



FLOYD COUNTY BOARD OF COMMISSIONERS

July 26, 2022

County Administration Building

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| Caucus — Suite 204 | 4:00 pm |
| Regular Meeting — Suite 206 | 6:00 pm |

PRESENT: COMMISSIONERS: Wright Bagby, Rhonda Wallace, Larry Maxey, & Scotty Hancock; County Manager Jamie McCord, County Clerk Erin Elrod, County Attorney Virginia Harman, Danny Womack, Hollis Barton, Susie Gass, Pam Powers-Smith, Spencer Brewer, Olivia Morley, Bruce Ivey, John Blalock, & Art Newell

NOT PRESENT: Commissioner Allison Watters

CAUCUS

1. Executive Session to discuss the acquisition of property, litigation, and personnel.

Chair Bagby called the meeting caucus session to order. Mr. Brewer addressed the commission in regards to the removal of the Freeport tax exemption. Chair Bagby continued with the review of the agenda. Mr. Newell reviewed the zoning requests with the commission. Chair Bagby and Mr. McCord continued the review of the agenda.

Commissioner Wallace made a motion to enter into executive session to discuss property. The motion was seconded by Commissioner Hancock. The motion carried 4-0.

- I. **CALL TO ORDER** — Chair Bagby called the meeting to order.
- II. **INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG** — Commissioner Hancock led the Commission in the Invocation and the Pledge of Allegiance.
- III. **APPROVAL OF THE AGENDA** — Commissioner Wallace made a motion to approve the agenda, deferring item #2 from the Consent Agenda and adding item #4 to the Consent Agenda, seconded by Commissioner Maxey. The motion carried 4-0.

IV. PUBLIC PARTICIPATION

1. **Ken Wright, P.O. Box 324, Silver Creek, 30173:** Addressed the Commission in regards to property taxes.
2. **Cheryl Wall, 28 Westwood Circle, Rome, 30165:** Addressed the Commission in regards to 2021 Financial Statements.
3. **Christine Krupp, 50 Chateau Drive, Rome, 30161:** Addressed the Commission in regards to property taxes.
4. **Vicky Sutton, 1469 Little Texas Valley Road, 30165:** Addressed the Commission in regards to Dominion machines.

V. APPROVAL OF MINUTES — The minutes were approved by common consent.

1. Adopt minutes of Caucus, Regular Meeting, and Executive Session of July 12, 2022.

VI. SPECIAL RECOGNITION

1. Employee Years of Service

a. Fifteen Years of Service

- i. Chad Jordan, Water — NOT PRESENT
- ii. Susan Riggs, Superior Court — NOT PRESENT
- iii. Shea Hovers, Police — PRESENT
- iv. Jason Ploof, Water — NOT PRESENT
- v. Troy Carter, Prison — NOT PRESENT
- vi. Tom Benefield, Recycle — NOT PRESENT

b. Twenty Years of Service

- i. Natalee Staats, District Attorney's Office — NOT PRESENT
- ii. David Jones, Facilities — NOT PRESENT
- iii. Danny Womack, Assessor's Office — PRESENT

VII. PROCLAMATION

VIII. FIRST READING

IX. SECOND READING/PUBLIC HEARING
(FIRST READINGS WERE HELD JULY 12, 2022 AT 6PM)

Chair Bagby explained the procedure of the public hearing: each person recognized shall come to the podium and state their name and home address. There is no less than ten minutes provided for all speaking in favor, and no less than ten minutes provided by those speaking in opposition.

1. **File SUP22-07-01 requesting a Special Use Permit to operate a custom service restaurant, zoned Neighborhood Office Commercial (NOC) for the property at 3424 Maple Road, Lindale, GA; Floyd County Tax Parcel J16X352. The Planning staff recommends approval. The Planning Commission voted 6-0 to approve the request.** — Mr. Newell presented the zoning requests to the Commission. Chair Bagby opened the Public Hearing. Seeing no one to speak in favor or opposition, the Public Hearing was closed. Commissioner Maxey made a motion to approve with the condition of a special stipulation to provide parking across the back alley. It was seconded by Commissioner Wallace. The motion carried 4-0.
2. **File Z22-07-02 requesting rezoning from Agricultural Residential (AR) to Light Industrial (LI) for the property at 3686 Turkey Mountain Road, Rome,**

GA; Floyd County Tax Parcel M10W047. The Planning staff recommends approval on the condition that the applicant obtains development plan approval from Building, Engineering, etc. The Planning Commission voted to approve the request with staff's condition 6-0. — Mr. Newell presented the zoning requests to the Commission. Chair Bagby opened the Public Hearing. Seeing no one to speak in favor or opposition, the Public Hearing was closed. Commissioner Maxey made a motion to approve with a special condition to furnish the development plans and engineering plans for storm water retention with approval from the Chief Building Inspector. The motion was seconded by Commissioner Wallace. The motion carried 4-0.

X. PUBLIC HEARING

- 1. FY22 Millage Rate for County M&O, Fire, and Solid Waste** — Chair Bagby opened the Public Hearing for the Millage Rate.

- a. Norma Reboredo, 104 Westmore Road, Rome 30165:** “I’m actually interested in the Solid Waste matter. What’s going on with the City and the County level, is there two facilities for the process of this solid waste due to the increase of the development within the County and the City?”

Mr. McCord: “Let me mention that, we have two different departments. City has a Solid Waste Collections department and they collect garbage, yard waste, recycling, junk and large limbs and debris and you pay that through your, there’s a service fee on your water bill based on the size of your bin and then you also pay that through General Fund taxes also. In unincorporated Floyd County we don’t collect, we have remote sites – “

Ms. Reboredo: “We’re talking about solid waste and black waters.”

Commissioner Hancock: “She’s talking about the black water waste, the sewage.”

Ms. Reboredo: “Yeah, that’s solid waste in my definition, sewage.”

Mr. McCord: “Okay, you need to repeat the question, maybe I didn’t understand the question. The County sewer or City sewer?”

Ms. Reboredo: “Yes, is there two facilities on the process? Or is it one?”

Mr. McCord: “There is actually two treatment plants in Floyd County, both are owned by the City of Rome, maintained by the City of Rome, we have an enterprise agreement with the City of Rome to provide sewer to the unincorporated area and that was done in 1988, it’s been that way for a long time. So City of Rome owns, maintains, and manages, the sewer systems in the entire county.”

Ms. Reboredo: “What I’m concerned is the development, on the new development adding to the system that I there now, is there going to be a future increase?”

Mr. McCord: “Well, I’m outside of my jurisdiction, but I’ll tell you I did work for the City, so I will tell you there is capacity for additional sewage in the City’s sewer plant system, there is excess capacity. I don’t want to quote how much, but yes, they have the ability to take on additional treatment within the two plants.”

Ms. Reboredo: “But I know on the county level outside of the city, there is homes as well that uses the same system.”

Mr. McCord: “Correct.”

Ms. Reboredo: “So how does that, because there’s increase – “

Mr. McCord: “There’ll be an increase, but what I’m telling you is – “

Ms. Reboredo: “The thing is, due to, I have experience with this matter, and that’s why I’m questioning this situation, on hand before it gets worse. We don’t residents that have shit, literally, on the toilet because it could happen, and believe me, it does happen. When the pipe is too small, and then you increase it to a larger size, you know, it doesn’t matter, but it’ll come up; I mean I know there’s insurance and all that, blah blah blah, but we want to have a situation before it happens.”

Mr. McCord: “I think we’re safe and secure with excess capacity, again, not my responsibility, you may need to go two weeks from this past Monday to City Hall for this discussion, but they have capacity in this system. They are responsible for the system, 100%, even in the unincorporated areas. At one time the County did own a single plant and have some sewer throughout Floyd County, they actually had multiple plants, but those plants have shut down.”

Ms. Reboredo: “Because the reason why, also around 2:00am, 10:00pm, on the Riverside there’s a lot of sewer smell.”

Mr. McCord: “Well I’ll forward your concern to the City Manager, and I would encourage you to visit – “

Ms. Reboredo: “So I’m not sure, is that exiting to the river?”

Mr. McCord: “No idea. If it’s going into the river, that’s a problem, unless it discharged into the waterways of Floyd County.”

Ms. Reboredo: “Alright, thank you.”

- b. **Joey Ineichen, 37 Rockwood Place, Rome 30165:** “I guess I’m just, I’m here for information purposes, I’m trying to understand how this stuff works out. I guess, my question would be, does the Millage Rate increase and my property tax increases, is that correct?”

Chair Bagby: “We haven’t set the Millage Rate yet; we have an opportunity to do that tonight.”

Mr. Ineichen: “But if the Millage Rate increases, does my property tax increase?”

Mr. McCord: “Potentially.”

Chair Bagby: “If the appraisal of your property went up, probably, it depends on your circumstances and your exemptions if you have any; but if the value of your property went up, probably your property taxes, under the system we’ve got now, go up. That’s what our job tonight is, is to hear y’all and then set the Millage Rate.”

Mr. Ineichen: “So how many consecutive years has the Millage Rate actually increased here in Floyd County?”

Commissioner Hancock: “Actually, I asked that question, let me find it.”

Commissioner Wallace: “The last three years, Jamie if I’m correct, the last three years the Millage Rate has went down. It’s really more than three.”

Mr. Ineichen: “The reason I’m trying to understand how my property tax doubles in four years; that’s what I’m trying to understand, four years ago I paid \$ 863.00, this year, I’ll wind up paying, well I’ll pay \$1267.00, and if another Millage Rate increases, it’ll be even higher; so my house, to me, isn’t worth any more than it was is what I’m getting at.”

Commissioner Hancock: “It’s actually not the Millage Rate, it’s the value of the property, appraisals are going up. The Millage Rate hasn’t, it’s actually gone down.”

Chair Bagby: “Five of the last six years, it’s gone down.”

Commissioner Hancock: “But the property of your value goes up, and I’ll give you a good example; on my road they built four new houses, on the road I live on, so mine went through the roof because the value of those houses compared to the value of what I paid for my house is a lot different.”

Mr. Ineichen: “So if the housing market drops, which I believe it will, will that decrease?”

Commissioner Hancock: “It very well could.”

Mr. McCord: “It did during the last recession, drastically. As the value goes down, the Millage Rates applied to your value. lower value, less taxes.”

Mr. Ineichen: “Okay. I’m trying to, because if that’s something that I need to try to appeal with the Tax Commissioner, or whatever I need to do, I want to make sure I’ve got my end covered when that happens. Because, you know, I don’t believe my house is actually worth \$150,000, but they say it is; and so in that then, I guess I have a right to appeal with the Tax Commission that tax, every year, right?”

Commissioner Hancock: “You have a right to appeal your assessment, yes.”

Chair Bagby: “You should’ve gotten on your notification of the new evaluation of what your property was, a month or so ago, I can’t remember when I got mine; but on that you had listed when and how you could appeal the appraisal that you had.”

Mr. Ineichen: “Awesome, thank you, I’m learning. I appreciate y’all.”

Seeing no other people to speak, the Chair closed the Public Hearing for the Millage Rate. Chair Bagby asked Ms. Harman if we could conclude both Public Hearings before making a motion for the Millage Rate and Street Light Assessment. Ms. Harman confirmed he could.

2. **FY22 Street Light Assessment** — Chair Bagby asked Mr. McCord to give an overview of the FY22 Street Light Assessment. Following Mr. McCord’s overview, Chair Bagby opened the Public Hearing. Seeing no one to speak in favor or opposition of the Street Light Assessment, he closed the Public Hearing.

XI. RESOLUTIONS

1. **Adopt a resolution setting the 2022 Millage Rate for the Floyd County Board of Education M&O and Floyd County Government M&O, Fire Protection, and Solid Waste.** — Commissioner Hancock made a motion to roll back the County M&O Millage Rate to 9.414 and to leave the Solid Waste and Fire Protection Millage Rates at the FY21 Rate, seconded by Commissioner Wallace. The motion carried 4-0. Commissioner Hancock made a motion to acknowledge the adopted FY22 Millage Rate of 17.95 for the Floyd County Board of Education, seconded by Commissioner Maxey. The motion carried 4-0.
2. **Adopt a resolution providing for the 2022 Street Light Assessment.** — Commissioner Wallace made a motion to approve a Street Light Assessment at

\$0.64 per deed foot of frontage in accordance with Floyd County Ordinance § 2-16-5, seconded by Commissioner Maxey. The motion carried 4-0.

3. **Consider adoption of a resolution calling for a referendum to regulate Sunday sales of package and on-premises alcoholic beverages from 11:00am to 12:00 Midnight on Sunday pursuant to O.C.G.A § 3-3-7.** — Commissioner Hancock made a motion to approve, seconded by Commissioner Wallace. The motion carried 3-1, with Commissioner Maxey being the nay vote.
4. **Consider adoption of a resolution for a Level II Freeport Exemption pursuant to O.C.G.A § 48-5-48.6.** — No motion was made on the Resolution.

XII. CHAIRMAN'S REPORT

XIII. COMMISSIONER'S REPORT

1. **Administrative Services Committee – Commissioners Watters & Bagby**
 - a. Next Meeting, Thursday, July 28, 2022, 9:00am
2. **Public Safety Committee – Commissioners Hancock & Wallace**
 - a. Next Meeting, Thursday, August 18, 2022, 9:00am
3. **Public Utilities & Transportation Committee – Commissioner Maxey & Hancock**
 - a. Next Meeting, Wednesday, August 17, 2022, 9:00am
4. **Elected Officials Committee – Commissioner Wallace & Maxey**
 - a. Next Meeting, Friday, August 5, 2022, 2:30pm
5. **Special Committee Reports**
 - a. **Fire Overview Committee — Commissioners Bagby & Hancock**
 - i. Next Meeting, Tuesday, August 9, 2022, 10:30am
 - b. **Joint Services Committee — Commissioners Watters & Maxey**
 - i. Next Meeting, Tuesday, August 2, 2022, 8:30am
 - c. **Rome-Floyd Planning Commission — Commissioners Maxey & Watters**
 - i. Next Meeting, Thursday, August 4, 2022, 2:30pm
 - d. **Joint Development Oversight Committee — Commissioners Bagby & Watters**

- i. Next Meeting, Tuesday, August 2, 2022, 10:00am
- e. **Joint Solid Waste Commission — Commissioner Watters & Maxey**
 - i. Next Meeting, Tuesday, July 26, 2022, 8:30am
- f. **Transportation Policy Committee — Commissioner Maxey**
 - i. Next Meeting, Wednesday, September 21, 2022, 10:00am
- g. **Airport Commission — Commissioners Hancock & Wallace**
 - i. Next meeting, Tuesday, August 16, 2022, 4:00pm
- h. **SPLOST Project Overview Committee — Commissioners Wallace & Hancock**
 - i. Next meeting, TBD
- i. **RFPR Advisory Committee — Commissioner Wallace**
 - i. Next Meeting, Tuesday, September 20, 2022, 12:00pm
- j. **Floyd County Library Board — Commissioner Watters**
 - i. Next Meeting, Thursday, August 18, 2022, 4:00pm

XIV. MANAGER’S REPORT — No report.

XV. ATTORNEY’S REPORT — No report.

XVI. CONSENT AGENDA — Mrs. Elrod stated the Consent Agenda was in order, with item #2 deferred, and item #4 added changing the meeting time of the September 27, 2022 to 12pm with a 10am Caucus. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.

1. Consider request from the County Clerk’s Office to approve a Beer and Wine – Consumption Off-Premises and Self-Service Fuel License to Trishna Business LLC DBA Avins Quick Stop located at 17 Smith Road. All advertising and investigation requirements have been met.
2. Consider request from the County Clerk’s Office to approve a Beer and Wine – Consumption Off-Premises and Self-Service Fuel License to NPN Enterprises Inc. located at 5646 Alabama Highway. All advertising and investigation requirements have been met.
3. Consider request for a lease agreement between Floyd County and IMF Entertainment, LLC for use of property and horse barn at 231 Bass Ferry Road for a music festival.

XVII. OLD BUSINESS

XVIII. NEW BUSINESS

- 1. Consider request from the Engineering Department for approval for installation of a speed table on Dixie Park Road, NE. The request meets all requirements in accordance with the Floyd County Speed Table Policy. —** Mr. McCord submitted the request to the Commission for approval. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
- 2. Consider request from Human Resources to approve a contract of employment with Amy Burns for Human Resources Assistant Director. —** Mr. McCord presented the request to the Commission for approval. Commissioner Wallace made a motion to approve, seconded by Commissioner Maxey. The motion carried 4-0.
- 3. Consider request from Water to approve a contract of employment with Troy Atkins for Assistant Utilities Administrator. —** Mr. McCord presented the item to the Commission for approval. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
- 4. Consider request to approve option for the purchase and sale of Real Property for Chubb Road Right-of-Way. —** Mr. McCord presented the item to the Commission for approval. Commissioner Hancock made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
- 5. Consider request from the Purchasing to award the Installation of Computer Technology and Infrastructure to Logical Systems of Rome Georgia in the amount of \$64,300.00 for the Floyd County Prison. This was budgeted in 2017 SPLOST. —** Mr. McCord presented the request to the Commission for approval. Commissioner Wallace made a motion to approve, seconded by Commissioner Maxey. The motion carried 4-0.

XIX. OTHER BUSINESS

The Commission did enter into executive session during caucus to discuss property and litigation. No action was taken.

- XX. ADJOURN** — Seeing no other business to come before the Board, the meeting was adjourned by common consent.