

**Minutes of Public Hearing
Elbert County Board of Commissioners
Monday, September 12, 2022**

Public Hearing on the FY2023 budget. Mr. Pitts stated there are 39 departments in the General Fund budget, 15 Special Revenue funds, 3 Capital Project funds and 3 Enterprise funds. Total projected revenue funds and expenditures are \$35,318,195.

Discussion and approval of a request by Curtis Adair to rezone from A (Agricultural) to R2 (Single and Two-Family Residential) property located on Old Mineral Springs Road to allow for twelve (12) townhomes to be built. The recommended approval is with a condition that this property cannot be developed into a campground or mobile home park. Mr. Daughtry asked Mr. Adair if he understood that the board wants the facility to be fenced in and a gated entrance; Mr. Adair said he assumes the developer understands that is his responsibility.

There were no public comments.

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Chairman Lee Vaughn called the meeting to order, Present were Chairman Vaughn, Commissioner David Hunt, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Kenneth Ashworth, Commissioner Freddie Jones, County Administrator Phil Pitts, County Attorney Bill Daughtry, CFO Macie Witcher, County Clerk Tamara Butler.

After the pledge to the United States flag, the invocation was given by Commissioner Jones.

Adoption of the Agenda. Chairman Vaughn asked for a motion to amend the agenda to add 16b) Discussion of uses for ARPA funds and 16c) Discussion and approval of the disposal of the property and equipment that was seized on Plantation Road. Commissioner Ashworth made a motion to adopt the agenda as amended. Commissioner Freeman seconded the motion. The motion passed 5-0.

Adoption of the Minutes of August 8th, August 17th, and August 23rd 2022. Commissioner Alexander made a motion to adopt the minutes as read. Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion of the FY2023 budget. Mr. Pitts asked if there were any questions regarding the budget that was discussed at the Public Hearing; and there were none.

Discussion and approval of a request by Curtis Adair to rezone from A (Agricultural) to R2 (Single and Two-Family Residential) property located on Old Mineral Springs Road to allow for twelve (12)

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townhomes to be built. The recommended approval is with a condition that this property cannot be developed into a campground or mobile home park. Commissioner Freeman made a motion to approve this rezone request. Commissioner Ashworth seconded the motion. The motion passed 5-0.

Discussion and approval of an agreement for KCI Technologies, Inc., to oversee the Allen White Drive at Deep Creek "Project". KCI's fee for services will be a lump sum of \$53,130 and will be invoiced monthly based on percentage of services performed. Commissioner Ashworth made a motion to approve this agreement. Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion and approval of the 2022 millage rate for the Elbert County School District. The millage rate for the 2022-2023 fiscal year based on the 2022 assessed value was set at 14.228. Commissioner Ashworth made a motion to approve the 2022 millage rate of 14.228 for the School District. Commissioner Alexander seconded the motion. The motion passed 5-0.

Discussion and approval of the 2022 millage rate for the Elbert County Board of Commissioners. Mr. Pitts stated the proposed millage rate for the 2022 is set at 9.750 mills for the unincorporated areas and 10.374 mills for the incorporated areas. Commissioner Freeman made a motion to approve the 2022 millage rates. Commissioner Alexander seconded the motion. The motion passed 5-0.

Discussion and approval of a quote of \$18,150 from Data Cloud Solutions. This is a mobile assessor software for field evaluations. First year implementation fees, licenses and training will come from ARPA funds. The item failed for lack of a motion by the board.

Discussion and approval of a Beer and Wine license for Gary Wiseman of Blue Cielo Farms located at 2401 Pine Ridge Drive, Elberton, Ga. Commissioner Ashworth made a motion to approve. Commissioner Alexander seconded the motion. The motion passed 5-0.

Discussion and approval of the disposition of the Guidestones property. Mr. Daughtry stated when the Guidestones property was deeded to the county; it contained a provision that it be used for the Guidestones; and since they are no longer there; the property is of no use to us; therefore; he proposes that it be deeded back to Mr. Wayne Mullenix, the original owner of the property. Commissioner Hunt made a motion to approve this proposal. Commissioner Freeman seconded the motion. The motion passed 5-0.

Discussion and approval of the lease with the Department of Family & Children Services. Mr. Daughtry stated we typically enter into a 5-year lease which is now time to renew. They are currently paying \$2750 per month, but now will pay \$3,300 per month. In exchange for the increase, we will paint the interior of the facility and do any necessary touch-ups to the exterior, replace stained ceiling tiles, inspect Heating/AC system, plumbing and inspect automatic door. Commissioner Ashworth made a motion to approve the lease. Commissioner Freeman seconded the motion. The motion passed 5-0.

First Reading of an Ordinance to amend Section 2-3 (Purchasing Policy) of the Code of Ordinances of Elbert County to comply with the Georgia Procurement Registry. Mr. Daughtry stated under the current code, anything over \$5000 requires publication of a request for bids and a minimum of 3 sealed

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bids and board approval. It has been proposed to raise the amount to \$25,000; so that anything under that we will solicit three (3) written bids, but the County Administrator can approve it. Another provision is that the Purchasing Agent must sign and approve all invoices requiring bids before payment is made. This is for first reading only; no vote is required.

Discussion and approval for a 72"-cut Zero-Turn mower for the Parks and Recreation Department. Mr. Bobby Howell, Purchasing Agent, stated four (4) bids were returned; with Palmetto Equipment and P & J Small Engines being the lowest bids. Palmetto turned in a bid of \$12,447 and P & J, \$13,102. Commissioner Alexander made a motion to approve the bid from local business, P & J Small Engines. Commissioner Hunt seconded the motion. The motion passed 5-0.

Discussion and approval to move the regular October meeting from Monday, October 10th, to Tuesday, October 11th. The Columbus-Day holiday falls on October 10th. Commissioner Ashworth made a motion to approve this change. Commissioner Hunt seconded the motion. The motion passed 5-0.

Discussion of ARPA Funds. Chairman Vaughn stated it was discussed at the work session to set aside \$500,000 of the remaining \$628,000 of ARPA funds for the County Extension/4-H building project. Commissioner Freeman made a motion to approve. Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion and Approval of the disposal of the property and equipment that was seized on Plantation Road. Chairman Vaughn stated many months ago, the Sheriff's Department busted an illegal "chop-shop" operation on Plantation Road. The property and equipment that was seized per a Judge's order is to be sold and divided between the Sheriff's Department, The District Attorney's office and the County. There have been discussions of the best way to dispose of the property. Chairman Vaughn asked for a motion to allow Attorney Rob Leverette to advertise for one (1) bidder for the entire lot. Chairman Vaughn also stated that we have the right to refuse any bid that we think is unacceptable. Commissioner Freeman made a motion to approve. Commissioner Ashworth seconded the motion. The motion passed 5-0.

Finance Report. Ms. Witcher stated General Fund expenditures thru August were \$2,360,085 and revenues were \$1,171,152; \$89,711 higher than last year. SPLOST, TSPLOST and Hotel/Motel tax funds look good thru August.

Public Comments. There were no public comments.

Adjournment. Commissioner Ashworth made a motion to adjourn. Commissioner Alexander seconded the motion. The motion passed unanimously.