



**JASPER COUNTY COUNCIL
DEVELOPMENT SERVICES COMMITTEE**

**JASPER COUNTY GOVERNMENT BUILDING
COUNCIL CONFERENCE ROOM**

**JULY 14, 2009
11:30 A.M.**

OFFICIALS PRESENT:

DR. GEORGE HOOD, COMMITTEE CHAIRMAN
HUBERT TYLER, COMMITTEE MEMBER

STAFF PRESENT:

ANDREW FULGHUM, ADMINISTRATOR
DAVID JIROUSEK, PLANNING DIRECTOR
CHRISTI HERMAN, PROJECT COORDINATOR
JUDITH FRANK, CLERK TO COUNCIL

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT THE ELECTRONIC AND PRINT MEDIA WERE NOTIFIED.

DURING PERIODS OF DISCUSSION AND/OR PRESENTATIONS MINUTES ARE TYPICALLY CONDENSED AND PARAPHRASED.

CALL TO ORDER:

COMMITTEE CHAIRMAN HOOD CALLED THE MEETING TO ORDER AT 11:30 A.M.

PLANNING AND ZONING CONTRACTS – DISCUSSION:

PLANNING AND ZONING PROFESSIONAL SERVICE CONTRACT- LSL PLANNING, INC.:

MR. JIROUSEK EXPLAINED THAT HE COLLECTED QUALIFICATIONS FROM THREE COMPANIES AND THE CONTRACT HE WAS RECOMMENDING WAS WITH LSL PLANNING, INC. MR. JIROUSEK SAID THE CONTRACT WAS FOR ON CALL SERVICES FROM LSL PLANNING, INC. MR. JIROUSEK SAID THE COMPANY WOULD BE USED TO GET INPUT ON COUNTY ORDINANCES AND TO GET AN OUTSIDE PERSPECTIVE. MR. JIROUSEK SAID THAT THE SERVICES WOULD BE PAID FOR FROM THE PLANNING EXPENSES LINE IN THE BUDGET. MR. JIROUSEK SAID THEY WOULD REVIEW THE PPD'S AND OTHER SITE PLANS AND THOSE FEES WOULD BE PAID FOR BY THE DEVELOPER.

ENGINEERING REVIEW, INSPECTIONS & PROFESSIONAL SERVICES CONTRACT, CET:

MR. JIROUSEK EXPLAINED THAT THIS WAS A PROFESSIONAL SERVICE CONTRACT WITH KURT CROASMUN AND THE DEPARTMENT WOULD STILL BE DEALING ATM, BUT THIS CONTRACT ALLOWS THE COUNTY TO FOLLOW UP WITH MR. CROASMUN. MR. JIROUSEK STATED THAT MR. CROASMUN HAS BEEN THE COUNTY'S MAIN ENGINEERING CONSULTANT ON THE MAJORITY

OF THE DEVELOPMENT PROJECTS SINCE THE ADOPTION OF THE COUNTY'S DEVELOPMENT STANDARDS IN 2007. MR. JIROUSEK SAID THAT MR. CROASMUM WILL WORK ON AN AS NEEDED BASIS AND THAT THE CONTRACT CAN BE PAID FOR FROM THE ECONOMIC DEVELOPMENT PLANNING EXPENSES LINE IN THE BUDGET. MR. JIROUSEK COMMENTED THAT WITH A SMALL PLANNING DEPARTMENT, A GOOD GROUP OF CONSULTANTS WAS BEING ASSEMBLED.

ORDINANCES AND PROJECTS DISCUSSION:

ACCESSORY STRUCTURE ORDINANCE:

MR. JIROUSEK TOLD THE COMMITTEE THAT THE ACCESSORY STRUCTURE ORDINANCE ADDRESSES BARN, SHED, AND SECONDARY STRUCTURES ON A LOT. MR. JIROUSEK SAID THAT CURRENTLY THE STANDARDS ARE VERY RESTRICTIVE AND THEY ARE NOT STANDARDS THAT CAN BE APPLIED WELL IN THE RURAL AREAS. COMMITTEE MEMBER TYLER ASKED IF THE PEOPLE WOULD BE TAXED ON THE ACCESSORY BUILDING. MR. JIROUSEK SAID THAT THE ORDINANCE DOES NOT DEAL WITH TAXES; THE ASSESSOR WOULD HANDLE THE TAXES. COMMITTEE MEMBER TYLER SAID HE DID NOT FEEL THE ACCESSORY BUILDING SHOULD BE TAXED. MR. JIROUSEK SAID THAT CURRENTLY ANYWHERE IN THE COUNTY, THE ACCESSORY BUILDINGS COULD ONLY BE 800 SQ. FEET AND THIS ORDINANCE ALLOWS FOR LARGER ACCESSORY BUILDINGS TO BE BUILT IN THE RURAL AREAS. MR. JIROUSEK SAID THIS WILL HELP THE CITIZENS IN THE RURAL AREAS.

HEIRS' PROPERTY – JOINT COUNCIL AND PLANNING COMMISSION WORKSHOP:

MR. JIROUSEK REMINDED THE COMMITTEE THAT THERE WILL BE A JOINT COUNTY COUNCIL AND PLANNING COMMISSION MEETING IN THE COUNTY COUNCIL CHAMBERS ON JULY 23, 2009 AT 4:00 P.M. MR. JIROUSEK SAID THAT THE TOPIC WILL BE HEIRS PROPERTY. MR. JIROUSEK TOLD THE COMMITTEE THAT HEIRS' PROPERTY IS A MAJOR PRIORITY WITH THE PLANNING COMMISSION. MR. JIROUSEK SAID THAT AN OVERVIEW OF THE PROBLEMS THAT ARE ENCOUNTERED WITH HEIRS' PROPERTY, AND WHAT CAN BE DONE TO FIX THEM, WILL BE COVERED AT THE JOINT MEETING. COMMITTEE CHAIRMAN HOOD ASKED IF ANYTHING COULD BE PUT INTO AN ORDINANCE THAT REQUIRES THE ATTORNEY TO HANDLE HEIRS' PROPERTY WITHIN SIX MONTHS. MR. JIROUSEK SAID THAT QUESTION NEEDED TO BE ANSWERED BY ATTORNEY JONES. MR. JIROUSEK SAID THAT THE PLANNING COMMISSION NEEDS TO UNDERSTAND THAT THERE IS NO ORDINANCE THAT THE COUNTY CAN WRITE TO HANDLE HEIRS' PROPERTY.

PENDING DEVELOPMENT PROJECTS:

MR. JIROUSEK SAID THAT CURRENTLY THERE ARE 12 PROJECTS THAT ARE UNDER CONSTRUCTION. COMMITTEE CHAIRMAN HOOD ASKED WHAT WAS GOING TO BE BUILT IN THE AREA BY WALMART WHERE THE NEW PUBLIX IS BEING BUILT. MR. JIROUSEK RESPONDED THAT A RETAIL STRIP IS GOING THERE. MR. JIROUSEK TOLD THE COUNCIL THAT THE FEES FOR HALF THE PROJECT, NOT INCLUDING PUBLIX WERE \$45,000.00.

MR. FULGHUM EXPLAINED THAT THERE WERE TWO PROPOSALS FROM ARBORISTS FOR THE GOVERNMENT COMPLEX. MR. FULGHUM SAID THAT THE ARBORIST WOULD PROVIDE ON CALL SERVICE FOR GUIDANCE FOR THE PARKING LOTS AND THE COURTHOUSE. MR. FULGHUM SAID THE CONTRACT DID NOT HAVE TO GO OUT FOR BID. MR. FULGHUM SAID THE PROPOSALS WERE \$2,312.00 APART AND HE WAS RECOMMENDING CONTINUING WITH THE SERVICES WITH PRESERVATION TREE CARE EVEN THOUGH THEY SUBMITTED THE HIGER PROPOSAL. THE COST OF THE ARBORIST CONTRACT IS \$26,290.00. COMMITTEE MEMBER TYLER ASKED WHAT AREAS WERE INVOLVED AND MR. FULGHUM RESPONDED THE AREAS AROUND THE PERRY HOUSE, COURT HOUSE, THE GOVERNMENT BUILDING, AND FOUR PARKING LOTS.

MR. FULGHUM DISCUSSED HAVING THE ARCHITECT DO THE AUDIO VISUAL DESIGN AND TO USE A SUB-CONSULTANT TO WORK WITH MS. BOSTICK CONCERNING SECURITY. MR. FULGHUM SAID THE AUDIO VISUAL CONTRACT AND THE SECURITY CONTRACT WILL HAVE TO BE BID OUT AND THE COUNCIL WILL NEED TO APPROVE THE BIDS. MR. FULGHUM SAID THE COST OF THE CONTRACT WITH THE ARCHITECT IS \$16,602.50. MR. FULGHUM SAID IT IS CRITICAL THAT EVERYTHING IS OPERATING WHEN MS. BOSTICK MOVES BACK INTO THE COURTHOUSE.

MR. FULGHUM SAID THAT HE HAD ONE CHANGE ORDER FOR THE COURTHOUSE IN THE AMOUNT OF \$20,220.00 FOR THE ABATEMENT WORK REMOVING ALL THE ASBESTOS FROM THE BUILDING. MR. FULGHUM SAID HE APPROVED THE CHANGE ORDER BECAUSE IT WAS WITHIN HIS RANGE OF APPROVAL.

MR. FULGHUM PRESENTED THE ORDINANCE FOR APPROVAL OF THE LEASE FOR THE PERRY HOUSE. MR. FULGHUM SAID THAT THE COUNCIL APPROVED LEASING THE PROPERTY TO THE CHAMBER AND THE LEASE IS CONSISTANT WITH OTHER LEASES OF THE COUNTY. MR. FULGHUM SAID THAT THE CHAMBER DOES NOT THINK THEY SHOULD HAVE TO PAY THE UTILITIES. COMMITTEE CHAIRMAN HOOD ASKED THE CLERK TO CHECK WITH THE OTHER COUNTIES AND SEE WHAT THEY PAY FOR AND PROVIDE TO THEIR CHAMBER OF COMMERCE. COMMITTEE MEMBER TYLER ASKED IF THEY HAD A PRICE FOR THE RENOVATION WORK AND MR. FULGHUM SAID THAT HE HAD A GOOD ESTIMATE, BUT THERE IS A CONTINGENCY FOR UNFORSEEN PROBLEMS.

**MONTHLY UPDATES:
PLANNING AND BUILDING, MONTHLY REPORTS AND ACTIVE
PROJECT LIST:**

MR. JIROUSEK PRESENTED THE COMMITTEE WITH GRAPHS OF THE REVENUE SHEET AND HE SAID HE FELT THAT THE REVENUE WILL INCREASE DURING JULY AND AUGUST BECAUSE 2/3 OF WHAT IS PROJECTED WILL BE COMING IN THIS SUMMER. MR. JIROUSEK SAID THAT FROM THE PLANNING SIDE HE SEES A TREND UPWARD FOR PROJECTS THAT REQUIRE THE STAFF AND CONSULTANT TO REVIEW. MR. JIROUSEK SAID THAT THE ESCROW ACCOUNT IS USED FOR PAYING THE ON-CALL ENGINEER. COMMITTEE

CHAIRMAN HOOD SAID HE WOULD LIKE TO SEE GRAPH REPORTS FROM EACH DEPARTMENT.

BUSINESS LICENSE:

MR. FULGHUM SAID THAT HE GETS MONTHLY REPORTS FROM EACH DEPARTMENT AND THE REPORTS GO TO THE OUTSIDE AUDITOR.

COMMITTEE MEMBER TYLER ASKED ABOUT THE GROWTH PATTERN IN THE COUNTY. MR. FULGHUM RESPONDED THAT THEY HAVE DEVELOPMENT AGREEMENTS ON WHAT IS TO COME; HOWEVER, HE WAS NOT SURE WHEN THEY WERE GOING TO COME.

COMMITTEE CHAIRMAN HOOD ASKED MR. FULGHUM TO REVIEW HOW MANY PERMITS WERE ISSUED AND HOW MANY STUCTURES WERE ACTUALLY BUILT AND TO PRESENT IT TO THE COUNCIL.

ADJOURN:

COMMITTEE CHAIRMAN HOOD ADJOURNED THE MEETING AT 12:30 P.M.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

JUDITH M. FRANK, CCC
CLERK TO COUNCIL

DR. GEORGE HOOD
COMMITTEE CHAIRMAN