

MINUTES

Regular Meeting

Troup County Board of Commissioners

November 6, 2012

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

News Media Present:

Matthew Strother, LaGrange Daily News
Trey Wood, Valley News
Thomas Camp, Troup County News

Staff Present:

Tod Tentler, County Manager
Scott Turk, County Clerk/CFO
Jerry Willis, County Attorney
Andy Harper, GIS Technician
Diana Evans, Purchasing Director
Brandon Johns, Sr Deputy Bldg Official
James Emery, County Engineer
Valerie West, Executive Assistant
Nancy Seegar, County Planner
Sheryl Hicks, Court Administrator
Leann Murphy, Court Coordinator

Others Present:

Greg Oleson, Concerned Citizen
Tommy Callaway, Concerned Citizen
Guy Herring, Applicant
Glenda and Mike Waller, Concerned Citizens
Lillian Champion, Concerned Citizen
Jessie Landers, Applicant

OPENING:

Chairman Richard Wolfe welcomed all in attendance.

Invocation - Pastor Doug Bingham, Unity Baptist Church, LaGrange:

Reverend J.R. Ware of Welcome Baptist Church was recognized by Chairman Wolfe and asked to pronounce the invocation.

Pledge of Allegiance:

Vice-Chairman Buck Davis lead all present and standing in reciting the Pledge of Allegiance to the Flag of the United States of America.

APPROVAL OF AGENDA / MINUTES:

Approval of Agenda:

County Manager requested the addition of a resolution for change by Association of County Commissioners of Georgia to the retirement plan be added to the Agenda as item IV. E. Commissioner Smith made a motion to approve the final agenda with the addition. Commissioner Davis seconded. Unanimous.

Approval of Minutes:

Commissioner English made a motion to approve the minutes of the October 12, 2012 Work Session minutes and of the October 16, 2012 regular meeting of the Board of Commissioners. Commissioner Jones seconded. Unanimous.

PEOPLE TO ADDRESS THE BOARD:

- None.

SPECIAL BUSINESS:

Consideration a Resolution for a Budget Amendment for two Accountability

Courts:

Sheryl Hicks came forward to discuss the grants and proposed budget amendment to accept the grants. The County has received two grants. One for Felony Drug Court of \$198,992 and one for the DUI/Drug Court of \$18,318. The Felony Drug Court grant includes expenses for the drug screening lab as well as a part-time case manager position and converting a part-time lab technician to full-time, and to retain contracted employee Leann Murphy. Ms. Hicks stated the grants are Governor Deal's attempt to assist counties with rising jail and other costs. Ms. Hicks is hopeful the state funding will continue. The courts intent is to keep offenders out of jail. Ms. Hicks introduced Ms. Murphy to provide more information about the courts program. Ms. Murphy stated the participants are employed instead of jail and being productive citizens. The program is 'life-changing'.

Ms. Hicks stated that it's important for the County that Commissioner Smith is on the Criminal Justice Coordinating Council. Ms. Hicks also indicated that Superior Court Judge Palmer will become the Drug Court Judge. Commissioner Davis pointed out that the grant is for nine months and, without future grant funding, the employee may be terminated as a provisional employee. Ms. Hicks acknowledged that the employees are provisional and are informed upon hiring that their positions are

contingent on funding, however should grant funding diminish she believes jail avoidance savings would more than offset the cost of continuing the program. Commissioner Smith moved to adopt the resolution and Commissioner Jones seconded. Unanimous.

Consideration Amendment to the Traffic Ordinance:

County Engineer reminded the Commissioners that the amendment was discussed at Work Session. An example is signage changes that needed to happen at the intersection of Pegasus Road and Orchard Hill Road that was an odd stop sign placement that was signalized. More importantly, the amendment adds language for uniform signage, placement and devices so that violations could be enforceable. Mr. Emery recommends the Commissioners approve the text amendment to Chapter 74 - Traffic. Vice-Chairman asked about lighted signs using solar that warn drivers of danger and the cost of installation. Commissioner Jones asked about the flashing sign on SR109. Commissioner Jones asked if the county could increase the size of 4-way stop signs. Mr. Emery indicated that was possible. Commissioner Davis moved to approve the amendment. Commissioner Smith seconded the motion. Unanimous.

Consideration of Airport Planning Assistance:

County Manager Tod Tentler reminded commissioners of the discussion at Work Session. Mr. Tentler stated this is phase 5 of the runway extension easement acquisition. The assistance includes approximately \$106,000 in federal funds, about \$5,000 in state and about \$5,000 in local funds to assist with easement acquisition. Stated Airport Director Dodd Wynn is present and available for questions. Commissioner Jones moved to accept the agreement, Commissioner Smith seconded. Unanimous.

Consideration of Agreement for Design Consulting Services for the Salem

Bridge Road Improvement:

County Engineer reminded the board that the issue was discussed during the previous work session and that the agreement in the books and a handout provide information. Recommendation came after six interviews of firms and four short-listed firms. Two firms were invited to provide bid proposals. The low bid was accepted. Commissioner Wolfe asked for a motion.

Commissioner Davis moved to approve the agreement, and Commissioner Jones seconded the motion. Unanimous.

Commissioner Wolfe questioned Mr. Emery regarding his impression of the state's plans for transportation funding. Mr. Emery indicated that since the 'T-SPLOST' referendum passed in three of twelve regions, those regions are eligible for lower match requirements using more state funding. As of now, there are no known sources of funding to provide assistance to the nine regions that did not pass the referendum. At the recent STIP meeting, the 4-year funding for Troup County was 'bleak'.

Commissioner Smith indicated that Troup County is still in 'good shape' because of SPLOST funding the citizens approved. Commissioner Smith 'resents' the State for 'penalizing' the local governments for citizens not voting in a 'tax increase'.

Vice-Chairman Davis asked County Manager Tentler to assemble the legislators in December to discuss our needs and request grants for assistance.

Commissioner Wolfe pointed out that legislators who voted to place the referendum on the ballot didn't work for its passage in their home districts.

Consideration of Resolution for ACCG Defined Benefit Plan Change:

County Manager Tod Tentler stated that the county received documents from the Association of County Commissioners of Georgia for a modification to the defined benefit plan. Mr. Tentler state the change was discussed with attorneys with no concerns and recommended the board approve the resolution. Commissioner Davis moved to approve the resolution, Commissioner Smith seconded. Unanimous.

PUBLIC HEARINGS:

Commissioner Morris Jones made a motion to go into public hearings. Commissioner Ken Smith seconded. Unanimous. Chairman Wolfe explained the procedures for Public Hearing.

Rezoning:

- None.

SPECIAL USE:

(2nd hearing- No Eligible)

AT&T-X-Cell Towers LLC Requests Permit to Construct a 195' Telecommunications Tower

Location: Samples Road, LaGrange

Recommendation: Approval with Conditions

Commissioner Wolfe asked Brandon Johns to introduce the request. Mr. Johns introduced the proposed cell tower site. Mr. Johns stated that both AT&T and Mr. Dyer researched possible co-location sites. Mr. Johns did indicate that there were no objections from the FAA/Airport and no citizen calls. Commissioner Wolfe asked for any in opposition to the request. There were none. The BOZA/PC voted unanimously with five of nine members present. Mr. Johns indicated normal conditions regarding vegetation and fencing apply. Mr. Wolfe asked for those in support of the request. Mr. Guy Herring representing X-Cell Towers and AT&T spoke in favor of the proposal. Mr. Herring spoke to indicate that AT&T has reviewed the conditions and accepted them. There were none in opposition. Commissioner Davis moved to approve the permit, Commissioner English seconded. Unanimous.

(2nd Hearing- Vote Eligible)

Jesse R Landers - Requests Permit to operate a personal care home for maximum six individuals.

Location: 8829 Hamilton Road, Pine Mountain

Recommendation: Approve

Mr. Brandon Johns then introduced the Special Use request by Ms. Jesse R. Landers to locate a personal care home for seniors at 8829 Hamilton Rd in the Pine Mountain community of Troup County. The Georgia state license Ms. Landers has for the location would allow for 2 to 6 individuals to live at the residential home. Ms. Landers' company Bright House Personal Care Homes has operated a similar facility at 8984 Hamilton Road zoned commercial. The proposed site is zoned SFMD and the use is allowed with a Special Use permit. The property has SFMD-zoned property adjacent to it and Pine Mountain RV Park across the street. Mr. Johns indicated the only citizen concern call received was from Mr. Brewer who spoke that the October 16, 2012 board meeting. The BOZA/PC recommended approval with 5 of 9 present.

Chairman Wolfe asked for anyone to speak in favor of the request at which time applicant Jesse Landers addressed the Board. Ms. Landers indicated the proposal would allow for more space and comfort for residents. The personal care home is a good alternative to a nursing home. Ms. Landers invited commissioners to the Grand Opening should the permit be approved.

Chairman Wolfe asked if anyone would like to speak in opposition to the request. There being no opposition, Chairman Wolfe called for a motion. Commissioner English moved to approve the Special Use Permit. Commissioner Davis seconded the motion. Unanimous.

REZONING:

- None.

Other:

(1st Hearing- Vote Eligible)

Consideration of proposed amendment to the Zoning Ordinance regarding Manufactured Home Units.

Recommendation: Approve

County Engineer introduced the proposed text amendment to Article XI. Manufactured Homes and Manufactured Home Parks. Mr. Emery continued that in response to direction to staff to streamline the approval process for manufactured homes. Mr. Emery reminded the board of the discussions of standards that occurred at Work Session. Mr. Emery indicated that the Zoning Administrator could approved home replacements many cases and that the Board of Zoning Appeals/Planning Commission could approve all others to further streamline the process.

Commissioner English asked if the text amendment removes all review by the Board of Commissioners. Mr. Emery stated that in fact replacements could be approved by staff based on specific criteria, and if not the BOZA/PC could approve. Mr. English expressed concern based on prior actions and indicated his opposition to removing the Board of Commissioners from the process. Commissioner Wolfe asked for clarification regarding the process for new homes coming before the commissioners. Mr. Emery stated that those requests could be approved by BOZA/PC. Mr. Wolfe suggested a compromise that new manufactured homes come before the commissioners while replacement manufactured homes may be approved at staff and BOZA/PC. Commissioners Smith and English indicated support for replacement of manufactured homes.

Commissioner Jones requested discussion of a different zoning issue at the next Work Session. Mr. Tentler indicated staff would try to have it ready for the November 16, 2012 Work Session. Commissioner Jones moved to continue the item, Commissioner English seconded. Unanimous.

The item is continued to the November 20, 2012 meeting.

New Business:

- None.

Subdivisions:

- None.

COMMITTEE REPORTS:

- None.

MANAGER'S REPORT:

- None.

ADJOURNMENT:

There being no further business to discuss, Commissioner English made a motion to exit public hearing and to adjourn. Commissioner Davis seconded. Unanimous.

Richard Wolfe, Chairman

Attest: _____
G.S. Turk, Clerk