

**MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, MAY 8, 2023, AT 6:00 P.M. AT THE COURTHOUSE BOC MEETING ROOM LOCATED AT 205 N. SELVIDGE STREET**

**REGULAR BUSINESS MEETING**

The Chairman called the meeting to order.  
Pledge of allegiance to the Flag  
Roll call to determine quorum

**The following members were present:**

Jevin Jensen, Chairman  
Barry W. Robbins, Vice-Chair  
Robby Staten, Member (ABSENT)  
John Thomas, Member  
Greg Jones, Member

**Others Present:**

Robert Smalley, County Attorney  
Robert Sivick, County Administrator  
Department Heads  
Citizens  
Press

**Motion was made by Commissioner Jones and seconded by Commissioner Thomas to approve the agenda as presented. The motion was approved 3-0, with Commissioners Jones, Thomas and Robbins in agreement.**

**Approval of Minutes:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to approve the April 10, 2023 Regular Business Meeting Minutes as presented. The motion was approved 3-0, with Commissioners Jones, Thomas, and Robbins in agreement.

**Chairman Jensen recognized Brent Clark as Employee of the Month for February 2023. Mr. Clark works in the Public Works Department.**

**Chairman Jensen then recognized Catrina Dodd as the Employee of the Month for March 2023. Ms. Dodd works in the Finance Department.**

**PROCLAMATION**

**Ratify – Proclamation National Day of Prayer – May 4, 2023:** Motion was approved by Commissioner Robbins and seconded by Commissioner Jones to ratify the proclamation designating May 4, 2023 as National Day of Prayer in Whitfield County. The motion was approved 3-0, with Commissioners Jones, Thomas and Robbins in agreement.

**Public Hearing:**

Chairman Jensen called for a Public Hearing to hear any comments or concerns the public may have regarding an alcohol license application for 2208 Cleveland Hwy #C, LLC d/b/a Dalton Fun Factory – 2208 Cleveland Hwy Unit C.

Shazman Ali spoke to the Board about his application, Ali noted that he has renovated the old bowling alley on Cleveland Hwy where this business is at and it will now have an arcade and ax throwing.

Chairman Jensen then called for a Public Hearing to hear any comments or concerns the public may have regarding an alcohol license application for AARYA Food & Fuel Inc., d/b/a Kwik Ser 4 – 2900 Airport Rd.

Mukhtar Ali applicant for the alcohol license presented the Board with signatures from the surrounding residents that they were not in objection of alcoholic beverages being sold at this location. Ali further noted that he has completely renovated this gas station.

**MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, MAY 8, 2023, AT 6:00 P.M. AT THE COURTHOUSE BOC MEETING ROOM LOCATED AT 205 N. SELVIDGE STREET**

The Board noted that this location is within 200 feet of a residence and 600 feet from a school. The Board advised Mr. Ali to get in contact with Whitfield County Schools for a letter indicating no objection to the sale of alcoholic beverages at this location.

There being no other comments expressed, Chairman Jensen declared the public hearing closed

Chairman Jensen then called a public hearing to Close and Abandon a portion of Old Mitchell Bridge Rd.

Kenneth Collan Quarles informed the Board that this road led to a bridge that was closed in the early 2000s and there is no access from the Murray County side with private property on both sides of the road. Quarles noted that when they purchased the property they had thought that the road was already closed.

There being no other comments, Chairman Jensen closed the public hearing.

**Chairman's Report:** Chairman Jensen noted the month of May is Mental Health Awareness month and reminded the audience about the recent 988 number to get access to professional help in you're in a crisis. Jensen also congratulated Dalton High, Christian Heritage and Coahulla Creek High Schools on their recent Soccer Boys State Championships.

**Report from Commissioners:**

Commissioner Jones, Robbins and Thomas did not have any updates to report for this month.

**County Administrator Report:**

County Administrator Robert Sivick informed the Board of the upcoming Senior Centers Gaiter Walk on May 19<sup>th</sup>, this will be the 30<sup>th</sup> year that this event is held. Sivick went on to report that three students from the First Responders Pathway program at the Northwest Georgia Career Academy will begin careers with the County Fire Department. Sivick also noted that next week is National Tourism Week.

**March 2023 Financial Statement:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to approve the March Financial Statement as presented by Comptroller James Garvin. Local Option Sales Tax (LOST) collections: March collections of \$1,358,718 were 22.75% greater than budgeted collections of \$1,106,858. This was 15.75% greater than February collections of \$1,173,673. YTD collections of \$3,583,693 were 7.25% greater than PY collections of \$3,342,907 for the same time frame. TAVT collections: March collections of \$522,568 were 39.25% greater than February collections of \$375,006. YTD collections of \$1,311,185 were 3.50% greater than PY collections of \$1,265,585 for the same time frame. YTD actual revenues of \$10,707,298 were greater than projected revenues of \$9,589,513 by \$ 1,117,785 or 11.50%. YTD actual expenditures of \$12,745,338 were less than projected expenditures of \$12,828,888 by \$83,549 or .50%. The motion was approved 3-0, with Commissioners Thomas, Jones and Robbins in agreement.

**Public Comment:**

Vicky Alt commented that Whitfield County is not a tourism County. Ms. Alt also noted that she was in objection of the rezoning of Tiny Tudors LLC on Reed Road.

Matt Coker asked about the Strategic Objectives for the County. Chairman Jensen noted that they are on the County's website.

**MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, MAY 8, 2023, AT 6:00 P.M. AT THE COURTHOUSE BOC MEETING ROOM LOCATED AT 205 N. SELVIDGE STREET**

**First Reading – Whitfield County Unified Zoning Ordinance Text Amendment:** Chairman Jensen noted the Planning Commission has recommended to amend the Unified Zoning Ordinance text regarding compliance with GA HB 1405. No action was taken on this item.

**Alcohol Beverage License Application:** Motion was made by Commissioner Thomas and seconded by Commissioner Jones to approve the alcohol beverage application for 2208 Cleveland Hwy #C, LLC d/b/a Dalton Fun Factory located at 2208 Cleveland Hwy Unit C. The motion was approved 3-0, with Commissioners Robbins, Thomas and Jones in agreement.

**Alcohol Beverage License Application:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to postpone the alcohol beverage application for AARYA Food & Fuel Inc., d/b/a Kwik Ser 4 located at 2900 Airport Rd until the next regular meeting in June. The motion was approved 3-0, with Commissioners Robbins, Thomas and Jones in agreement.

**Close and Abandon a portion of Old Mitchell Bridge Rd:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to close and abandon and issue a quit claim deed for a portion of Old Mitchell Bridge Rd located in Land Lots 111 and 112 of the 9<sup>th</sup> district and 3<sup>rd</sup> section of Whitfield County, Georgia. The motion was approved 3-0, with Commissioners Jones, Thomas and Robbins in agreement.

**Finance – Budget Amendment for GDOT Safety Grant:** Motion was made by Commissioner Robbins and seconded by Commissioner Jones to approve a budget amendment in the amount of \$212,500.00 for a GDOT Safety Grant. The County was awarded this grant in May 2021 and received the funds in June 2021. Due to an oversight and staffing changes, this amount was not rolled over into the 2022 or 2023 Budgets. The grant allows the County three years to complete the projects. The \$212,500.00 has remained in Fund Balance and now needs to be moved into the Public Works expenditure line in order to perform the safety projects to ensure compliance with the grant requirements. The motion was approved 3-0, with Commissioners Jones, Robbins and Thomas in agreement.

**UGA Contract - Whitfield County Extension Office:** Motion was made by Commissioner Robbins and seconded by Commissioner Thomas to approve the contract for the UGA County Extension Office for their fiscal year which is July 1, 2023 - June 30, 2024 in the amount of \$94,897.00. The first 6 months of the contract are already in the 2023 Budget and the final 6 months will be included in the 2024 Budget. The motion was approved 3-0, with Commissioners Jones, Robbins, and Thomas in agreement.

**Appointment to the Whitfield County EMS Quality Review Committee:** Motion was made by Commissioner Robbins and seconded by Commissioner Thomas to appoint Bruce Satterfield to the Whitfield County EMS Quality Review Committee. The motion was approved 3-0, with Commissioners Thomas, Jones, and Robbins in agreement.

**Ratify – 2023 COPS Technology and Equipment Grant Application:** Motion was made by Commissioner Robbins and seconded by Commissioner Jones to ratify the submission of the COPS Technology and Equipment Grant application which had a due date of April 25th. This was an "invitation only" grant. The County received an invitation as a result of an earmark in the Federal FY23 budget from Senator Warnock's office. This is a \$75,000 grant for a mass spectrometer for the drug unit. The estimated cost of the equipment is \$93,775 and the additional \$18,755 will come from the Sheriffs Forfeiture Fund. Award notifications are expected in September 2023. The motion was approved 3-0, with Commissioners Jones, Robbins and Thomas in agreement.

**MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, MAY 8, 2023, AT 6:00 P.M. AT THE COURTHOUSE BOC MEETING ROOM LOCATED AT 205 N. SELVIDGE STREET**

**Ratify – Transit Trust Fund Program Grant:** Motion was made by Commissioner Robbins and seconded by Commissioner Jones to ratify the application for the Transit Trust Fund Program (TTFP). TTFP is a new transit funding program administered by GDOT and uses a population-based formula, based on 2020 Census data, to distribute state funding to Georgia's counties outside the ATL Region, with existing transit service to further support public transportation across the state. TTFP funding will be distributed to the agencies that provide public transportation for these counties. This program consists of a grant application for eligible expenses where grant awards are 100% funded with no local match requirement. The population based formula for the TTFP program allocated \$90,453 for Whitfield County. Whitfield County Transit Service applied for \$90,449.74 in 2023 TTFP funds consisting of both capital and operating funds. Capital items include bus cameras, 30 new bus tires, 30 new bus rotors, 46 new brake pads, 150 oil filters, and matching funds for two new busses. Also included in the 2023 TTFP application are funds to cover a 5% salary increase for all Transit Department employees over a two-year period. Whitfield County staff submitted an application for these TTFP funds on April 7<sup>th</sup>, 2023 one week prior to the application deadline. This application was received by GDOT and all requests were approved. The motion was approved 3-0, with Commissioners Jones, Robbins and Thomas in agreement.

**Engineering – Westside Park Football/Soccer Facility Award Contract:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to award the construction bid for a football/soccer facility at Westside Park, which is a 2020 SPLOST project, from Momon Construction of Calhoun, GA at \$1,725,249.50. This motion also authorizes the Chairman to sign the contract. The motion was approved 3-0, with Commissioners Robbins, Jones and Thomas in agreement.

**Parks & Recreation – Ratify Riverbend Playground:** Motion was made by Commissioner Robbins and seconded by Commissioner Thomas to ratify the bid for a Playground at Riverbend Park from Play Safe Solutions for \$149,792. The motion was approved 3-0, with Commissioners Robbins, Jones and Thomas in agreement.

**City of Dalton De-Annexation:** Motion was made by Commissioner Robbins and seconded by Commissioner Jones to accept a request to the City of Dalton from Bryan Spence to De-Annex parcel number 12-254-45-000 into unincorporated Whitfield County, for the intended purpose of constructing new homes. The motion was approved 3-0, with Commissioners Jones, Robbins and Thomas in agreement.

**Tunnel Hill Historic Site – Apartment Lease:** Motion was made by Commissioner Thomas and seconded by Commissioner Jones to approve leasing the apartment at the Tunnel Hill Historic Site with the City of Tunnel Hill. The County owns the Clisby Austin House at the Tunnel Hill Historic Site and the lease will include a termination clause. The City of Tunnel Hill will house Jacob McBrayer a police officer in the building. The County would benefit by having someone residing on the site after hours, which would discourage undesirable and illegal activity. Additionally, having the officer maintain the lawn would eliminate the need for the County Public Works Department to do so. The motion was approved 3-0, with Commissioners Thomas, Jones and Robbins in agreement.

**Contract with Northwest Georgia Regional Commission for Planning Services:** Motion was made by Commissioner Thomas and seconded by Commissioner Robbins to approve a contract with the Northwest Georgia Regional Commission for Planning Services in the amount of \$48,000 annually. The motion was approved 3-0, with Commissioners Robbins, Jones and Thomas in agreement.

**Tax Assessor- Commercial Property Digest Consulting Contract:** Motion was made by Commissioner Thomas and seconded by Commissioner Jones to enter into a contract with McCormick Solutions for \$125,000 for a complete update of all commercial and industrial properties including cost

**MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, MAY 8, 2023, AT 6:00 P.M. AT THE COURTHOUSE BOC MEETING ROOM LOCATED AT 205 N. SELVIDGE STREET**

schedules, land and building type tables, and neighborhood and location adjustment factors. The motion was approved 3-0, with Commissioners Thomas, Jones and Robbins in agreement.

**Resolution for Board of Assessors Appointment – Gail Junkins-Noles:** Motion was made by Commissioner Jones and seconded by Commissioner Robbins to approve the resolution re-appointing Gail Junkins-Noles to a six-year term to begin on July 1, 2023 and expire on June 30, 2029. The motion was approved 3-0, with Commissioners Thomas, Jones and Robbins in agreement.

**Resolution for Board of Assessors Appointment – Bob Chiddister:** Motion was made by Commissioner Jones and seconded by Commissioner Robbins to approve the resolution re-appointing Bob Chiddister who was appointed on June 13, 2022 to fill the unexpired term of Dixon White that is set to expire on September 26, 2023. Mr. Chiddister has agreed to serve a regular six-year term that will begin on September 27, 2023 and will expire on September 26, 2029. The motion was approved 3-0, with Commissioners Thomas, Jones and Robbins in agreement.

**Rezoning Recommendation:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to approve the recommendation of the planning commission approving the request of Kacie Perry to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.56-acre located along Dantzler Circle. Parcel (12-016-12-008). The motion was approved 3-0, with Commissioners Jones, Thomas and Robbins in agreement.

**Rezoning Recommendation:** Motion was made by Commissioner Jones and seconded by Commissioner Thomas to approve the recommendation of the planning commission approving the request of Gary Whaley to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.29-acres located at 3767 Mount Pleasant Road. Parcel (10-103-34-000). The motion was approved 3-0, with Commissioners Jones, Thomas and Robbins in agreement.

**Rezoning Recommendation:** Motion was made by Commissioner Thomas and seconded by Commissioner Jones to approve the recommendation of the planning commission approving the request with conditions of Tiny Tudors, LLC to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 14.37 acres located along Reed Road. Parcel (12-106-16-000). The following conditions were set by the planning commission: 1. Require a preliminary site plan to illustrate access, internal infrastructure, buffers, camper/RV lots, and greenspace, 2. A 30' vegetative buffer surrounding the entire periphery of the subject property, including the frontage along Reed Rd., 3. A net density of 28 sites for the proposed RV spaces, tiny home campers, and yurts. This is based on the density recommended in the Emerging Suburban character area., 4. Require a minimum of 40% greenspace be accounted for on the site plan in order to preserve the integrity of the ridge and natural views., 5. A fence or continuous visual boundary markers be required around the periphery of the subject property to prevent visitors from unknowingly trespassing on adjacent private property, including the undeveloped lots associated with Haignill Reservoir's buffer area. Another condition is that rentals can only be for up to 14 days. The motion was approved 3-0, with Commissioners Jones, Thomas and Robbins in agreement.

**Public Works – Revise Vendor Selection/Vehicle and Equipment Surplus:** Motion was made by Commissioner Jones and seconded by Commissioner Robbins to approve the change of vendor for (2) 3/4-ton 4wd crew cab trucks that were approved for purchase at the Feb 7th meeting. Public Works

**MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, MAY 8, 2023, AT 6:00 P.M. AT THE COURTHOUSE BOC MEETING ROOM LOCATED AT 205 N. SELVIDGE STREET**

then issued the PO# for these trucks, but the trucks are still not ordered from Friendship Ford and will not be delivered in 2023. Ford of Dalton was the only other bidder for these trucks (total \$ 130,936.00) \$9,238 difference in the cost. The motion also approved the following to be declared surplus and sold on govdeals.com; 1. Public Works- 2005 Ford Crown Vic - cost to repair exceeds value, 2. Rec Dept.- 2002 Chevrolet S-10 pickup - cost of repairs exceeds value, 3. Building Inspection- 2008 Ford Escape Hybrid- cost of repairs exceed value, 4. Building & Grounds - Amida traffic arrows Lack of use and cost to repair exceeds value. The motion was approved 3-0, with Commissioners Thomas, Robbins and Jones in agreement.

**PUBLIC COMMENT:**

Vicky Alt read the minutes from the Special Called BOC meeting held on Jan. 27, 2022 to the Board.

Brian Irwin addressed the Board about speeders on old Chattanooga Road. Mr. Irwin has spoken to the Sheriffs Office regarding more patrol on this road and Public Works about the possibility of installing speed cushions on the road.

**Executive Session – Real Estate:** Motion was made by Commissioner Jones and seconded by Commissioner Robbins to go into executive session for the purpose of Real Estate. Present for the meeting were Chairman Jevin Jensen, Commissioners Robbins, Jones, and Thomas, County Attorney Robert Smalley, County Administrator Bob Sivick, and County Clerk Blanca Cardona. The motion was approved 3-0, with Commissioners Robbins, Thomas and Jones in agreement.

Motion was then made by Commissioner Jones and Thomas to come out of executive session. The motion was approved 3-0, with Commissioners Robbins, Thomas and Jones in agreement.

**ADJOURN** Unanimous



JEVIN JENSEN, CHAIRMAN  
WHITFIELD COUNTY BOARD OF COMMISSIONERS

  
BLANCA CARDONA, COUNTY CLERK

DATE: 6/2/2023