

**NEWTON COUNTY BOARD OF COMMISSIONERS
MINUTES
April 3, 2001**

Newton County Judicial Center

Presiding: Chairman Aaron Varner

Present: Chairman Aaron Varner, Commissioners Mort Ewing, Ronnie Dimsdale, Ester Fleming, J.C. Henderson; and Billy Strickland, Attorney Scott Cole; Clerk Jackie Smith

Newspaper: Cindy Tumlin, Covington News
Large group of citizens.

Call To Order: Chairman Varner extended welcome and read thought for the day.

Invocation: Rev. Jim Moore, Canaan Baptist Church

Pledge of Allegiance: Led by Chairman Varner

APPROVAL OF MINUTES DATED MARCH 20, 2001

Motion: To adopt minutes for March 20, 2001 meeting as printed.

Proposed by: Commissioner Mort Ewing, District One

Second: Commissioner J.C. Henderson, District Four

Motion Carried Unanimously

SALARY STUDY APPROVAL

Chairman Varner stated this study was discussed at prior work session. If approved Whit Perrin Wright Consulting will conduct a review of the current job descriptions and pay schedules. They will provide on site interviews and job audits. Based on information obtained through job reviews, new and/or revised job descriptions will be written to reflect the current tasks performed and necessary work requirements. They will also research salary information from comparable employers to match job and pay information. They will provide recommendations to the county on alternatives for improving its pay competitiveness relative to comparable organizations. They will design a job evaluation system tailored to Newton County's needs.

Discussion:

- Commissioner Henderson requested timetable to get this in effect?
- Chairman Varner referred to the proposal which states "project work will begin upon approval of proposal and written agreement between Newton County and the

consultant. Completion of project according to an agreed upon schedule will require full cooperation from Newton County in ensuring that information and job incumbents are made available for consultant review and audit in a timely manner. It also stated that detailed project timetable will be provided as soon as a starting date can be confirmed.

- Discussion about departments who are to be reviewed.
- All county employee positions will be reviewed.
- Commissioner Ewing asked when last study was completed? 1996

Motion: To accept contract this fiscal year and institute it as soon as practical.

Proposed by: Commissioner Ronnie Dimsdale, District Two

Second: Commissioner Ester Fleming, District Three

Motion Carried Unanimously

- Commissioner Ewing asked for clarification on when it would go into effect...this fiscal year or FY2002?
- Chairman Varner stated he understood it was for FY2002 budget.
- Commissioner Dimsdale amended his motion as follows:

AMENDMENT TO MOTION & SECOND:

Motion: To accept contract from Whit Perrin Wright Consulting for a cost of \$27,000. This contract will be implemented in FY2002 budget cycle.

Amendment carried with Commissioner Dimsdale amending the motion and Commissioner Fleming amending the second.

ACTION MINISTRIES

Chairman Varner stated this, too, was discussed at our work session and asked Commissioner Dimsdale to comment on Action Ministries. Commissioner Dimsdale stated the following:

- Ministry has been active in county for last year and half.
- Main focus is assisting homeless families with the emphasis on “families.”
- DCA requires that we submit approval so that Action Ministry can apply for funding from DCA.
- This is an acknowledgement from the county that they (Action Ministries) are actually involved in Newton County and that they are in compliance with our zoning procedures and ordinances.
- We are not recommending anything, we are simply saying that we are aware they (Action Ministries) are here and have no problem with what they are doing.

Motion: To authorize Chairman to submit form to DCA indicating knowledge of service Action Ministries provides in Newton County.

Proposed by: Commissioner Ronnie Dimsdale, District Two

Second: Commissioner Mort Ewing, District One

Motion Carried Unanimously

Note: Copy of executed forms is made part of these minutes

APPOINTMENT TO DFACS BOARD – DISTRICT THREE

Commissioner Fleming stated that Mrs. Polly Neely has been an active and very knowledgeable member of the DFACS Board. He expressed appreciation for her service to this board and duly made motion for re-appointment for another five-year term.

Motion: To reappoint Mrs. Polly Neely to Newton County DFACS Board to serve a five year term. Term will expire on June 30, 2006.

Proposed by: Commissioner Ester Fleming, District Three

Second: Commissioner Ronnie Dimsdale, District Two

Motion Carried Unanimously

Note: Commissioner Henderson commented there were two more appointments that could be made to this board and Chairman Varner stated he would explore this.

BID NO. 01-1114 PAINTING OF LANDFILL RECYCLING/COLLECTION BOXES

Chairman Varner stated there were only two bidders on this project. Jordan Paint, Inc. for \$18,170.68 (Sandblasting and pressure washing included), and A.n.A. General Contractors for \$20,100.00 (\$8,500 + \$100.00 per box to sandblast X 116 boxes). He stated the references were verified and came back favorably and purchasing department recommended the low bidder. County will furnish the paint and the approximate cost is \$3561.00.

Motion: To accept the recommendation of the chairman and the purchasing department and award the contract to Jordan Paint, Inc. in the amount of \$18,170.68.

Proposed by: Commissioner Mort Ewing, District One

Second: Commissioner Billy Strickland, District Five

Motion Carried Unanimously

WORKER'S COMPENSATION ADMINISTRATION

Chairman advised the board that we were notified 30 days ago that as of April 1, Ward North America would no longer **administer the county's workers compensation claims**. He stated that the Human Resource Department and Purchasing Department requested and have reviewed proposals from three companies. He said, previously the average cost was \$5600.00 per year. SIA has quoted approximately \$8,500.00 per year. He asked the board to review the information under Excess Coverage, which reads... "The Covenant Group has quoted a price of \$25,015.00 for Workers' Compensation excess coverage and SIA has stated that they will be able to honor this same price with the same insurance company. This policy is for specific excess only, which means an individual claim would have to exceed the self-insured retention of \$250,000.00. Our Insurance Manager Joe Byrd recommends accepting this proposal. Also, the annual premium of \$25,015.00 could be adjusted after an audit of actual payroll at the end of the term. Excessive Coverage is something we have not carried before, however should we ever have a claim in excess of \$250,000 they would administer these claims for us as well.

Discussion:

- Commissioner Dimsdale asked if ACCG did not give a proposal.
- Chairman said he didn't know if they carried this, or if there were notified regarding interest to participate.
- Commissioner Ewing asked where excess coverage would pick up? \$250,000.00
- Commissioner Strickland reiterated that this could be adjusted after the audit.
- Chairman stated this is just an estimate because we don't know how many claims we will have.
- Commissioner Ewing stated cost is based on claims and not employees or premiums, because no premium is involved since county is self-insured.
- Commissioner Henderson asked to table for further information to see if we can get coverage for a less amount.

Motion: To table Workers Compensation Administration program to investigate and review other companies' coverage and cost.

Proposed by: Commissioner J.C. Henderson, District Four

Second: Commissioner Ester Fleming, District Three

Motion Carried

For: Commissioners' Dimsdale, Fleming, Henderson, and Strickland

Against: Commissioner Ewing

TRAILBLAZERS PARK RESTROOMS

Chairman Varner stated there was a letter from Tommy Hailey/Recreation Commission regarding support for the stainless steel restrooms vs. traditional restroom installation. Randy Vinson presented cost figures for stainless steel restrooms.

Discussion:

- Commissioner Henderson asked the difference between traditional and stainless steels restrooms and expressed his support of the pre-fabricated stainless steel restrooms.
- Randy Vinson stated that the pre-fabricated units would have stainless steel fixtures. The inside would be relatively seamless as far as maintenance goes. They will last much longer than traditional type restrooms.
- Commissioner Henderson stated he understood the masonry to be approximately \$21,000 and the pre-fab to be \$30,000. It would cost the county \$9,000 more to install the pre-fab which have a much longer life span.
- Randy Vinson stated that \$30,000 would include the concrete pad to set the building on and hook-up.
- Commissioner Fleming asked if the \$30,000 included delivery, installation, etc. and Randy Vinson stated it would. The \$30,000 would be the total cost.
- Commissioner Strickland endorsed the project for the prefabricated restrooms.
- Commissioner Fleming asked for timetable? Approximately eight weeks.
- Commissioner Fleming asked where funds would come from?
- Chairman Varner stated it would come out of our contingency fund; however there is a possibility for some donated funds.
- Commissioner Fleming voiced support for this project stating what a nice facility this was going to be and that it would be well utilized.
- Commissioner Dimsdale asked if restrooms would be open all the time or just for events?
- Commissioner Henderson stated they might be opened all the time.
- Commissioner Fleming stated he was in support of the restrooms, but if they became a maintenance issue he would not be in support of continually spending money on maintenance.
- Chairman Varner said in talking with Tommy Hailey, that he understood there would continue to be a need for portables.
- Commissioner Ewing stated it was his understanding from Mr. Hailey that the only time these restrooms would be open would be during special events. Because of so much damage to restrooms in other parks they keep all permanent restrooms locked at all times.
- Chairman Varner said this was his understanding as well, thus the reason for the portable toilets.

Motion: To approve the purchase of the stainless steel pre-fabricated restrooms at a cost of \$30,000 which includes delivery cost and setup. To be expensed from the Contingency Account.

Proposed by: Commissioner Ester Fleming, District Three
Second: Commissioner J.C. Henderson, District Four
Motion Carried Unanimously

ZONINGS

RURAL VILLAGE OVERLAY ORDINANCE

Chairman Varner apprised the audience of the procedure when speaking for or against a zoning issue. Ten minutes will be allocated to petitioner as well as those in opposition to zoning.

- Commissioner Dimsdale asked to address the board regarding issue at hand. He requested the discussion be on the point of the ordinance itself and not the issues of any specific overlay.
- Commissioner Ewing requested to make a motion as it relates to the Rural Village Overlay that this issue be postponed to give the board an opportunity to study it further and after a second he would address the issue. He received a second from Commissioner Fleming.
- Commissioner Ewing stated that over the past seven days it has become apparent that due to the confusion in the community/county about the subject the board needs further time to study it. It's new ground to plow new idea; new project and we want to make the right decision for Newton County.
- He commended the committee who has worked diligently for the past twelve months on this overlay. This committee was appointed by the Board of Commissioners to work on the Brick Store District and then later was asked to work on the proposed Ordinance for the Overlay District. The board also asked the same committee to develop a Master Plan for the Four County Park. All of these are very important issues to the entire county. He requested favor from the commissioners in tabling this issue for further opportunity to study it.
- Chairman Varner stated he concurred with what Commissioner Ewing had stated and mentioned he had friends, family and church members on both sides of the issue. He stated it is not the desire of the BOC to ever do anything to harm Newton County. He offered his services, the resources of chairman's office, and knew the district commissioners were offering their services as well. He expressed the importance of communication and commented his understanding of the desire of the people was to manage growth.
- Commissioner Fleming expressed appreciation to all that worked on this committee. He stated he endorsed the character and integrity of the rural district, recognizing that we must have good planned growth. He stated he would like to discuss this further at a work session due to technical questions, property owner questions, growth, etc.

Motion: To table issue to give board an opportunity for further study.
Proposed by: Commissioner Mort Ewing, District One
Second: Commissioner Ester Fleming, District Three

Motion Carried Unanimously

Planning & Zoning Administrator Shawanna Qawiy presented the following zonings.

DENNY DOBBS & JOAN WYATT ALMON CHURCH ROAD & MT. TABOR ROAD COVINGTON, GEORGIA 30014

Current Zoning:	R-30 (R3)
Proposed Zoning:	DR (Single & Two family residential)
Acres:	20.67
Purpose:	Said petitioner is requesting rezoning to complete development plans for the property.

BACKGROUND:

Application submitted by Denny Dobbs and Joan Wyatt. The surrounding zonings are north, (A-R) east, (R-40) south, (MHP with CH on corner, west (R-30 with small portion M-2). The property has been vacant for sometime. There are currently duplexes on the property scattered. The current zoning is R-3-0 (R-3) for single family residential. Duplexes are not allowed in this zoning. The petitioned property is in a development node, which is in compliance with the future land use map. The 20.67-acre tract currently contains 15 duplexes. The petitioner is asking to complete the plan to add additional 5-6 duplexes to the property. Under the current zoning of R-30 single family residential which includes high-density development, including various types of manufactured housing, smaller dwelling units. Since lot requirements reduced and density increased. D-R the proposed zoning is single and two family high-density subdivision development or two family dwellings (duplexes) zero lot line. It is located on community public water and or sewer. According to the Comprehensive Plan, the property is located in a development node which were chosen because they are either already developing rapidly or are distinct communities that are expected to grow in the near future.

Staff Recommendation: To approve rezoning with the following conditions:

1. Provide 4' sidewalks
2. Provide pedestrian oriented street lightning
3. Landscape plan must meet staff approval.

Planning Commission Recommendation: To approve with staff recommendations. Noted that streetlights are only on the newly developed streets.

Zoning Director Shawanna Qawiy said property is in compliance with Future Land Use Map.

Discussion:

- Commissioner Fleming wanted to clarify Planning Commissions conditions. Sidewalks are placed on newly created streets. Landscaping plans on existing streets. They are recommending landscaping on all streets. Commissioner Fleming stated he was in favor of sidewalks, landscaping and lighting to be on newly created streets only. This zoning should have been amended in 1999 on the Land Use Plan. It's 95% built out and petitioner is requesting eight additional duplexes in various places on the site. Commissioner Fleming asked the record to reflect that when the Board of Commissioners sent this back to the Planning Commission it was not for a more specific vote as noted in staff report. The board voted to send request back to the Planning Commission because the petitioner was not present on February 27th when the Planning Commission first heard the petition. Commissioners Fleming and Henderson voted in opposition to send request back to Planning Commission.

Opposition: None

Motion: To approve zoning request on these particular lots as presented by petitioner with conditions recommended by staff, subject to sidewalks, landscaping and lighting being placed on newly created streets only.

Proposed by: Commissioner Ester Fleming, District Three

Second: Commissioner J.C. Henderson, District Four

Motion Carried unanimously

EARL RAYMOND

R & B CONSTRUCTION

VEAL ROAD (BETWEEN OAK HILL ROAD/RICHAARDS CHAPEL ROAD (LIVINGSTON LANE) AT OAK HILL ROAD BROWN BRIDGE ROAD, NE QUADRANT OF SALEM ROAD A-R (AGRICULTURAL RESIDENTIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL)

Current Zoning: A-R (Agricultural Residential)

Proposed Zoning: R-1 (Single Family Residential)

Acres: 44.93 – Veal Road Parcel
25.42 – Magnet Road Parcel

Purpose: The petitioner is requesting a rezoning of the properties located at Veal Road between Oak Hill Road and Richards Chapel Road; Magnet Road (Livingston Lane) at Oak Hill Road.

Staff Recommendation: The staff recommends to approve the rezoning with the condition that the petitioner follows the development regulations and the regulations for

R-1 zoning and meet the satisfactory approval of staff for lot size, setbacks, and sidewalks.

Planning Commission Recommendation: Approved with staff recommendations with stipulations that the developer includes greenspace on the 44.9 acres on Veal Road.

Background: R&B Construction is petitioning to rezone 70.35 acres. (44.93 acres from off of Veal Road; 25.42 acres off of Magnet Road from A-R to R-1.) The surrounding zonings in the area are north A-R, east Rd-40 (R-1) south and west A-R. The petitioner is requesting the rezoning to develop two separate single family residential subdivisions. Both parcels will be developed with paved roads county water, individual septic systems and will be served by Snapping Shoals EMC. 39 lots + 33 lots will be constructed to develop the subdivisions. The price range for the homes are \$90,000-low \$100,000. The development does comply with the future land use map by being in an area that is residential.

Petitioner:

Earl Raymond

- ❑ He stated the planning commission had requested greenspace on the larger tract, which would be relatively easy for them to do.
- ❑ Concerning paving of roads...need to work something out.
- ❑ Willing to work with county on getting roads paved.

Chairman Varner voiced strong concerns about road conditions, moving of utilities and not having adequate right of way and safety of roads. The Commissioners shared the chairman's concern as well. After much discussion it was decided to table this request and meet with petitioner regarding roads, etc.

Motion: To table petition and endeavor to answer any questions regarding road safety and other questions.

Proposed by: Commissioner Ronnie Dimsdale, District Two

Second: Commissioner Ester Fleming, District Three

Motion Carried Unanimously

STREETLIGHTS:

East Trelawney
Lyndhurst Phase I

Motion: To approve streetlight requests as submitted.

Proposed by: Commissioner Mort Ewing, District One

Second: Commissioner Ronnie Dimsdale, District Two

Motion Carried Unanimously

ALCOHOL BEVERAGE LICENSE:

First Reading:

Rameschandra Chhaganlal Bhika
d/b/a Happy Food Mart (formerly Hwy. 36 Grocery Store)
15825 Hwy. 36
Covington, Georgia 30014
Owner: Rameshchandra Chhaganlal Bhika

Note: Sheriff Office investigation indicated “no record.”

APPROVAL OF COUNTY CHECKS

Motion: To approve county checks as submitted.
Proposed by: Commissioner Mort Ewing, District One
Second: Commissioner J.C. Henderson, District Four
Motion Carried Unanimously

CITIZEN COMMENTS:

EXECUTIVE SESSION:

Motion: To enter into Executive Session to discuss personnel.
Time: 8:30 PM
Proposed by: Commissioner Mort Ewing, District One
Second: Commissioner J.C. Henderson, District Four
Motion Carried Unanimously

Motion: To enter into Regular Session.
Time: 8:45 PM
Proposed by: Commissioner J.C. Henderson, District Four
Second: Commissioner Mort Ewing, District One
Motion Carried Unanimously

ADJOURNED

Chairman Varner adjourned the meeting at 9:47 PM.

Respectfully Submitted,

Jackie B. Smith, Clerk

Aaron Varner, Chairman