



Jackson County Board of Commissioners
Meeting Minutes

Monday, August 2, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, August 2, 2021 at 6:00 p.m. in the Jury Assembly Room at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, Georgia.

Commissioners Present: Tom Crow, Chairman
Jim Hix, Commissioner District 1
Chas Hardy, Commissioner District 2
Ralph Richardson, Jr., Commissioner District 3
Marty Seagraves, Commissioner District 4

Staff Present: Kevin Poe, County Manager
Gina Roy, Assistant County Manager
Ericka Johnson, Deputy Clerk

Press: Mike Buffington, Jackson Herald/Mainstreet News

A. **CALL TO ORDER:**

Chairman Tom Crow called the meeting to order at 6:00 p.m.

B. **INVOCATION:**

Kevin Poe, County Manager, gave the invocation.

C. **PLEDGE OF ALLEGIANCE:**

Chairman Tom Crow led the Pledge of Allegiance.

D. **APPROVAL OF MINUTES:**

A motion was made by Commissioner Seagraves, seconded by Commissioner Richardson, to approve the minutes for July 19, 2021 as presented. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

E. **CITIZEN INPUT:**

- **Jeanette Finch, 491 Mauldin Road, Jefferson, GA** asked the board to enact a moratorium or give conditional permits for housing due to the state of the current economy. She said many people had fallen on hard times and were living on private

property in campers, sheds, and other structures. She thought this was a better living condition for individuals rather than to be homeless or in jail.

F. **REPORTS:**

None

G. **RECOGNITIONS, APPOINTMENTS AND SPECIAL ITEMS:**

1) Jackson County Board of Assessors – 3 Year Term:

- Vacant (District 2 – Term Ends June 30, 2024)

Commissioner Hardy did not have a recommendation.

H. **CONSENT AGENDA:**

None

I. **UNFINISHED BUSINESS:**

None

J. **NEW BUSINESS:**

None

K. **ADJOURN:**

Chairman Tom Crow adjourned the business meeting at 6:05 p.m.

WORK SESSION MEETING

This portion of the meeting is to facilitate a discussion on matters requiring a more in-depth review, explanation, and analysis. No formal action will be taken by the Board of Commissioners on any of the items listed below.

L. **CALL TO ORDER:**

Chairman Crow called the work session to order at 6:05 p.m.

M. **UNFINISHED BUSINESS:**

None

N. **NEW BUSINESS:**

- 2) **Triple Surface Treatment Contract:** (Kevin Poe)
Approve the contract between Jackson County and Epps Brothers in the amount of \$298,991 to provide triple surface treatment for the Road Department

Kevin Poe, County Manager, advised bids were received for the paving of several dirt roads. After three bid attempts, Epps Brothers responded and submitted a bid in the amount of \$298,991 to provide triple surface treatment paving on approximately 4.79 miles of dirt road. The list of roads was previously approved by the commission. Staff recommended to award the bid to Epps Brothers, Inc. The contract allowed the prices to be valid for up to twelve months. Mr. Poe reported Pittman Construction had begun the asphalt paving on various roads.

- 3) **FY22 Georgia Indigent Defense Services Agreement:** (Kevin Poe)
Approve and authorize the Chairman to execute the FY22 Georgia Indigent Defense Services Agreement

Kevin Poe, County Manager, reported this agreement covered Fiscal Year 2022 beginning January 1, 2022 through December 31, 2022 for the Piedmont Judicial Circuit. The agreement included an increase in the amount of 49,200 over prior year. The contract totaled \$576,056. Mr. Poe acknowledged receipt of an email from Donna Seagraves, Chief Public Defender, that provided more information on the specific duties of the additional attorney. The email also summarized the support services provided to Jackson County. There were no questions from the board.

- 4) **Tower and Ground Lease Agreement – Maysville Site:** (Kevin Poe)
To consider approval of a Tower and Ground Lease Agreement with the Georgia Power Company for the purpose of installing and operating a public safety radio communications tower and related equipment

Kevin Poe, County Manager, presented a tower and ground lease agreement with Georgia Power Company in the Maysville area for the purpose of installing an operating a public safety radio communications tower and related equipment. Staff located the site and determined it fit the criteria needed for the radio project. The site was located at the intersection of Chandler Cemetery Road and Schools Way in the City of Maysville. The term of the lease would be ten (10) years that could be extended for two (2) additional periods of five (5) years. Georgia Power will grant the County an easement to access to the tower and install necessary utilities. The County will pay \$500 per month or \$6,000 per year for the first year and had an increase of 1% per year annually. Chairman Crow asked if any of the towers were installed. Currently, no towers were installed. There were no other questions from the board.

- 5) **Approve Purchase of Tax Parcel #025-021A from Paul A. Hill:** (Kevin Poe)
To approve the purchase of 23.25 acres off of Cabin Creek Road adjacent to River Glen Subdivision owned by Paul A. Hill (Tax Parcel 025 021A)

Kevin Poe, County Manager, explained this was a request for the purchase of 23.25 acres located off of Cabin Creek Road, adjacent to River Glen Subdivision, and owned by Paul A. Hill. Mr. Poe provided an abstract presented by Dr. Johannes Loubser, who completed an archaeological study of the site. He reviewed the terms of the sale agreement. The County

will pay \$340,000 for 17.73 acres of the 23.25 acres. The purchase of the remaining 5.52 acres will be treated as a \$100,000 donation from Mr. Hill. He further explained the County will agree to pursue National Register Designation for this portion of the property. Additionally, the County will pay \$340,000 to Mr. Hill in two equal \$170,000 payments, twelve months apart.

Mr. Poe added the County will pay \$10,000 in earnest money. There will be a 60-day due diligence period and closing on the sale of the property will occur thirty (30) days after the due diligence period expires. Staff recommended approval of the purchase of the property in order to create an archeological greenspace park for the citizens of Jackson County. There were no questions from the board.

6) Consideration of SK Battery 2021 Project Agreement: (Jim Woodward, JCIDA Bond Counsel)

Kevin Poe, County Manager, introduced and called on Jim Woodward, bond counsel with Gray Pannelle, and Woodward, to present the request to the board. Mr. Woodward explained this was a project agreement, serving as a follow-up, to the previous project agreement for the first phase of SK Battery that closed in 2018. He shared SK Battery was moving forward with Phase 2 and will invest another \$940 million dollars and increase job totals from 2,000 to \$2,600 jobs.

Mr. Woodward clarified that unlike the previous transaction, this only included a tax incentive of city and county taxes. The Jackson County Industrial Development Authority and the City of Commerce was a party to the agreement and both had approved it. He said Jackson County was a party to the agreement for an amendment to the original 2018 project agreement and for certain claw back provisions. SK Battery will be expected to meet the additional 600 jobs and invest \$2 billion 540 million dollars. Mr. Woodward also explained if SK Battery failed to meet the job totals or the total investment, then the incentives for both projects would be reduced by a percentage. SK Battery wanted to combine the project as a whole instead of having two separate projects. If approved by the Board of Commissioners, Mr. Woodward anticipated the transaction to close in late August. Mr. Poe stated approval from the Board of Assessors and Tax Commissioner was also required. There were no questions from the board.

O) EXECUTIVE SESSION:

7) There is a need for an Executive Session for pending litigation.

Chairman Crow reported there was a need for an Executive Session for pending litigation; however, no action was expected. After meeting in closed session for twelve (12) minutes, the board exited the closed session and there was no action to report.

P) ADJOURN:

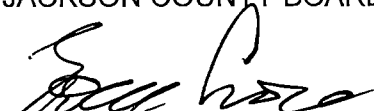
Chairman Tom Crow declared the meeting adjourned at 6:35 p.m.

All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-Q and hereby becomes a part of the official minutes.

Minutes Approved: Monday, August 16, 2021.

JACKSON COUNTY BOARD OF COMMISSIONERS

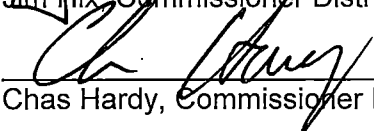




Tom Crow, Chairman

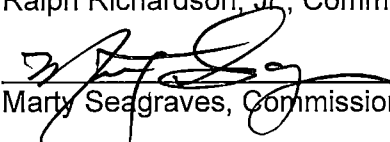


Jim Hix, Commissioner District 1

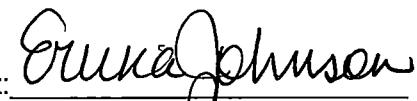


Chas Hardy, Commissioner District 2

Ralph Richardson, Jr., Commissioner District 3



Marty Seagraves, Commissioner District 4

Attest: 

Ericka Johnson, Deputy Clerk