

MINUTES

Troup County Board of Commissioners

July 21, 2009

Troup County Government Center

Troup County Board of Commissioners Chairman Richard Wolfe called the meeting to order at 9:00 a.m.

Board Members Present:

Richard Wolfe, Chairman
Richard English, Vice-Chairman
Morris Jones, Commissioner
Ken Smith, Commissioner
Buck Davis, Commissioner

News Media Present:

Trey Wood, Valley News
Judy Murphy, Troup County News
Joel Martin, LaGrange Daily News
David Woody, TV-33

Staff Present:

Mike Dobbs, County Manager
Mark DeGennaro, County Attorney
Tod Tentler, Parks & Rec Director, Assistant County Manager
Sonya Conroy, Deputy Clerk
Cheryl May, Accounting Clerk
James Emery, County Engineer
Nancy Seegar, County Planner
Scott Turk, Zoning Administrator
Dana Eaton, Chief Appraiser
Diana Evans, Purchasing Director

Others Present:

Ed Smith, Board of Education Superintendent
Don Miller, Board of Education Finance Director
Gloria Livingston, Concerned Citizen
Wayne Bartley, Member, Board of Assessors
Alfred Elder, Concerned Citizen
Mel Jastram, Concerned Citizen
Bill & Ellen Gilmore, Concerned Citizens
Nancy Green, Concerned Citizen
Thomas Cotton, Concerned Citizen
Melinda Adams, Rezoning Applicant
Larry Thompson, Church of Christ Representative
Mike Thompson, Church of Christ Representative

OPENING:

All in attendance were welcomed by Chairman Richard Wolfe.

Invocation - Reverend Michael Reeves - Teaver Road Baptist Church:

Reverend Michael Reeves of Teaver Road Baptist Church was recognized by Chairman Wolfe and asked to pronounce the invocation.

Pledge of Allegiance:

Commissioner Davis led those present in reciting the Pledge of Allegiance to the United States of America.

APPROVAL OF AGENDA / MINUTES:

Approval of Agenda:

Commissioner Davis made a motion to approve the agenda as presented. Commissioner Jones seconded. Unanimous.

Approval of Minutes:

Commissioner English made a motion to approve the minutes of the July 07, 2009 regular meeting. Commissioner Smith seconded. Unanimous.

PEOPLE TO ADDRESS THE BOARD:

- None.

SPECIAL BUSINESS:

Proclamation of Recognition - Dr. B. David Rowe:

Chairman Wolfe presented a proclamation to Dr. David Rowe for his outstanding service as Vice President for Advancement at LaGrange College. During his tenure at LaGrange College, Dr. Rowe led the development of a new visual identity program, strengthened alumni outreach programs, restructured the Leadership Council, and enhanced college relations with the local and regional community. He also led LaGrange College in its \$65 million "Defining Moment" comprehensive campaign for construction of the new 45,000 square foot library. Furthermore, Dr. Rowe has been active in the community as member of the LaGrange Lions Club, LaGrange-Troup Chamber of Commerce, Leadership Troup, Leadership Georgia, LaGrange Board of Planning and Zoning Appeals, and the Troup County Regional Strategic Planning Team. Chairman Wolfe thanked Dr. Rowe for his outstanding accomplishments and service to Troup County and congratulated him on his recent appointment as President of Centenary College in Louisiana.

Three Rivers Regional Commission (Formerly Chattahoochee-Flint RDC) Appointment:

County Manager Mike Dobbs recommended the appointment of Mr. Bobby Joe Frazier, City of Hogansville Councilman, to the Three Rivers Regional Commission. The commission was created by the merger of Chattahoochee-Flint RDC and McIntosh Trail RDC. Mr. Frazier has been serving as

Board of Commissioners appointee to the Chattahoochee-Flint RDC.

Commissioner English made a motion to appoint Mr. Bobby Joe Frazier to serve on the Three Rivers Regional Commission. Commissioner Davis seconded. Unanimous.

Consideration of Fire Extinguisher Bid:

Purchasing Director Diana Evans presented the results of the bid opening for the fire extinguisher contract. The low bidder was Loftin's Fire Extinguisher with a bid of \$1,400. The difference in bids was \$189.00. Chairman Wolfe stated it was a waste of commissioners' time to consider a \$1,400 bid for fire extinguishers. Mr. Dobbs stated the county purchasing ordinance requires the commissioners consider competitive bids and take appropriate action. The Chairman agreed but felt a price threshold should be established to trigger board action on competitive bids. Commissioner Davis made a motion to award the fire extinguisher contract to Loftin. Commissioner Jones seconded. Unanimous.

PUBLIC HEARINGS:

Commissioner Jones made a motion to go into public hearings. Commissioner English seconded. Unanimous. Chairman Wolfe announced that during public hearings, comments from those in attendance were welcomed.

Consideration of Resolution to Reaffirm the 2009 County-Wide M & O Millage Rate and County Unincorporated Service District M & O Millage Rate and to Affirm the 2009 Troup County Board of Education Millage Rate: (Resolution No.:2010-02)

County Manager Mike Dobbs presented the resolution to reaffirm the 2009 County-Wide M & O Millage Rate and County Unincorporated Service District M & O Millage Rate and to affirm the 2009 Troup County Board of Education Millage Rate. Mr. Dobbs commented the Board of Education sent a letter to the commissioners indicating that on July 16, 2009 the board approved a millage rate of 18.85, the same rate as the previous year. Mr. Dobbs also stated the county's millage rate of 10.56 mills will stay the same. Chairman Wolfe asked if anyone in attendance would

like to speak for or against the millage rate resolution. No one responded. Commissioner English made a motion to adopt the millage rate resolution. Commissioner Jones seconded. Unanimous.

1st Public Hearing - No Vote Necessary:

Consideration of Impact Fees:

Zoning Administrator Scott Turk presented an update on the final stages of adopting an ordinance on impact fees. Impact fees can help fund libraries, parks & recreation, road improvements that increase capacity, and public safety facilities. Mr. Turk commented that impact fee adoption is a lengthy process with lots of legal steps. The next public hearing is scheduled for August 4, 2009. The impact fee advisory committee voted 5-to-2 to recommend an impact fee of \$1,250 that will be charged with the issuance of building permits for new construction in the unincorporated area of the county. The committee recommended the fees go into effect July 1, 2010, but the staff recommended January 1, 2010 assuming the economy continues to improve. Chairman Wolfe asked if anyone would like to speak in favor of the impact fees. No one responded. Chairman Wolfe then asked if anyone would like to speak against the impact fees. Mr. Charles Knight, builder/developer and impact fees advisory committee member, stated he is opposed to any new taxes. He also commented that jurisdictions in California and Nevada are doing away with impact fees. He felt impact fees would adversely affect affordability for potential homebuyers by as much as \$2K since developers would be inclined to mark up home prices to recoup the cost of impact fees. Since this was the first hearing on the matter, no action by the board was required.

Consideration of Troup County Emergency Management Ordinance and Local Resolution: (Ordinance No.:2010-02 Resolution No.:2010-03)

County Manager Mike Dobbs presented the proposed updates to the county's emergency management ordinance and resolution. GEMA Act of 1981 requires the county adopt an emergency local operation plan and update it every 4 years. As updates to the plan, Mr. Dobbs indicated

minor text amendments are proposed that comply with state law. Chairman Wolfe asked if anyone would like to speak for or against the updates to the ordinance and resolution. No one responded. Commissioner Davis made a motion to approve the updates to the county's emergency management ordinance and resolution. Commissioner Jones seconded. Unanimous.

SPECIAL USE:

Ricky L. Wade - Placement of Mobile Home at 551 Stitcher Road:

Zoning Administrator Scott Turk presented the request by Mr. Ricky L. Wade to place a manufactured home at 551 Stitcher Road. Chairman Wolfe asked if anyone in attendance would like to speak for or against this special use request. No one responded. Commissioner Davis made a motion to approve the special use request of Mr. Wade. Commissioner English seconded. Unanimous.

Lena Whitley - Placement of Church at 2610 Roanoke Road:

Cornelius Herndon - Placement of Church at 2600 Roanoke Road:

Zoning Administrator Scott Turk presented the special use request by Ms. Lena Whitley and Mr. Cornelius Herndon to allow a church to be built on two parcels located at 2600 Roanoke Road and 2610 Roanoke Road. The new Church of Christ sanctuary would replace the church currently located at 1301 Murphy Avenue. Chairman Wolfe asked if anyone in attendance would like to speak for or against this request. No one responded. Commissioner Smith made a motion to approve the special use request allowing two parcels to be combined on which to build a new church. Commissioner English seconded. Unanimous.

REZONING:

Zoning Administrator Scott Turk reminded the commissioners of the six standards for evaluating rezoning applications.

1st Review - No Vote Necessary:

**Melinda Adams - Agricultural to Manufactured Home Park
.905 Acre Parcel Fronting on 247 S. Glenn Road:**

Zoning Administrator Scott Turk presented the application by Ms. Melinda Adams to rezone a .905 acre parcel fronting on 247 S. Glenn Road from Agricultural to Manufactured Home Park for the purpose of

requesting expansion of existing Manufactured Home Park. Zoning Administrator Turk informed the Commission that the Applicant had a related Variance Request from current standards approved by the Board of Zoning Appeals/Planning Commission pending approval of the rezoning request. Chairman Wolfe asked if anyone in attendance would like to speak against the rezoning application. Mr. Thomas Cotton of 216 S. Glenn Road commented when he purchased his home he didn't expect to look out and see mobile homes across the street from his residence and also stated the mobile homes lowered the value of his home. Chairman Wolfe asked if there was anyone in attendance who would like to speak in favor of the rezoning application. Ms. Melinda Adams commented Mr. Cotton has mobile homes on each side of his home that he owns. Ms. Adams also commented that all of her tenants had been in their homes for a long time. Since this was the first public hearing on the matter, no vote was required.

1st Review - No Vote Necessary:

Scott Livingston - Single Family Medium Density to General Commercial 1.058 Acre Parcel Fronting at 706 Old West Point Road:

Zoning Administrator Scott Turk presented the application by Mr. Scott Livingston to rezone a 1.058 acre parcel fronting at 706 Old West Point Road for an auto parts store from Single Family Medium Density to General Commercial. Chairman Wolfe asked if anyone would like to speak for or against the rezoning application. No one responded. Since this was the first public hearing on the matter, no action was required.

Subdivisions:

- None.

COMMITTEE REPORTS:

- None.

MANAGER'S REPORT:

- None.

ADJOURNMENT:

There being no further business to discuss, Commissioner Smith made a motion to adjourn. Commissioner English seconded. Unanimous.

Richard Wolfe, Chairman

Attest: _____
Stewart P. Mills, Clerk