

**GRANT COUNTY AREA PLAN COMMISSION  
GRANT COUNTY OFFICE COMPLEX**

**Minutes**

**August 7, 2023**

**7:00 PM**

**1. Call to Order and Pledge of Allegiance**

1.1 President Briede called the meeting to order at 7:00 PM.

**2 Roll Call**

2.1 Members Present: President Chuck Briede, Vice President Tyson Nuckols, Randy Atkins, Jerry Caudill, Jim Todd, Frank Hix, Steve Wright, Brian Hunt, John Pearson, and Patrick Nevers. Not Present; Bob Bothwell, David Broyles, and Robert Couse.

2.2 Staff Present: Executive Director Ryan Malott, Executive Assistant Brenda Harrison, Building Inspector Nicole Bailey, and Code Enforcement Officer Katie Kabel.

**3 Approval of Minutes**

3.1 6/5/23 – Mr. Wright motioned to approve the minutes and Mr. Nuckols seconded. Mr. Nuckols, Mr. Atkins, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Hunt, Mr. Wright, Mr. Nevers, and Mr. Pearson voted yes. Motion carried.

3.2 6/26/23 Executive Session – Mr. Hunt motioned to approve the minutes and Mr. Hix seconded. Mr. Nuckols, Mr. Atkins, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Hunt, Mr. Wright, Mr. Nevers, and Mr. Pearson voted yes. Motion carried.

**4. Public Hearings**

**4.1 Old Business –**

**4.1.1 Pond Ordinance**

Director Malott stated this pond ordinance is for a pond 1 acre or less. 1 acre or more must go through the USDA Rule 5 and a grading permit through Area Plan. There have been situations regarding the setbacks of ponds. Where the pond could be located and where the fill dirt could go. At the time we had no ordinance regarding this. Discussed with the Drainage Board and the surrounding counties. All of the surrounding counties have a pond ordinance, except us. Took the 10 ordinances from surrounding counties and whittled them down to this.

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*The Plan Commission may tape record the proceedings of each meeting to substantiate and clarify the official minutes.*

All of the offices involved have input their suggestions. Director Malott stated that at the back of the pond ordinance that there were questions for the board to go over.

Mr. Briede asks the board if they wanted to take time and think over the ordinance or if they want to work on it to get it ready for the next public hearing. He stated that it would continue to the next meeting for first reading.

Mr. Todd stated that his concerns are the water backing up on the neighbors. He stated this is a good thing. He is okay with the latest version.

#### **4.1.2 Rules of Procedure**

Mr. Briede stated that at the last meeting it was decided that a group of Board Members, Mr. Hunt, Mr. Broyles, Mr. Atkins, and himself, would get together to go over the Rules of Procedure in two meetings. He noted that what Dr. Bothwell composed was also worked on in this review. He stated that he thought it was very productive. Everyone needs to digest this and at the next meeting we can go over it line by line or hit what needs work on. The whole group did a good job, we just didn't yes / no, we analyzed it from different angles to see what it was trying to get at.

#### **4.2 New Business –**

##### **4.2.1 Ratification of “New Hire” by Executive Committee – Grace Brown**

Director Malott stated that on July 3<sup>rd</sup> we got Grace Brown back. Some of you may remember she was our original Code Enforcement Secretary. We had tried to make her job full time, but she left for a full-time job. She ended up wanting to come back because she wasn't comfortable with the job.

Motion made by Mr. Nuckols, seconded by Mr. Hunt. Mr. Nuckols, Mr. Atkins, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Hunt, Mr. Wright, Mr. Nevers, and Mr. Pearson voted yes.

#### **5. Reports**

##### **5.1 Mr. Glickfield was not present. Was out of town taking care of a personal matter. Director Malott stated that he has gotten in contact with them and they're working on five properties to get down.**

Code Enforcement/Building Inspector Nicole Bailey stated that their current issue is that since we have been so far behind by not having a building inspector for so long there are only four dates for us to go to court, August 22<sup>nd</sup> which we can't do; September 22<sup>nd</sup> is the most feasible one; September 6<sup>th</sup> and October 5<sup>th</sup>. Mr. Briede asked if those were court dates. Bailey stated we're working with Glickfield, and he wants to move

the court dates from Friday to the rest of the week. That could open up more court dates we will have to wait to see. We are working on 3514 Overman, which is Eric Guy and has been a problem for a couple of years, both of Puckett's properties at 401 and 435, with 435 becoming an emergency which we are hoping to get down in August, and Gerstoff's property on 400 East, we have been dealing with this before I started working in 2019.

## 5.2 Director's Report

July 3<sup>rd</sup> we were happy to get Grace back and we were now focusing on getting caught up, getting the new software live, right now we have to make sure who is in the office to do permits as not everyone can do old software. In August, Director Malott stated he would be helping with inspections. Nicole and Katie will work on Code Enforcement. Comprehensive Plan – we have gotten the Citizen List turned in. They will begin sending out surveys, and it will take three months for it to get back to us.

Attorney – Commissioners did a line item for major litigation. I will have to go back in September to Council for appropriation for Attorney pay for this year. We have \$5000 for third quarter pay, which leaves \$1000, and we will ask for \$4000 to have the fourth quarter pay.

The council created an additional Building Inspector position for Nicole and at the end of the year Aaron's position will rollover to the general fund. He noted the Council approved redistribution of salaries by moving employees around.

## 6. Correspondence and Other Business

6.1 Mr. Nash will be going to the BZA for a special exception in September.

6.2 The old Underwood Meat Market where we had trouble when Sa It had the Slaughterhouse. Cows were getting out and they were burning hides.

Mr. Cameron bought the property and was supposed to get with us on the "Written Commitment", but never did.

Mr. Gillespie is the new owner and would like to have a wholesale slaughterhouse.

Mr. Atkins asked what a wholesale slaughterhouse was. It was explained that it was not for the public, bulk sales for restaurants, etc.

Mr. Gillespie will do some retail sales if you call ahead with what you want. Owned by Biotown AG. Starting out with will call. Under USDA inspections daily. Has 12 binder he goes through daily.

Mr. Gillespie would like to have "no retail sales" stricken from the "Written Agreement". He was content with the rest of the agreement. Agreement

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will be sent to attorneys for approval & public hearing in September Meeting.

Mr. Briede asked if we would need to have our attorney write an amendment. Director Malott stated that he would get the attorney to have the agreement rewritten.

Mr. Atkins stated that if the inspector is not there the carcass would be marked not for resale.

Mr. Gillespie stated that a USDA inspector is there every day during processing, he has an office within the building.

There is a difference between State inspected and Federally inspected. They are Federally inspected.

Mr. Briede stated we need to get the proper amendments or whatever is needed to get it back for the next meeting.

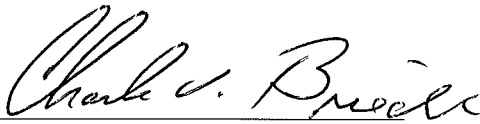
### 6.3 Next meeting – September 11, 2023

#### 7. Public Input

Linda Sutton spoke on her displeasure on the approval of the Covenant Event Center special exception by the BZA.

#### 8. Adjournment

Meeting adjourned at 8:30 pm

A handwritten signature in cursive script, appearing to read "Chuck V. Briede".

Chuck Briede, APC President