

Russell County Planning Commission
Minutes
May 6th, 2008, 4:30 P.M. EST

An adjourned meeting of the Russell County Planning Commission was called to order by Chairman, R.C. Adams. Members present were Rick Perry, Jimmie Batchledor, William Friend, Carla Thomas, Dillie Elliott, Dr Thomas Shelton, David Ellis and Attorney Walter Gray, and County Administrator LeAnn Horne, kept the minutes.

Chairman Adams introduced the newest member of the Planning Commission, Carlos Thomas.

Mrs. Thomas was sworn in By Circuit Court Judge Green.

Chairman Adams requested to a motion to approve the January 15, 2008, also February 5, 2008 Planning Commission minutes. David Ellis motioned to approve the January 15 meeting minutes and was seconded by Dillie Elliott. The vote was unanimous.

Chairman Adams requested a motion to approve the February 5, 2008 minutes. J.C. Batchledor motioned to approve the minutes and was seconded by William Friend. The vote was unanimous.

Mr. Adams stated, our new business item is the approval of Farmbrook Subdivision, Phase 6 Preliminary Plat. Engineering Department and the Planning Commission unofficially approved the Plat due to lack of a quorum at the last meeting. We need to officially approve the plat since there are enough members here today. Dr. Thomas Shelton motioned to approved Farmbrook Preliminary Plat, Phase 6. Dillie Elliott seconded the approval. The vote was unanimous.

Mr. Adams announced the resignation of Bill Starke from the Planning Commission. He served on the Planning Commission since its creation and he spoke highly of the progress The Planning Commission has made. He was appointed by Leslie Vance and his position was a six year term. There needs to be a new appointee for his replacement by the next meeting.

Liz Drake from EDAW presented the final report of the Joint Land Use Study and the encroachment of Ft. Benning.

Mr. Adams wanted an update on the River's Reach Development.

Ben Elliott stated there was no progress at this time. Phase 1, was due to be completed in August however; If not finished they will have to start cashing in the bond which may take a year or longer. This is all private property and the roadway is owned by the company. We need to have the County Attorney investigate the steps required to get the road finished or what the County's process is to acquire the roads.

Regulations for Package Sewage Plants were brought up for discussion by Chairman Adams.

David Ellis acknowledged minimum standards have been set to meet Alabama requirements by Goodwin, Mills & Caywood. David reported, that Roger Conner has specified a certain system or one equal to; trying to giving the Planning Commission something to compare to, and not installing a substandard product.

J.W. Brannen asked LeAnn Horne about the standards set by ADEM.

Ms. Horne reported they were now forming a committee to establish minimum standards for the state of Alabama. Georgia, Florida, Tennessee and other states have adopted minimum standards and examples were provided to you a couple of meetings ago. As long as a package system or micro-filtration system meets the minimum standards required by the State and County Commission then, the County will meet compliance issues.

J.W. Brannen stated he wants the Planning Commission to set the minimum standards.

Mr. Ellis said the standards have been handed out by Mr. Conner and were compiled by Goodwyn, Mills and Cawood. The standards tell you what type pipe, all the specifications you need that meet the standards already set. There are contractors ready to build subdivisions needing sewage. There is no reason our standards cannot be presented to the County Commission. The standards can be changed if necessary, we need to go forward.

The Subdivision Rules and Regulation have never been voted on by the County Commission due to the minimum standards for the package sewage plants had not been submitted, stated Ms. Horne.

Commission Cox, asked if the standards are approved by ADEM.

Mr. Ellis replied, it states everything has to be approved by ADEM; also the State and County Highway Department.

Mr. Brannen asked if ADEM approved the submitted standards.

Mr. Ellis asked why would they approve them, they are not going to approve a sewer or water system specifications. They are going to approve the plans you send to them not the standards. How many of the commission have looked at the specifications?

Mr. Friend stated the only issue I have with the standards is who is liable for the system, should it fail. ADEM even recommends an up to five year bond, not a one year bond. If there becomes a two or three million dollar problem due to a system failure; Russell County may become liable if the sewer is not bonded.

Mr. Ellis replied, if you have a failure most of the time it will happen the first year. The contractor is responsible that first year and then the Sewer Authority takes over the system.

Ms. Horne asked who is liable of contaminations or ADEM fines.

Mr. Friend stated ADEM said it was advisable for the contractor be liable for 5 years.

R.C. Adams affirmed he too was told by ADEM the contractor should be responsible for 5 years.

Mr. Ellis answered that's fine but why not go ahead and present this to the County Commission. How long is it going to take the Commission to go through the regulations and approve. We can still make changes, but we still need to move on this.

Commissioner Cox said it won't take the Commission long to go over the rules and regulations but the Planning Commission will have to recommend it to the County Commission before it will be considered.

Mr. Friend responded, I would recommend the standards with the contract having a five year bond on the installed systems.

Mr. Ellis asked, would the Planning Commission will approve these standards if we added the five year bond.

Mr. Adams affirmed that would be acceptable.

Mr. Ellis replied, May 20th Dr White would like to be added to our agenda .

Mr. Adams stated, The Commission Meeting will be May 27th, 2008 if we come to an agreement on the minimum standards we will present regulations to the Commission at that meeting.

Chairman Adams adjourned the meeting until May 20th, 2008.