

Monroe County Board of Commissioners

Minutes of the July 09, 2024

Regular Commissioners Meeting

9:00 A.M.

Present:

Greg Tapley, Chairman

Eddie Rowland, Vice-Chairman

Lamarcus Davis, District 1

John Ambrose, District 3

George Emami, District 4

Staff:

Natalie Sundeen, County Attorney

Jim Hedges, County Manager

Richard Dumas, Public Information Officer

Ariyl Fuentes-Zoning Assistant

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Emami gave the invocation.

Pledge

Chairman Tapley led the Pledge.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Tapley called the meeting to order at 9:00 A.M.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval with the addition of executive session for litigation.

Commissioner Davis motioned to approve the agenda with said changes.

Commissioner Rowland seconded the motion, and the motion passed 5-0.

Approve Minutes-BOC Meeting-June 4, 2024, Regular Meeting and the June 18, 2024, Regular meeting.

Commissioner Emami motioned to approve the minutes of the June 4, 2024, Regular Meeting and the June 18, 2024, Regular Meeting with the usual 30 days for changes.

Commissioner Davis seconded the motion, and the motion was carried 5-0.

LRA Full Depth Reclamation Contract Bids

County Manager Jim Hedges stated the Board will recall Kim Stokes’ presentation relating to the Local Road Assistance Grant with the overall project to include outsourcing the full depth reclamation work, and resurfacing utilizing in-house resources. Bids were requested and five companies indicated interest; however, Blount Construction was the only company submitting a bid. The good news is that the Blount Construction bid was \$146,197 below our estimate.

Monroe County

2024 LRA Full Depth Reclamation Project

Bid Results: June 27, 2024

Completion Date: October 31, 2024

Bid Item	Quantity	Unit	Blount Construction		Estimate	
			Unit\$	Total		
Mobilization	1	Lumpsum	\$169,947.63	\$169,947.63		
Job Mobilization	5	Each	\$10,734.20	\$53,671.00		
FDR W/Prime	110,000	SY	6.68	\$734,800.00	\$10.00	\$1,100,000
Portland Cement	2,200	TN	285.40	\$627,880.00	\$285.00	\$627,000
				\$1,586,298.63		\$1,727,000
			Avg Unit	\$14.42	Avg Unit	\$15.70

Alcohol License-Ownership Change-Buck Creek Market

Buck Creek Market on High Falls Road has a new owner, Ashokkumar Gandhi. The applicant and new owner have applied for a wine package and Malt beverage package license. This license is new ownership of the existing convenience store and requires board approval. A background check with fingerprinting has been run on the applicant and an advertisement has been run in the Monroe County Reporter as required by the Monroe County Alcohol Ordinance.

Alcohol License-Ownership Change-Rum Creek Exxon

Rum Creek Exxon at the intersection of Hwy 18 & 87 has a new owner, Subaishika Patel. The applicant and new owner have applied for a wine package and malt beverage package license. This is new ownership of the existing convenience store and requires board approval. A background check with fingerprinting has been run on the applicant and an advertisement has been run in the Monroe County Reporter as required by the Monroe County Alcohol Ordinance.

Commissioner Ambrose motioned to approve the Alcohol License ownership change for Buck Creek Market and Rum Creek Exxon.

Commissioner Emami seconded the motion and the motion carried 5-0.

Public Comments

Tim Hargett addressed the Board regarding property located at 2532 N. Old Atlanta Hwy. Mr. Hargett stated there are three couples who live in RVs on the property that recently received letters stating they had to vacate the property within 30 days. All three RV's have separate wells, septic, and power. Mr. Hargett stated the site has a gravel driveway, is off the road and they are very well-maintained properties. Mr. Hargett stated they were asking for some type of exception to the UDO.

Chairman Tapley told Mr. Hargett there is a process that has been put into place for this and they would need to go to the Building Department to begin the process.

Russ Edge resident of 1168 Edge Road stated he has concerns regarding Middle Georgia Turf Solutions, a business operating across from his property. Mr. Edge stated there is no record of a variance or zoning change regarding this property. Mr. Edge stated this area would need to be rezoned for commercial under the new UDO and he would like this to be brought to the Zoning Board and to the Board of Commissioners for approval. Mr. Edge stated due to the potential impact from this business and that the property owner failed to initiate the path to approval, he thinks a stop work order should be issued for 1193 Edge Road.

Commissioner' Comments

Commissioner Lamarcus Davis

Commissioner Davis stated he would like to let the county employees know how much they are appreciated.

Commissioner Eddie Rowland

Commissioner Rowland stated he would like to express his condolences to the family of J.T. Bunn.

Commissioner John Ambrose

Commissioner Ambrose stated he would like Planning and Zoning to notify new builders it is against state law to have a brick mailbox. Commissioner Ambrose stated it costs the county a lot of money when water lines are run on paved roads and the crews must work around the mailboxes. Commissioner Ambrose stated maybe it could be put on the permit application.

Commissioner George Emami

Commissioner Emami stated Ms. Betty Eskew is here, and she represents a couple different groups in the High Falls area. Commissioner Emami stated Ms. Eskew would like a copy of the letter that was sent to the EPD regarding the warehouse development that was discussed at the last board meeting. Commissioner Emami stated he had received a number of concerns from people stating their property values are being unfairly hiked. Commissioner Emami stated people have told him that did not get their valuations in the mail in time to appeal. They were postmarked July 1st and when they called in, they were told it was too late to appeal. He stated one person he heard from; their tax bill went from \$8,000 a year to over \$16,000 a year in just one year. Commissioner Emami stated he pulled random houses from River Forest and the percent increase he observed was over a 10% increase. He stated the Reporter stated the county wide tax increase was only 4.9%. Commissioner Emami stated if a certain neighborhood's values are going up over 10% and the county wide average is 4.9%, that means some peoples did not go up at all. Commissioner Emami stated he understands real estate values went up across the board. Commissioner Emami stated he clicked on a couple of random houses in town and none of those tax values had increased, he stated the reason this is a problem is now you have people paying a higher proportionate of the county's taxes than others and that is not fair. Commissioner Emami stated we have one of the best tax assessor groups in the state, but he feels like we have something going on that is not right. He stated he is asking his fellow board members for direction.

Chairman Greg Tapley

Chairman Tapley stated in response to Commissioner Emami’s statement, residential properties are required to be reevaluated every three years so this property may have doubled from last year, but it may have been three years since it has been evaluated. Chairman Tapley stated we appoint the tax assessor board but they are autonomous after that and the reason for this is so this board can’t go in there and influence them to keep property taxes down. Chairman Tapley stated we can encourage them to be fair.

Executive Session-Personnel

Commissioner Ambrose motioned to enter executive session at 9:29 a.m. for Litigation.

Commissioner Davis seconded the motion, and the motion was carried 5-0.

Commissioner Ambrose motioned to come out of executive session at 9:53 a.m.

Commissioner Davis seconded the motion, and the motion was carried 5-0.

Action from Executive Session.

County Attorney Vaughn stated a litigation matter was discussed during executive session and no action was needed.

Adjourn

Commissioner Ambrose motioned to adjourn at 9:55 a.m.

Commissioner Emami seconded the motion, and the motion was carried 5-0.

Respectively Submitted by:

Janet Abbott, County Clerk