

PUTNAM COUNTY BOARD OF COMMISSIONERS

1



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Tuesday, March 19, 2019 ♦ 6:30 PM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance (BS)

Zoning Public Hearing

4. Request by Rick McAllister, agent for Switchgrass Plantation, LLC, to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2 [Map 090, part of Parcel 008, District 2] (staff-P&D)

Regular Business Meeting

5. Public Comments
6. Approval of Agenda
7. Consent Agenda
 - a. Approval of Minutes - March 1, 2019 Regular Meeting (staff-CC)
 - b. Approval of Minutes - March 1, 2019 Work Session (staff-CC)
 - c. Approval of 2019 Alcohol License
8. Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) (staff-CM)
 - a. Rescind action from March 1, 2019 meeting
 - b. Award solicitation
9. Approval of Resolution to Advance the Putnam County/City of Eatonton Unification Process (BW)

Reports/Announcements

10. County Manager Report
11. County Attorney Report
12. Commissioner Announcements

Executive Session

13. Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate
14. Motion to reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting
15. Action, if any, resulting from the Executive Session

Closing

16. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

Item Attachment Documents:

4. Request by Rick McAllister, agent for Switchgrass Plantation, LLC, to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2 [Map 090, part of Parcel 008, District 2] (staff-P&D)

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, March 07, 2019 at 6:30 in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

Opening

1. Call to Order

Mr. Frederick Ward, Vice Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

PRESENT

Vice Chairman Frederick Ward

Member Martha Farley

Member Tim Pierson

Member Joel Hardie

STAFF:

Director Lisa Jackson

Administrative Assistant Karen

Pennamon

Permit Technician Courtney Andrews

Requests

9. Request by **Rick McAllister, agent for Switchgrass Plantation, LLC** to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2. **[Map 090, part of Parcel 008, District 2].**

Mr. Rick McAllister represented this request. He stated that the adjacent property owner, LA Development would like to purchase 4.78 acres out of this 9.38-acre parcel to combine with an adjacent AG-2 parcel. The 4.78 acres must be rezoned to AG-2 to combine with this parcel which is in the Overlook at Pea Ridge Subdivision, so that the lot size complies with the minimum lot size requirements in this district. Mr. McAllister stated that the applicant is also requesting to combine the remaining 4.60 acres with a larger AG-1 parcel on the west side to avoid creating a nonconforming parcel. Ms. Jackson commented currently this is a nonconforming 9.38-acre lot due to the minimum lot size in AG-1 being 20 acres and it must be rezoned or combined with another parcel. No one spoke in opposition to this request. Ms. Jackson recommended a change to the staff recommendation.

Motion for approval made by Member Farley, Seconded by Member Pierson to rezone 4.78 acres from AG-1 to AG-2 with the following conditions: (1) the 4.78 acres must be combined with the adjacent parcel: Map 089, Parcel 024 and the remaining 4.60 acres must be combined with the adjacent parcel: Map 090, Parcel 001 and the acres cannot be used or sold as a standalone parcels, (2) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Voting Yea: Vice Chairman Ward, Member Farley, Member Pierson, Member Hardie



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March 11, 2019

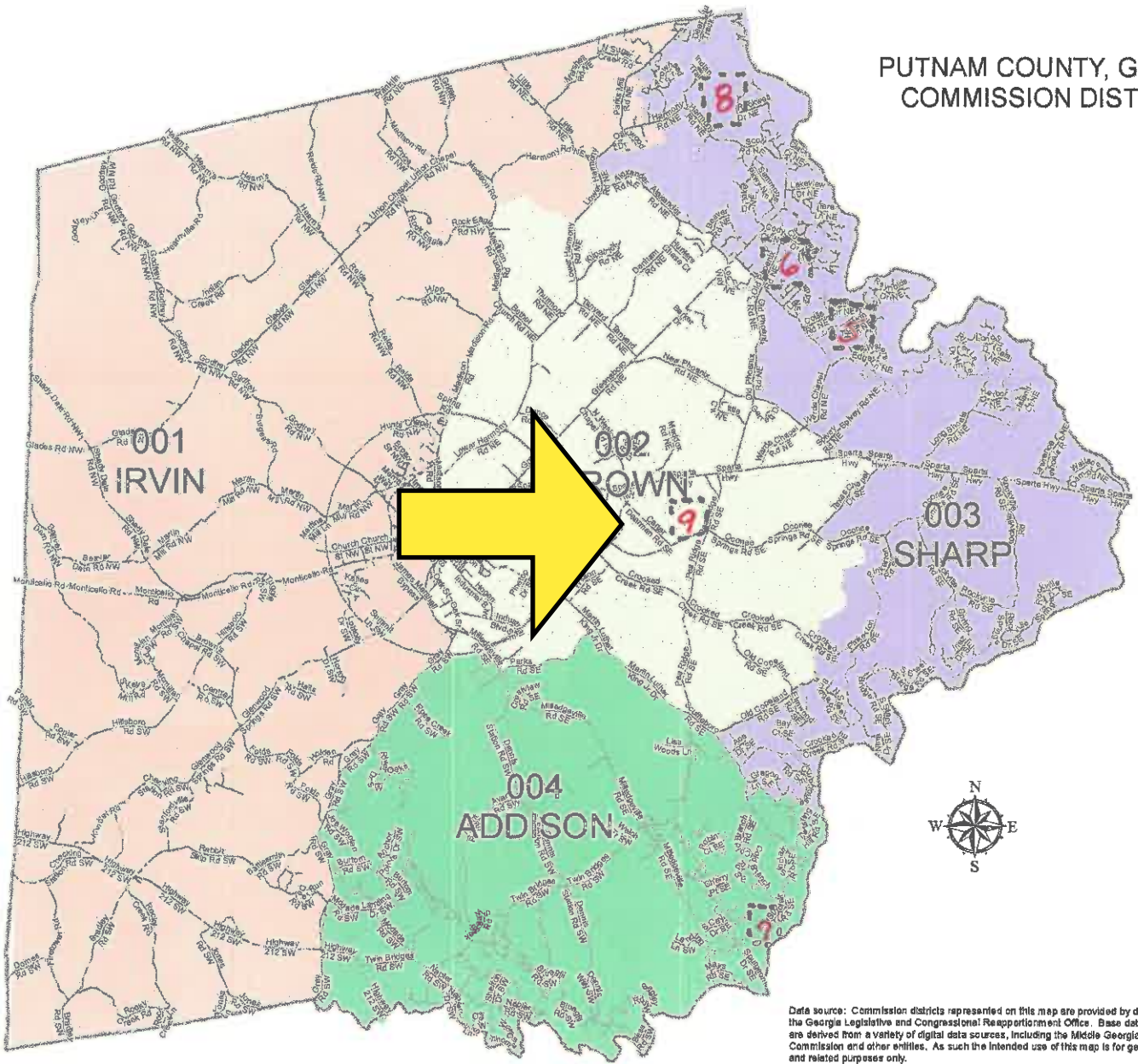
TO: Board of Commissioners

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 3/19/2019

9. Request by **Rick McAllister, agent for Switchgrass Plantation, LLC** to rezone 4.78 acres at 481 Pea Ridge Road from AG-1 to AG-2. **[Map 090, part of Parcel 008, District 2].** * The applicant has a 9.38-acre non-conforming AG-1 parcel and is requesting to rezone 4.78 acres to be combined with an adjacent AG-2 parcel. The remaining 4.60 acres will be combined with an adjacent AG-1 parcel. In order to subdivide this non-conforming AG-1 parcel, the two proposed tracts must be combined with the adjacent parcels. The future use in the Putnam County Comprehensive Plan is designed for agriculture with all surrounding parcels either having an AG-1 or AG-2 zoning designation. Therefore, this request is consistent with both the zoning class being requested and the surrounding uses. It will have minimal impact on Pea Ridge Road and will not adversely affect the: existing use, value, or usability of adjacent properties.

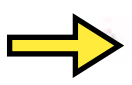
Staff recommendation is for approval to rezone 4.78 acres from AG-1 to AG-2 with the following conditions: (1) the 4.78 acres must be combined with the adjacent parcel: Map 089, Parcel 024 (2) the remaining 4.60 acres must be combined with the adjacent parcel: Map 090, Parcel 001 (3) the acres cannot be used or sold as a standalone parcel, (4) this rezoning shall be conditioned upon the resurveying and the recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.



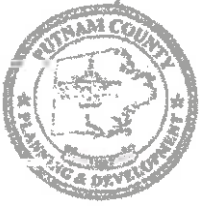
Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: MARCH 2019

- 5. Request by Pamlico Pool Co., agent for Will & Kim Dopson for a rear yard setback variance at 116 Copelan Landing Drive. Presently zoned R-1. [Map 104A, Parcel 075, District 3].
- 6. Request by Tyrone & Dana King for a rear yard setback variance at 515 Old Phoenix Road Presently zoned AG-1. [Map 103D, Parcel 164, District 3].
- 7. Request by Frank & Pam Stratton for a side yard setback variance at 146 South Leisure Lane SE. Presently zoned R-1. [Map 086B, Parcel 005, District 4].
- 8. Request by Scott Mappes for a side yard setback variance at 231 Jefferson Road. Presently zoned R-1. [Map 098A, Parcel 118, District 3].



Request by Rick McAllister, agent for Switchgrass Plantation, LLC to rezone 4.78 acres at Pea Ridge Road from AG-1 to AG-2. [Map 090, part of Parcel 008, District 2]. *



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APPLICATION FOR REZONING

31 JAN '19 17:32

APPLICATION NO _____

DATE: 1/31/19

MAP 090 PARCEL 008

1. Name of Applicant: Rick McALLISTER

2. Mailing Address: 1341 Beverly Dr. Athens GA 30606

3. Phone: (home) _____ (office) _____ (cell) 706-206-5030

4. The location of the subject property, including street number, if any: Parcel 090-008
400 Pea Ridge Road. 481

5. The area of land proposed to be rezoned (stated in square feet if less than one acre):
4.78 +/- ac.

6. The proposed zoning district desired: AG-2

7. The purpose of this rezoning is (Attach Letter of Intent)
See Attached LOI

8. Present use of property: AG-1 Desired use of property: AG-2

9. Existing zoning district classification of the property and adjacent properties:
Existing: AG-1
North: AG-1 South: AG-2 East: AG-1 West: AG-1

10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.

11. Legal description and recorded plat of the property to be rezoned. Attached.

12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Rural Residential Agriculture Forestry

13. A detailed description of existing land uses: Rural Residential Agriculture

14. Source of domestic water supply: well X, community water _____, or private provider _____. If source is not an existing system, please provide a letter from provider.

15. Provision for sanitary sewage disposal: septic system X , or sewer . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)

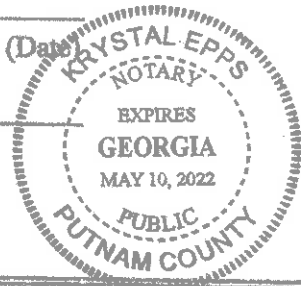
18. Proof that property taxes for the parcel(s) in question have been paid. 01 JAN '19 17:30

19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

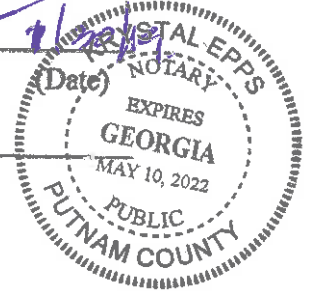
20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature]
Signature (Property Owner)



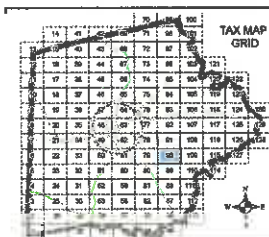
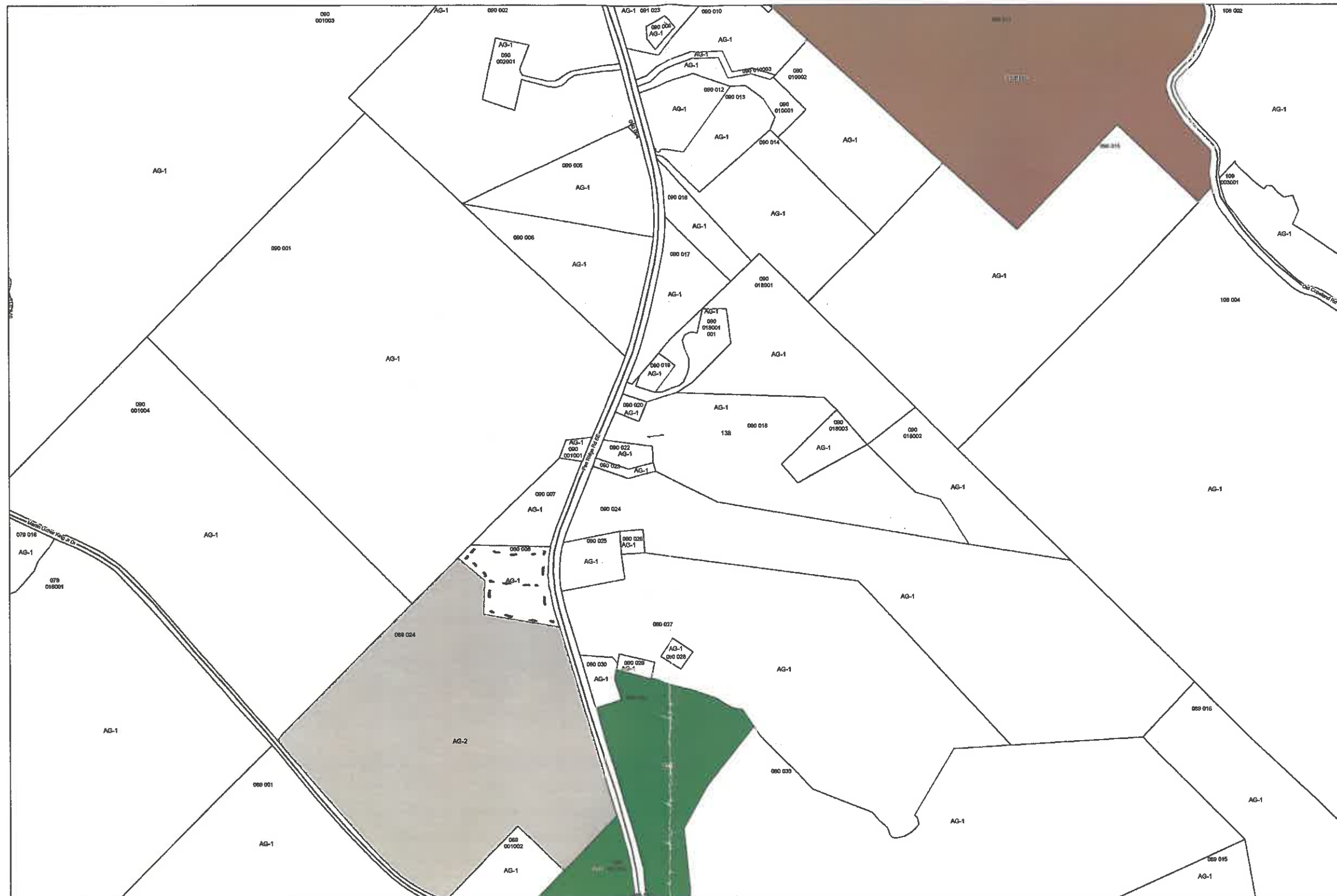
[Signature]
Signature (Applicant)



[Signature]
Notary Public

[Signature]
Notary Public

Office Use	
Paid: \$ <u>250.00</u> (cash) _____ (check) <u>001055</u> (credit card) _____	
Receipt No. <u>31625</u> _____	Date Paid: <u>1.31.19</u> _____
Date Application Received: <u>1.31.19</u> _____	
Reviewed for completeness by: <u>[Signature]</u> _____	
Submitted to TRC: _____	Return date: _____
Date of BOC hearing: _____	Date submitted to newspaper: _____
Date sign posted on property: _____	Picture attached: yes _____ no _____



- Eatonon Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

- Zoning**
- No Code
 - AG-1
 - AG-1 CITY

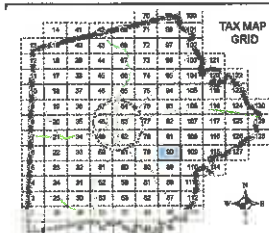
GEOGRAPHIC FEATURE LEGEND					
AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	R-1	RM-2
C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	R-2	VILLAGE
C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1	

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suwanee, Georgia 31217
(478) 751-6150
(478) 751-4517
Web: www.middlegeorgiaregional.com
Email: mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 090

MAP SCALE: 1" = 400' SCALE / RATIO: 1:4,000 DATE: FEBRUARY 2019



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

GEOGRAPHIC FEATURE LEGEND

- Agriculture/Forestry
- Commercial
- Industrial
- Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Vacant

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-6180
(478) 751-6517
Web: www.mgarc.org
Email: lg@mgarc.org

**PUTNAM COUNTY, GEORGIA
FUTURE LAND USE MAPS**



MAP 090

MAP SCALE: 1" = 400' SCALE RATIO: 1:4,800 DATE: FEBRUARY 2019

090 001

090 001001
AG-1

090 022
AG-1

10 0 023

090 024

090 007

AG-1

AG-1

AG-1

090 025

090 008

AG-1

089 024

AG-1

090 027

090
001004

AG-1

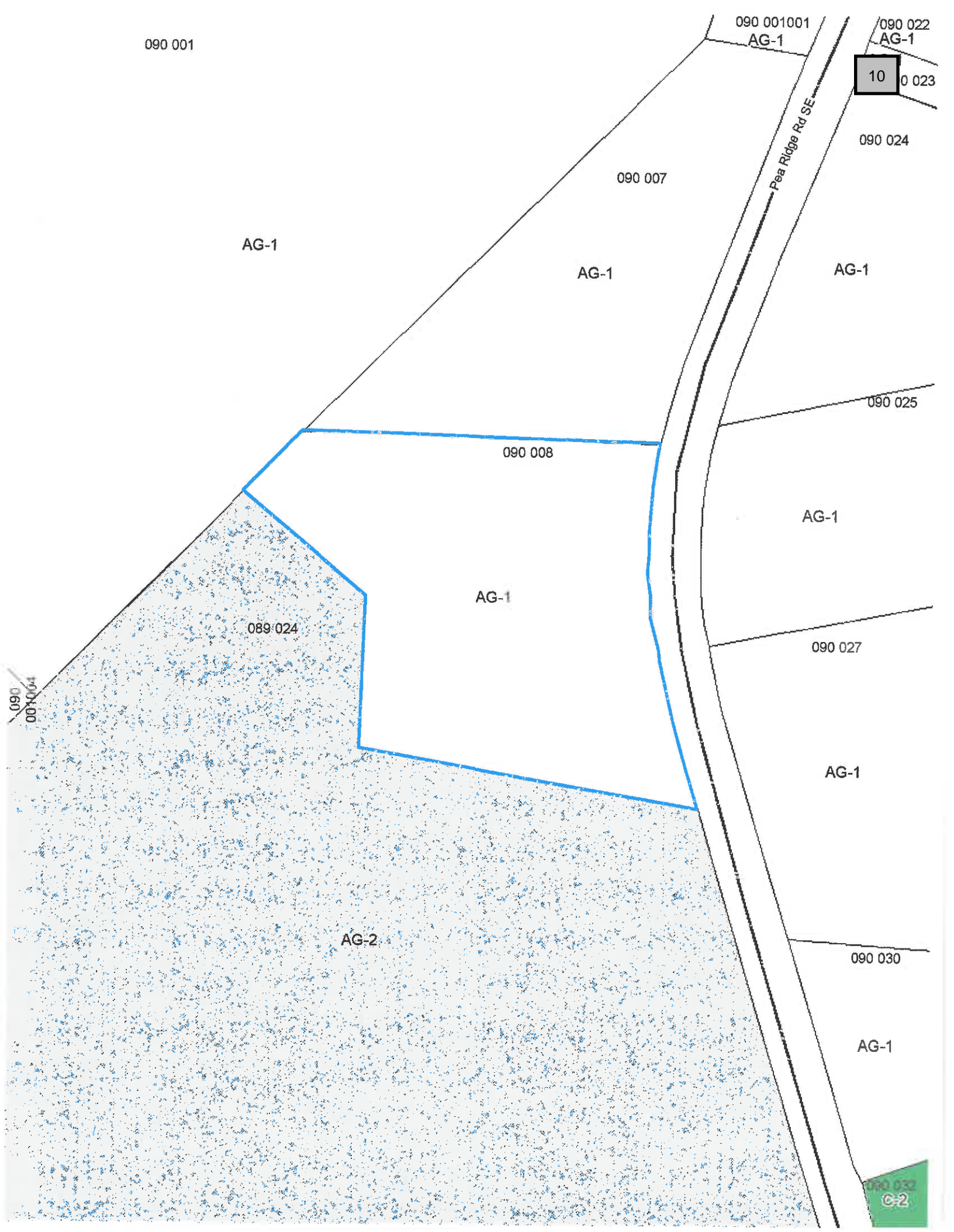
AG-2

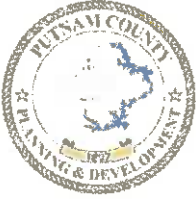
090 030

AG-1

090 032
C-2

Pea Ridge Rd SE





PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

LETTER OF AGENCY- Rezone parcel 090-008

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Pick MAWISTER TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR Rezone OF PROPERTY DESCRIBED AS MAP 090 PARCEL 008, CONSISTING OF 4.78 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Pea Ridge Road EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR re-zone ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 31st DAY OF January, 2018 9

PROPERTY OWNER(S): Switchgrass Plantation, LLC

NAME (PRINTED)

[Signature]

SIGNATURE

ADDRESS: 112 Harmony Crossing, Suite 4, Eatonton, GA 31024

PHONE: 706-923-0190

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF Jan., 2019

[Signature]
NOTARY

MY COMMISSION EXPIRES: 5/10/22



LETTER OF INTENT – PARCEL 090-008- PUTNAM COUNTY, GA

The site is located along Pea Ridge Rd and adjacent to Overlook at Pea Ridge development. The parcel has approximately 650 linear feet of road frontage along Pea Ridge road. Currently the proposed site is zoned AG-1. The owner would like to re-zone a portion of the parcel (4.78+/- acres) to AG-2. The remaining portion of the parcel will keep AG-1 zoning.

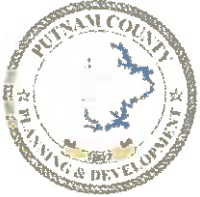
The proposed sub parcel “B” as indicated on attached rezone exhibit will combined into parcel 089-024. Parcel 089-024 is the Overlook at Pea Ridge development. The intent is to utilize to proposed re-zone area as equestrian based lots to be a part of The Overlook at Pea Ridge development.

The remaining portion illustrated ad sub parcel “A” is proposed to be combined into adjacent parcel 090-001 which is currently zoned AG-1.

The site is within guidelines set for future development as illustrated in the Putnam County / City of Eatonton 2007-2030 Comprehensive Plan (attached in application). The proposed land use is under 25 lots therefore will not require and Impact Study or Conceptual Plan. The adjacent land use is similar in nature as illustrated in exhibit below.

We appreciate your consideration of our re-zone request.

Re-Zone Exhibit Attached



31 JAN '19 17:30

PUTNAM COUNTY PLANNING & DEVELOPMENT
117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The *Putnam County Code of Ordinances*, Section 66-167(c) states as follows:

“When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant’s application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- a. The name and official position of the local government official to whom the campaign contribution was made; and
- b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed.”

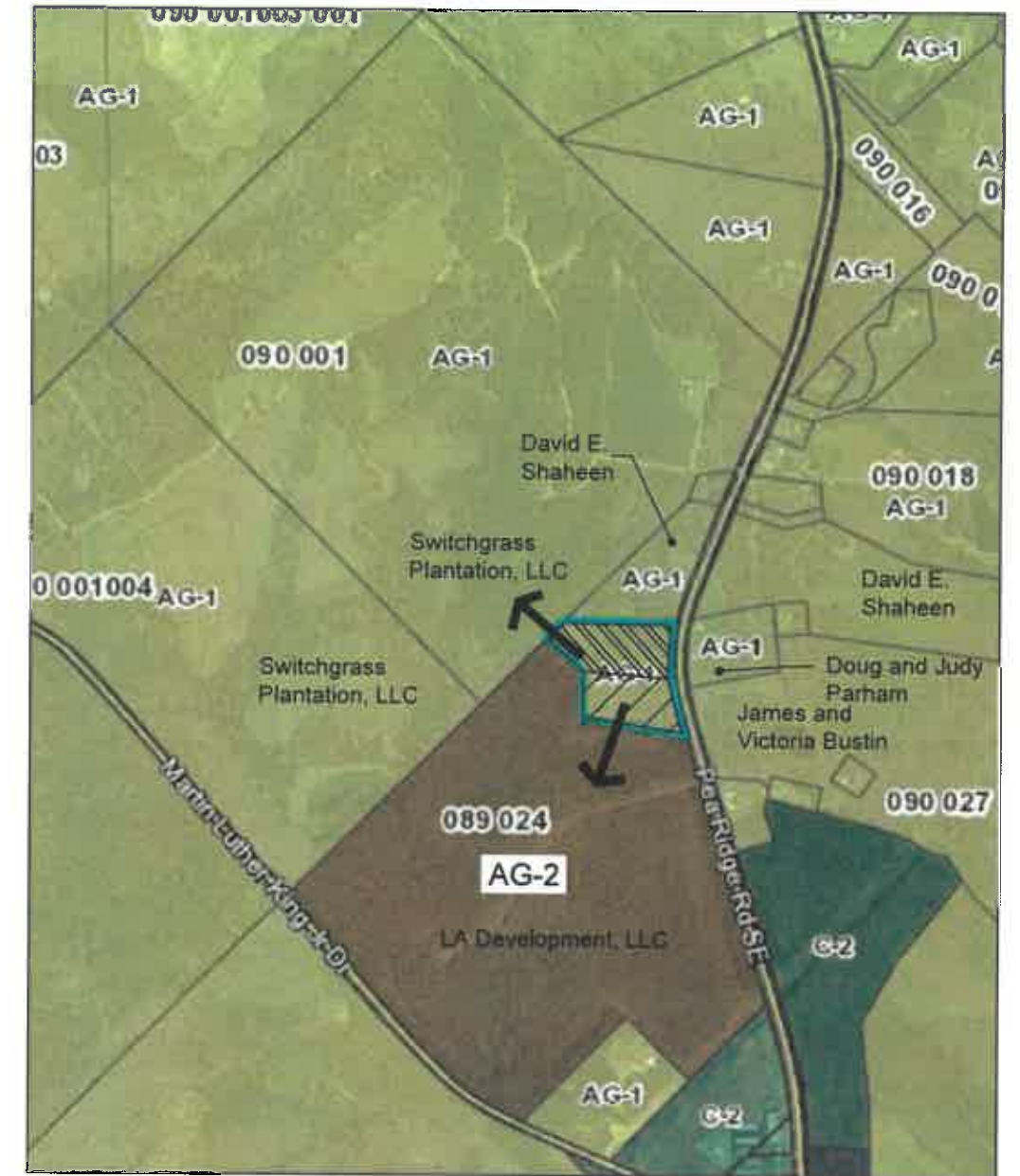
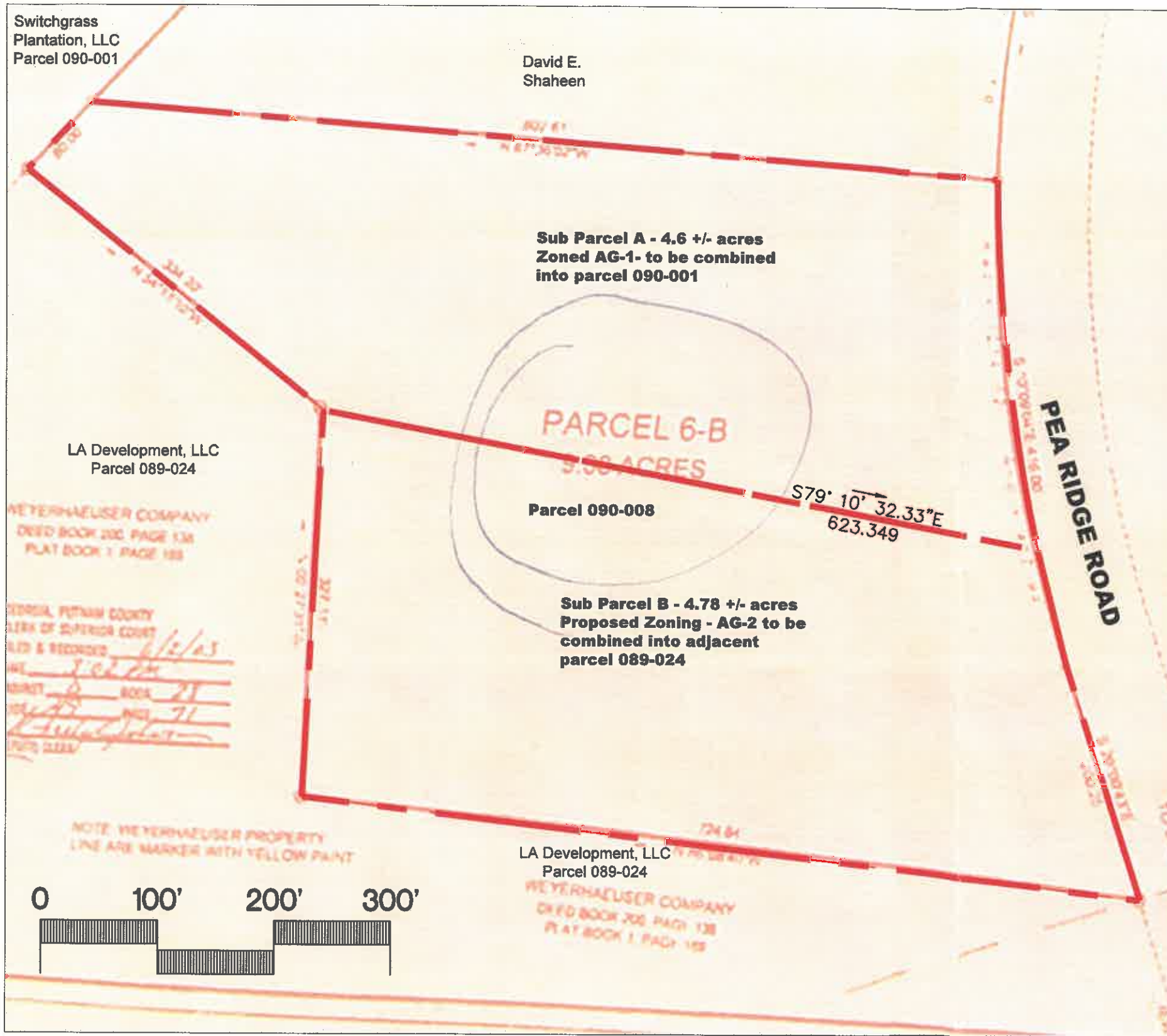
1. Name: Rita McWhister

2. Address: 1341 Beverly Dr.
Athens, GA 30606

3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? _____ Yes No If yes, who did you make the contributions to? _____

Signature of Applicant:

Date: 1 / 30 / 19



ZONING NOTES

Existing Condition:
Parcel 090-008 9.38 acres zoned AG-1

Proposed Request:
Sub Parcel A remain zoned AG-1 to be combined into parcel 090-001

Sub Parcel B rezone to AG-2 to be combined into parcel 089-024

Final area to be determined by boundary survey

Applicant:
Rick McAllister
1341 Beverly Drive
Athens, GA 30606
706-206-5030



PARCEL 090-008 RE-ZONE EXHIBIT

January 31, 2019



RCVD 2019 FEB 18

NOTE: ALL TABLES SHOWN ON THIS PLAT ARE FOUND AS

SURVEY OF PROPERTY
 (720)
Runele P. Bustin
 (LYING IN LAND LOTS 297 & 307)
 SECOND LAND DISTRICT
 C. M. D. 374
 PUTNAM COUNTY, GEORGIA

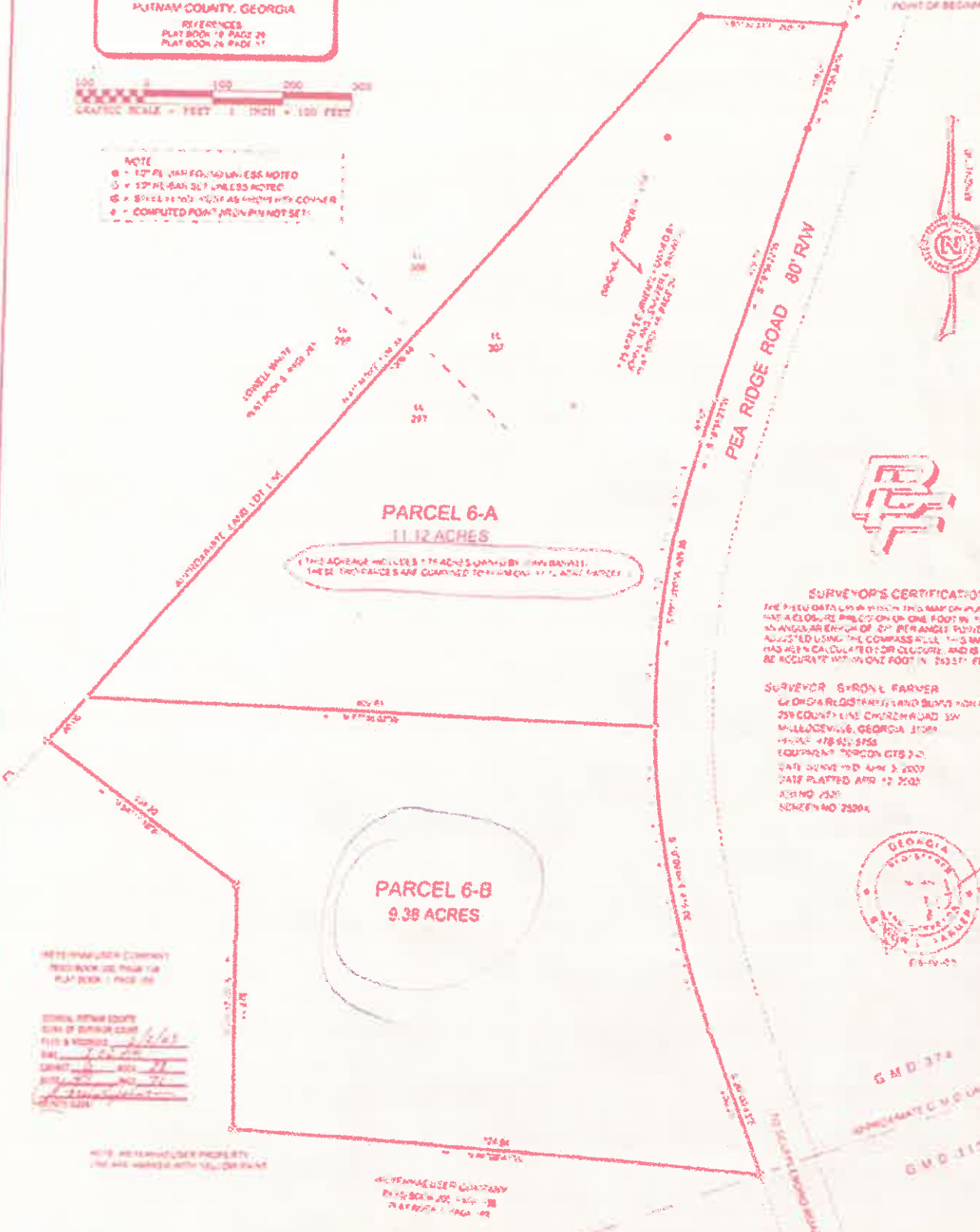
REFERENCES
 PLAT BOOK 19 PAGE 26
 PLAT BOOK 24 PAGE 17



NOTE
 1 - 12" IRON NAIL FOUND UNLESS NOTED
 2 - 12" IRON NAIL UNLESS NOTED
 3 - 3" IRON NAIL UNLESS AS NOTED AT CORNER
 4 - COMPUTED POINT FROM IRON NOT SET

POINT OF REFERENCE
 12" IRON NAIL FOUND ON RW DESIGNATING
 THE MOST NORTHERLY PROPERTY CORNER
 OF THE LOWELL WHITE TRACT AS SHOWN
 IN PLAT BOOK 24 PAGE 17

LOWELL WHITE JR
 DESIGNATED AS PLACE IN
 PLAT BOOK 24 PAGE 17



PARCEL 6-A
 11.12 ACRES

THIS ADVERSE HOLDING IS TRACED'S OWN PROPERTY. THESE TRACED'S ARE CONTAINED TO REMAIN IN THE ADVERSE

PARCEL 6-B
 9.38 ACRES

SURVEYOR'S CERTIFICATION
 THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS BEEN ACCURATELY MEASURED ON THE GROUND AND ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,571 FEET.

SURVEYOR: SYDNEY FARMER
 LICENSE NO. 1237
 254 COUNTY LINE CHURCH ROAD SW
 Milledgeville, Georgia 31061
 PHONE: 478-821-3758
 EQUIPMENT: TOPCON GTS 320
 DATE SURVEYED: APR 5, 2007
 DATE PLATTED: APR 12, 2008
 JOB NO: 720
 SHEET NO: 2500K



G. M. D. 374

APPROXIMATE C. M. D. LINE

G. M. D. 373

NETS/PLATHOLDER COMMENT
 REVISION NO. 02 PAGE 18
 PLAT BOOK 1 PAGE 00

GENERAL RETURN COUNTY	
COUNTY OF PUTNAM COUNTY	
FILE NO.	11111
DATE	11/11/11
AMOUNT	1000.00
REMARKS	11/11/11
RECEIVED BY: [Signature]	
DATE: 11/11/11	

NOTE: NETS/PLATHOLDER PROPERTY
 THE SAME MARKED WITH YELLOW POINTS

NETS/PLATHOLDER PROPERTY
 REVISION NO. 02 PAGE 18
 PLAT BOOK 1 PAGE 00

Item Attachment Documents:

7. Consent Agenda
 - a. Approval of Minutes - March 1, 2019 Regular Meeting (staff-CC)
 - b. Approval of Minutes - March 1, 2019 Work Session (staff-CC)
 - c. Approval of 2019 Alcohol License

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, March 1, 2019 ♦ 9:00 AM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Friday, March 1, 2019 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Trevor Addison

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Deputy County Manager Lisa Jackson
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster call the meeting to order at approximately 9:02 a.m.
 (Copy of agenda made a part of the minutes on minute book page _____.)

2. Invocation

Rev. Avis Williams gave the invocation.

3. Pledge of Allegiance

Commissioner Sharp led the Pledge of Allegiance.

4. Special Presentations

a. Departmental Presentation - Fire/Rescue

Fire Chief Shane Hill began with a moment of silence for Houston County Fire Chief James W. Williams Jr. who recently passed away. He gave a brief presentation on the Fire/Rescue department explaining that they are a combination department with 10 stations and have achieved an average response time of nine minutes. He further discussed fire safety, stressing that early detection is essential. Ways to help early detection are working smoke alarms (no more than 10 years old), practicing escape routes (two from every room), and sleeping with your doors closed (“Close before you doze”).

b. Presentation of 2018 Audit Report

Mr. Pat Muse from McNair, McLemore, Middlebrooks & Co., LLC presented the 2018 audit report. He reported an unmodified or “clean” opinion on the basic financial statements, which were presented fairly in accordance with accounting principles generally accepted in the United States of America. He advised that their responsibility does not extend beyond financial information contained in our report.

(Copy of audit report made a part of the minutes on minute book pages _____ to _____.)

Regular Business Meeting

5. Public Comments

Mr. Tom Frey of Tiny Houses of Georgia in Milledgeville distributed some information and commented on the tiny homes that they build and sell, expressing hopes that Putnam County can get ahead of the curve and allow these in the county.

(Copy of documents made a part of the minutes on minute book pages _____ to _____.)

6. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Addison, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

7. Consent Agenda

a. Approval of Minutes - February 18, 2019 Joint Called Meeting (staff-CC)

b. Approval of Minutes - February 19, 2019 Regular Business Meeting (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

8. Approval of Transfer from General Fund to Special Service District (staff-Finance)
Motion to approve a transfer of \$314,124 from the General fund to the Special Service District.

Motion made by Commissioner Addison, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

9. Authorization for Chairman to sign Right-of-Way Easement for Georgia Power Company for Power Line Extension and Tree Removal on Scuffleboro Road (staff-CC)

Motion to authorize the Chairman to sign a Right-of-Way Easement for Georgia Power Company for Power Line Extension and Tree Removal on Scuffleboro Road for approximately 1300 feet total.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

(Copy of easement and drawings made a part of the minutes on minute book pages _____ to _____.)

10. Authorization for Chairman to sign Department of Human Services Transportation Resolution (BW)

Motion to authorize the Chairman to sign Department of Human Services Transportation Resolution.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

(Copy of resolution made a part of the minutes on minute book pages _____ to _____.)

11. Awarding of Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) (staff-CM)

Motion to award Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) to E & D Contracting Services, Inc. in the amount of \$310,399.40.

Motion made by Commissioner Irvin, Seconded by Commissioner Addison.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

12. Appointment of the Census 2020 Complete Count Committee Chairperson (BW)
Chairman Webster recommended Mr. Bob Landau for Chairperson of the Census 2020 Complete Count Committee.

Motion to appoint Mr. Bob Landau as the Census 2020 Complete Count Committee Chairperson.

Motion made by Commissioner Addison, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

Reports/Announcements

13. County Manager Report

County Manager Van Haute reported the following:

- Received notice from the Department of Community Affairs that our Service Delivery Strategy is in compliance
- Leadership Putnam - Government class will be here at the Administration Building on Thursday, March 14, 2019 at 6:00 pm. Commissioners are invited to attend and offer a few comments
- He will be out of the office the week of March 11-15, 2019
- Mr. Jamie Boswell, one of GDOT's Board of Directors will be here on March 18, 2019 at 11:00 am for a meeting with the commissioners.

14. County Attorney Report

No report.

15. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: none

Commissioner Addison: announced the recent passing of former State Representation Mickey Channell with thoughts and prayers for his family.

Chairman Webster: announced that GDOT will be doing light pole maintenance on a half-mile US 441 lane section at Lake Sinclair on Tuesday March 5, 2019 from 9 a.m. to 5 p.m., weather permitting.

Closing

16. Adjournment

Chairman Webster announced that the Work Session will start at 10:45 a.m.

Motion to adjourn the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp, Commissioner Addison

Meeting adjourned at approximately 10:17 a.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Friday, March 1, 2019 ♦ 10:45 AM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met on Friday, March 1, 2019 at approximately 10:45 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp
- Commissioner Trevor Addison

STAFF PRESENT

- County Attorney Adam Nelson
- County Manager Paul Van Haute
- Deputy County Manager Lisa Jackson
- County Clerk Lynn Butterworth

Opening

- 1. Call to Order

Chairman Webster called the Work Session to order at approximately 10:50 a.m. (Copy of agenda made a part of the minutes on minute book page _____.)

Work Session

- 2. Review of SPLOST 8 and TSPLOST Revenue and Expenditures
 - a. Review of Transportation Projects to include SPLOST 9

The board reviewed numbers and projects for SPLOST 8, TSPLOST, SPLOST 9, and LOST. No action was taken

- 3. Status of GDOT Meeting in Putnam County
 - a. Date - Time - Location

A meeting has been scheduled with GDOT Commissioner Jamie Boswell on March 18, 2019 at 11 a.m. at the Administration Building. The board would also like GDOT officials to provide an update on current and pending projects in Putnam County. No action taken.

- 4. Oconee Springs Park
 - a. LWCF Inspection

County Manager Van Haute advised that an inspection was performed by LWCF officials in December 2017 that noted several deficiencies in their opinion. Some of the items we agreed with and corrections have been made. Other items we disagree with and have tried to respond

and talk to the inspector without any luck. Chairman Webster has also written a letter to the inspector with no response. No action was taken.

b. OSP Improvements to include the Pavilion Building

Bids were received for this project in June 2018 and all were over budget. Public Works will perform some of the work in house to try and lessen the scope of the project. No action taken.

c. Georgia Power Approvals

County Manager Van Haute advised that he will be talking to Georgia Power officials for approval to place some lake floats at the park. No action was taken.

5. Excess County Properties

a. List of Properties

b. What to do with them?

c. Time to put some (all) back on the tax rolls?

The Board went over the excess property list. Another work session will be planned to discuss in more detail. No action was taken.

6. Review of Trash Collection and Disposal

a. Present Contract

The present contract is with Advanced Disposal and ends December 31, 2021.

b. Competition Potential

County Manager Van Haute is working with some of the surrounding counties to try to unify to create a larger market for better rates. He also reached out to Republic Services but hasn't heard back from them yet.

c. Voluntary Curbside Pickup Costs

Approximately 500 households use voluntary curbside pickup. Future contract negotiations should include some type of certainties for the public regarding price increases.

d. Alternatives

The alternative of doing this in-house was discussed. Another work session may be needed to discuss further.

No action was taken.

Closing

7. Adjournment

Chairman Webster asked everyone to plan for a work session after the first meeting in April to discuss the excess properties. Commissioner Addison also requested a future work session to review the county's mission statement.

Chairman Webster adjourned the work session at approximately 12:40 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman



Office of the County Clerk
117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)
lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

Approval of 2019 Alcohol Licenses

The following alcohol license applications (which are available for review in the County Clerk’s office) have been approved by the Sheriff, Fire Marshal, Building Inspector, and Tax Commissioner and are ready for BOC approval:

Individual Name	Business Name	Address	License Type
Shannon Thompson	Brush Creek Package	1001 Lake Oconee Parkway	Retail Package Sale: Beer, Wine & Liquor

Item Attachment Documents:

8. Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair) (staff-CM)
 - a. Rescind action from March 1, 2019 meeting
 - b. Award solicitation

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.


PUTNAM COUNTY BOARD OF COMMISSIONERS BID TABULATION SHEET

BID OPENING: Thursday, January 17, 2019 - 10:00 a.m.

SOLICITATION NO. AND DESCRIPTION: Solicitation 18-42001-003 Glenwood Springs Road over Little River (Bridge Repair)

Name & Address of Bidder	Bid Amount (on proposal form)	Sealed & Labeled	Amendments Issued	Amendments Noted	Work Resume	Bid Bond	E-Verify Affidavit	SAVE Affidavit
Suncoast Restoration & Waterproofing, LLC 3125 Medlock Bridge Road Norcross, GA 30071	\$515,927.80	Yes	Yes	Yes	Yes	Yes	Yes	Yes
The L.C. Whitford Co., Inc. 3765 Francis Circle Alpharetta, GA 30004	\$648,887.00	Yes	Yes	Yes	Yes	Yes	Yes	Yes
E&D Contracting Services, Inc. 2001 Mills B Lane Blvd. Savannah, GA 31405	\$310,399.40	Yes	Yes	Yes	Yes	Yes	Yes	Yes
JHC Corporation 1029 Peachtree Pkwy N #359 Peachtree City, GA 30269	\$1,003,898.00	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gregory Bridge Company P O Box 3355 Eatonton, GA 31024	\$362,942.00	Yes	Yes	Yes	Yes	Yes	Yes	Yes

WITNESS:



 Lynn B. [unclear]

GWINNETT COUNTY, GEORGIA	
PROJECT #:	18-42001-003
PROJECT:	GLENWOOD SPRINGS ROAD OVER LITTLE RIVER
BID NUMBER	

Item #	GDOT #	Description	Units	Est. Bid Quantity	E&D Contracting Services, Inc.		Gregory Bridge Company		Suncoast Restoration and Waterproofing, LLC		The L.C. Whitford Co, Inc.		JHC Corporation	
					Unit Price Bid	Total Bid Price	Unit Price Bid	Total Bid Price	Unit Price Bid	Total Bid Price	Unit Price Bid	Total Bid Price	Unit Price Bid	Total Bid Price
005	150-1000	TRAFFIC CONTROL: 18-42001-003	LS	1	\$26,000.00	\$26,000.00	\$5,000.00	\$5,000.00	\$41,500.00	\$41,500.00	\$152,784.00	\$152,784.00	\$375,000.00	\$375,000.00
010	161-1000	EROSION CONTROL: 18-42001-003	LS	1	\$7,000.00	\$7,000.00	\$13,500.00	\$13,500.00	\$47,500.00	\$47,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
015	207-0203	FOUND BK FILL MATL, TP II	CY	347	\$45.00	\$15,615.00	\$75.00	\$26,025.00	\$220.00	\$76,340.00	\$120.00	\$41,640.00	\$100.00	\$34,700.00
020	603-1224	STN GROUTED RIP RAP, 24 IN	SY	400	\$25.00	\$10,000.00	\$150.00	\$60,000.00	\$197.00	\$78,800.00	\$150.00	\$60,000.00	\$80.00	\$32,000.00
025	603-2024	STN DUMPED RIP RAP, TP 1, 24 IN	SY	1102	\$165.00	\$181,830.00	\$90.00	\$99,180.00	\$79.50	\$87,609.00	\$112.00	\$123,424.00	\$65.00	\$71,630.00
030	603-7000	PLASTIC FILTER FABRIC	SY	1502	\$4.95	\$7,434.90	\$6.00	\$9,012.00	\$6.90	\$10,363.80	\$2.00	\$3,004.00	\$4.00	\$6,008.00
BRIDGE														
035	500-3101	CLASS 'A' CONCRETE	CY	14	\$2,200.00	\$30,800.00	\$3,000.00	\$42,000.00	\$3,900.00	\$54,600.00	\$12,500.00	\$175,000.00	\$14,500.00	\$203,000.00
040	501-2000	STR STEEL	LS	1	\$5,500.00	\$5,500.00	\$17,500.00	\$17,500.00	\$13,000.00	\$13,000.00	\$7,500.00	\$7,500.00	\$65,000.00	\$65,000.00
045	511-1000	BAR REINF STEEL	LB	845	\$2.10	\$1,774.50	\$5.00	\$4,225.00	\$17.00	\$14,365.00	\$3.00	\$2,535.00	\$28.00	\$23,660.00
050	518-1000	RAISE EXISTING BRIDGE, STA 424+62	LS	1	\$25,000.00	\$25,000.00	\$75,000.00	\$75,000.00	\$67,700.00	\$67,700.00	\$70,000.00	\$70,000.00	\$175,000.00	\$175,000.00
055	521-3000	PATCHING CONCRETE BRIDGE	SF	2	\$500.00	\$1,000.00	\$750.00	\$1,500.00	\$2,750.00	\$5,500.00	\$250.00	\$500.00	\$1,700.00	\$3,400.00
060	600-0001	FLOWABLE FILL	CY	5	\$85.00	\$425.00	\$2,000.00	\$10,000.00	\$3,730.00	\$18,650.00	\$1,500.00	\$7,500.00	\$1,900.00	\$9,500.00
						\$312,379.40	\$362,942.00	\$515,927.80	\$648,887.00	\$1,003,898.00				

PUTNAM COUNTY, GEORGIA	
PROJECT #:	18-42001-003
PROJECT:	GLENWOOD SPRINGS ROAD OVER LITTLE RIVER

BID SCHEDULE

Item #	GDOT #	Description	Units	Est. Bid Quantity	Unit Price Bid	Total Price Bid
005	150-1000	TRAFFIC CONTROL: 18-42001-003	LS	1	26,000. ⁰⁰	26,000. ⁰⁰
010	161-1000	EROSION CONTROL: 18-42001-003	LS	1	7,000. ⁰⁰	7,000. ⁰⁰
015	207-0203	FOUND BK FILL MATL, TP II	CY	347	45. ⁰⁰	15,615. ⁰⁰
020	603-1224	STN GROUTED RIP RAP, 24 IN	SY	400	25. ⁰⁰	10,000. ⁰⁰
025	603-2024	STN DUMPED RIP RAP, TP 1, 24 IN	SY	1102	165. ⁰⁰	181,830. ⁰⁰
030	603-7000	PLASTIC FILTER FABRIC	SY	1502	4.95	5,454.90
		BRIDGE				7,434.90
035	500-3101	CLASS 'A' CONCRETE	CY	14	2,200. ⁰⁰	30,800. ⁰⁰
040	501-2000	STR STEEL	LS	1	5,500. ⁰⁰	5,500. ⁰⁰
045	511-1000	BAR REINF STEEL	LB	845	2.10	1,774.50
050	518-1000	RAISE EXISTING BRIDGE, STA 424+62	LS	1	25,000. ⁰⁰	25,000. ⁰⁰
055	521-3000	PATCHING CONCRETE BRIDGE	SF	2	500. ⁰⁰	1,000. ⁰⁰
060	600-0001	FLOWABLE FILL	CY	5	85. ⁰⁰	425. ⁰⁰

TOTAL 310,399.40

\$312,379.40

COMPANY NAME: ExD Contracting Services, Inc.
 Failure to return this page my result in rejection of bid.

Item Attachment Documents:

9. Approval of Resolution to Advance the Putnam County/City of Eatonton Unification Process (BW)

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.



A Resolution to Advance the Putnam County/City of Eatonton Unification Process

WHEREAS, it has been over one year since the Middle Georgia Regional Commission (MGRC) was tasked to assist Putnam County and the City of Eatonton in evaluating the prospects of unifying their respective governments; and

WHEREAS, the MGRC has provided a comprehensive report outlining the necessary elements involved in the Unification/Consolidation process; and

WHEREAS, no impediments to continuing the unification process have been identified to date; and

WHEREAS, the next logical step in the process would be for Putnam County and the City of Eatonton to appoint a joint Charter Writing Committee.

NOW THEREFORE BE IT RESOLVED, that the City of Eatonton is invited to join with Putnam County in establishing a joint Charter Writing Committee; and

BE IT FURTHER RESOLVED, that the MGRC be jointly asked to assist in the writing of this Charter; and

BE IT FURTHER RESOLVED, that this committee would proceed with its work with all due haste.

Resolved this ____ day of _____, 2019.

Board of Commissioners of Putnam County

Chairman Billy Webster

Commissioner Kelvin Irvin

Commissioner B. W. "Bill" Sharp

Commissioner Daniel W. Brown

Commissioner Trevor J. Addison