industrial and clarifies that whatever the previous zoning is that the motion today is make this motion to zone the entire tract of 60 acres to Warehouse Light Industrial. Commissioner Kitchens made a motion to approve the rezoning request for the entire tract of +/- 60 acres to Warehouse Light Industrial. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed.

Commissioner Jowers made a motion to adjourn the regular meeting at 10:00 o'clock a.m. and this was seconded by Commissioner Paulk. All Commissioners unanimously agreed.

County Clerk

Chairman