

**MINUTES**

**Troup County Board of Commissioners**

**September 15, 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, Jr., Vice-Chairman  
Ken Smith, Commissioner  
Buck Davis, Commissioner  
Morris Jones, Commissioner

**News Media Present:**

Annie McCallum, Columbus Enquirer  
Joel Martin, LaGrange Daily News  
Matthew Strother, Valley News

**Staff Present:**

Mike Dobbs, County Manager  
Jerry Willis, County Attorney  
Tod Tentler, Parks & Rec Director, Assistant County Manager  
Stewart Mills, Finance Officer / County Clerk  
Valerie West, Executive Assistant for Board of Commissioners  
James Emery, County Engineer  
Nancy Seegar, County Planner  
Scott Turk, Zoning Administrator

**Others Present:**

Jane Fryer, Concerned Citizen  
Mel Jastram, Concerned Citizen  
Bill & Ellen Gilmore, Concerned Citizens  
Nancy Green, Concerned Citizen  
Connie Stothard, Surveyor  
Henry Booker, Chatt-Flint RDC

**OPENING:**

All in attendance were welcomed by Chairman Richard Wolfe.

**Invocation - Commissioner Buck Davis:**

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

**Approval of Minutes:**

Commissioner Davis made a motion to approve the minutes of the September 1, 2009 regular meeting. Commissioner Jones seconded. Unanimous.

**PEOPLE TO ADDRESS THE BOARD:**

- None.

**SPECIAL BUSINESS:**

**Consideration of Amendment to Joint Development Authority Resolution to Include Paulding & Douglas Counties and Board Appointments:**

County Manager Mike Dobbs and Ms. Jane Fryer presented an amendment to Joint Development Authority Resolution to add Paulding and Douglas Counties. Ms. Fryer indicated the authority promotes business development in member counties by offering companies a \$500 tax credit for each job created. Furthermore, the authority encourages member counties to partner together to promote business development efforts that benefit all. Chairman Wolfe asked how many counties are included in the authority. Ms. Fryer responded there are currently five counties in the authority---Carroll, Haralson, Heard, Polk and Troup. With the addition of Paulding and Douglas Counties, the total number of counties in the authority will increase to seven. Commissioner Davis made a motion to approve the amendment to the Joint Development Authority Resolution. Commissioner English seconded. Unanimous. For Troup County's appointments to the authority, Commissioner Jones made a motion to appoint Commissioner Buck Davis and Ms. Jane Fryer. Commissioner Smith seconded. Unanimous.

**Consideration of Illegal Dumping Convictions Being Publicly Displayed:**

County Manager Mike Dobbs announced he has asked the County Attorney to review this matter and inform the commissioners on options for more stringent fines and punishments for illegal dumping. Chairman Wolfe assigned Commissioner Smith and Commissioner English to work with the County Attorney's office in drafting an ordinance for review at the next board work session (October 2<sup>nd</sup>.)

**Consideration of Appointments to Troup Alive & Green (TAG) Board:**

County Manager Mike Dobbs recommended County Planner Nancy Seegar for appointment to the Troup Alive & Green (TAG) Board. The TAG Board will coordinate local efforts for conservation and beautification.

Commissioner Davis made a motion to appoint Ms. Seegar to the TAG Board. Commissioner Jones seconded. Unanimous.

**PUBLIC HEARINGS:**

Commissioner English made a motion to go into public hearings.

Commissioner Smith seconded. Unanimous. Chairman Wolfe announced that during public hearings, comments from those in attendance were welcomed.

**REZONING:**

- None.

**Subdivisions:**

- None.

**COMMITTEE REPORTS:**

- None.

**MANAGER'S REPORT:**

- None.

**SPECIAL USE:**

- None.

**OTHER:**

**2<sup>nd</sup> Public Hearing - Board of Commissioners Vote Necessary - Continued from 9/1/09:**

**Consideration of Impact Fee Capital Improvement Element Resolution:**

Zoning Administrator Scott Turk outlined the next step in the Impact Fee Program to be adoption of the Impact Fee Capital Improvement Element (CIE) Resolution. He indicated the CIE was created as an amendment to the Troup County Comprehensive Plan and it has been reviewed by the Georgia Department of Community Affairs. Chairman Wolfe asked if anyone would like to speak in favor of or in opposition to the CIE. No one responded. Commissioner Jones made a motion to

approve the Impact Fee Capital Improvement Element Resolution.

Commissioner Davis seconded. Unanimous.

**2<sup>nd</sup> Public Hearing - Board of Commissioners Vote Necessary - Continued  
from 9/1/09:**

**Consideration of Impact Fee Ordinance:**

Zoning Administrator Scott Turk presented the Impact Fee Ordinance with a proposed implementation date of July 1, 2010. Chairman Wolfe commented that the findings of a study initiated by the commissioners showed that over the next 20 years based on projected population growth; these fees could help pay for \$120M in required capital improvements including increased road capacity, new libraries, and new parks and recreation and public safety facilities. Based on these projections, it was calculated Troup County could charge up to \$4,700 in impact fees for each new single-family residence constructed. The Impact Fee Advisory Committee on a 5-to-2 vote recommended an impact fee of \$1,250 for single-family residences, while commercial impact fees would vary depending on the type of business. The fee structure as recommended by the committee was then incorporated into the proposed ordinance. The effective date of ordinance implementation would be July 1, 2010. Chairman Wolfe asked if anyone would like to speak in favor of or in opposition to the proposed ordinance. No one responded. Commissioner Jones made a motion to approve the impact fees with the stipulation this program is reviewed again in April 1, 2010, 90-days prior to implementation. If warranted by the state of the economy and/or the number of building permits issued, the effective date of impact fee implementation could be extended at that time. Commissioner English seconded. Unanimous.

**ADJOURNMENT:**

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

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Richard Wolfe, Chairman

Attest: \_\_\_\_\_  
Stewart P. Mills, Clerk