

NEWTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
August 16, 2011

Present: Chairman Kathy Morgan, Commissioner's Mort Ewing, Lanier Sims, Nancy Schulz, J.C. Henderson, and Tim Fleming; Administrative Officer John Middleton, Attorney Tommy Craig, Attorney Jenny Carter & Clerk Jackie Smith

Newspaper: Covington News-Gabe Khouli
Newton Citizen- Crystal Tatum
Small group of citizens

Chairman Morgan called the meeting to order, extended a welcome, and read the thought for the day. District One Commissioner Mort Ewing gave the invocation and Chairman Morgan led the Pledge of Allegiance to our great flag.

GENERAL ADMINISTRATION

Chairman Morgan advised the board that she had appointed David Waller as the chairman's representative to serve on the Land Trust Alliance.

UPDATE ON REDISTRICTING PROCESS

County Attorney Tommy Craig provided the board an update on the redistricting process. He noted that he will be meeting with the Department of Justice next week. He will report back to BOC after meeting with them. He noted that Newton County will be ready to go by Qualifying 2012. With board's approval he will proceed as directed.

APPROVAL OF BOC W/MINUTES DATED AUGUST 1, 2011

APPROVAL OF BOC MINUTES DATED AUGUST 2, 2011

Motion by Commissioner Ewing, and seconded by Commissioner Henderson to approve the BOC W/S Minutes dated August 1, 2011 and BOC Meeting Minutes dated August 2, 2011 as printed in board book.

Motion carried unanimously

SENIOR SERVICES: NEGRC FY2012 CONTRACT

After a lengthy discussion and a recommendation by Commissioner Ewing for the county attorney's office to review the contract before board action, the board so moved.

Motion by Commissioner Ewing, and seconded by Commissioner Sims to table the NEGRC FY2012 contract for Senior Services allowing the county attorney's office time to review the contract, afterwards contract will be brought back to BOC for action. Motion carried unanimously

O-081611: AMENDMENTS TO EROSION & SEDIMENTATION CONTROL ORDINANCE AS REQUESTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, EPD

Attorney Jenny Carter appeared before the board to present this amendment.

- Amendment requested by the Dept. of Natural Resources/EPD
- Newton County's buffer is much wider than the state's.
- State prefers it to be in Zoning Ordinance
- This ordinance tracks state law and we handle our buffers in our Zoning Ordinance
- Housekeeping measure to assist the state.

Motion by Commissioner Ewing, and seconded by Commissioner Henderson to approve O-081611 – Amendments to Erosion & Sedimentation Control Ordinance as requested by the Department of Natural Resources, EPD, presented by Ms. Carter and printed in board book on pages 32-34.

Motion carried unanimously

RECREATION COMMISSION: DONATION OF PROPERTY TO RECREATION COMMISSION

Recreation Director Tommy Hailey appeared before the board with information that property was being offered to the Recreation Commission located on Williams Road.

- Property Owners: Frank & Katie Downey
- Map & Parcel attached
- Letter indicating desire to donate property is attached.
- Would like to tear down house on site.
- Would like to move tennis courts to property and free up space for more parking.
- Working with Scott Pippin in county attorney's office.
- Process for BOC to accept property:
 - Review property (Tommy Hailey has completed)
 - Make sure it is strategically located
 - Environmental Assessment
 - Title Search
 - County attorney's office would prepare a deed of transfer after completion of title search.
- Ms. Carter noted that attorney's office is waiting on board to approve their office to move forward with title search and county engineer Tom Garrett will complete environmental site assessment.

Motion by Commissioner Henderson, and seconded by Commissioner Ewing to authorize the county attorney's office to complete a title search, and Phase I Site Assessment; after completion attorney's office will present a resolution to board for approval.

Motion carried unanimously

ZONINGS:

PUBLIC HEARING

Chairman Morgan declared the public hearing open at 7:30 p.m.

Zoning Administrator Brannin Burdette addressed the board requesting approval to begin a county initiated rezone of fifteen (15) properties. from MSR to AR.

**INITIATION OF REZONING FOR FIFTEEN (15) PROPERTIES
FROM MSR TO AR (HAMPTON PLACE ESTATES)**

- Zoning Map correction
- Property is North of I-20
- Hampton Place Estates
- From MSR to AR
- MSR allows smaller square footage than AR
- Majority of lots are vacant and bank owned.
- No comments from the public
- Public Hearing closed at 7:38 p.m.

Motion by Commissioner Sims, and seconded by Commissioner Ewing to approve the request by Development Services to initiate the rezoning of fifteen (15) properties from MSR to AR within Hampton Place Estates as presented by Mr. Burdette and printed in board book on pages 35-36.

Motion carried unanimously

**REQUEST FOR BOARD TO INITIATE A CHANGE TO THE FLUM
FOR THE ALMON OVERLAY DISTRICT**

Development Services Director Scott Sirotkin appeared before the board.

- Request board to initiate a change in the Future Land Use Map for the Almon Overlay District.
- Map will be presented to the Planning Commission and then back to BOC in a couple of months for further action.
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Motion by Commissioner Schulz, and seconded by Commissioner Fleming to approve the initiation of a change to the Future Land Use Map for area in the Almon Overlay District as presented by Mr. Sirotkin and printed in board book on page 37.

Motion carried unanimously

R081611 – CORRECTION TO THE 2003 ZONING MAP

Chairman Morgan declared the Public Hearing open at 7:41 p.m.

Zoning Administrator Brain Burdette addressed the Board requesting approval of the resolution to correct the 2003 Zoning Map.

- No comments
- Public Hearing was closed at 7:44 p.m.

Motion by Commissioner Ewing, and seconded by Commissioner Henderson to approve Resolution R081611 – Correction to the 2003 Zoning Map as presented.

Motion Carried Unanimously

2011 SPLOST: ROCKY PLAINS/MOORES ROAD DEEP PATCHING: NEWTON COUNTY PUBLIC WORKS LEVELING & RESURFACING: INDEPENDENT CONTRACTOR (BID)

County Engineer Tom Garrett was on hand to present this request. Mr. Garrett spoke to the board at an earlier work session regarding this project.

Motion by Commissioner Ewing, and seconded by Commissioner Schulz to approve the 2011 SPLOST project listed as Rocky Plains/Moores Road with Newton County Public Works providing the deep patching. Also, to authorize staff to bid out the leveling and resurfacing, and bring back to BOC to award the contract.

Motion carried unanimously

2011 SPLOST: LAUREL RIDGE SUBDIVISION DEEP PATCHING: NEWTON COUNTY PUBLIC WORKS LEVELING & RESURFACING: NEWTON COUNTY PUBLIC WORKS

County Engineer Tom Garrett was on hand to present this request that he had presented to the board at an earlier work session.

Motion by Commissioner Ewing, and seconded by Commissioner Sims to approve the 2011 SPLOST project listed as Laurel Ridge Subdivision with Newton County Public Works providing the deep patching, leveling, and resurfacing as outlined in prior work session, presented by county engineer and recommended by Chairman Morgan.

Motion carried unanimously

MASTER PROFESSIONAL SERVICES AGREEMENT: JACOBS

After a lengthy discussion the board chose not to take action on this matter, but to authorize the chairman to place out for bid and bring back to board at a later date.

PROPOSAL FOR BEAVERDAM CREEK

Echo South Senior Consultant Kent Campbell, Jr. appeared before the board for awarding of the proposal regarding Beaverdam Creek Compensation Mitigation Proposal.

- Solicited bids
- Three bids to review (made part of these minutes)
- Required for 404 permit to expand landfill
- Final phase of cell expansion project
- Recommend Georgia Development Partners, LLC

Motion by Commissioner Ewing, and seconded by Commissioner Fleming to approve the proposal from Georgia Development Partners, LLC as presented to board and outlined in the document for a not to exceed amount of \$249,252.50.

Motion carried unanimously

KCNB – INTERGOVERNMENTAL AGREEMENT W/CITY OF COVINGTON

Chairman Morgan noted that Commissioners' Schulz and Fleming served on the committee who worked on these agreements.

- KCNB Director will be an employee of Newton County
- Main Street Director will be an employee of the City of Covington
- Compensation for both positions has been balanced.
- Agreement attached and made part of these minutes.

Motion by Commissioner Fleming, and seconded by Commissioner Schulz to approve the Intergovernmental Agreement with the City of Covington for Keep Covington/Newton Beautiful for fiscal year July 1, 2011 – June 30, 2012.

Motion carried unanimously

MAIN STREET - INTERGOVERNMENTAL AGREEMENT W/CITY OF COVINGTON

After a lengthy discussion and concerns about access to the Square the board decided to table any action until the October 4, 2011 meeting allowing time to work out any issues that were unresolved.

Motion by Commissioner Fleming, and seconded by Commissioner Henderson to table the Intergovernmental Agreement with the City of Covington for Main Street until the BOC meeting scheduled for October 4, 2011.

Motion carried unanimously

OL LICENSE – FINAL READING

JJ Quick Stop

2298 Hwy. 162

Covington, GA 30016

Owner: Laila Hussain (100%)

District One

Motion by Commissioner Ewing, and seconded by Commissioner Sims to approve the Alcohol License for JJ Quick Stop located at 2298 Hwy. 162, Covington, Georgia as requested.

Motion carried unanimously

COUNTY CHECKS:

Motion made by Commissioner Henderson, seconded by Commissioner Fleming to approve the county checks read aloud by Chairman Morgan and listed in board packet.

Motion carried unanimously.

With no further business, a motion by Commissioner Henderson, seconded by Commissioner Fleming the meeting adjourned at 8:20 p.m.

Motion carried unanimously.

Respectfully submitted,

Jackie B. Smith, County Clerk