

# **WHITE COUNTY BOARD OF COMMISSIONERS**

## **MINUTES OF THE WORK SESSION HELD**

**MONDAY, FEBRUARY 27, 2017 AT 4:30 P.M.**

The White County Board of Commissioners held a Work Session on Monday, February 27, 2017 at 4:30 p.m. in the Board Room at the White County Administration Building. Present for the meeting were: Chairman Travis Turner, Commissioner Terry Goodger, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Michael Melton, Finance Director Vicki Mays, and County Clerk Shanda Murphy.

A Public Hearing was conducted related to the application submitted by Kenneth R. Grimes to redistrict 1.39 acres of property located on FM Road Cleveland, GA Tax Parcel # 003-045A from R-3 (Residential Seasonal District) to R-1 (Residential Single Family District).

Mr. Tom O'Bryant, Director of Community & Economic Development, provided a summary of the application stating that the property was previously approved for recreational vehicles (RV's) lots and the Grimes wanted to redistrict this property in order to construct a single family residence on it. He further stated that the property was surrounded on three (3) sides with R-1 classifications and on the fourth side there was agriculture property. He indicated that the proposed use was in keeping with the county's Comprehensive Plan and the Planning Commission had given a recommendation to approve this application.

Chairman Turner opened the floor for public comments. He asked for any comments in support of the requested redistricting, followed by two (2) additional calls for any comments in support of the redistricting – there were no comments in support of the redistricting request. Chairman Turner asked for any comments in opposition to the requested redistricting, followed by two (2) additional called of any comments in opposition to the redistricting – there were no comments in opposition to the redistricting request. The public hearing was closed.

Chairman Turner stated that the application submitted by Kenneth R. Grimes to redistrict 1.39 acres of property located on FM Road Cleveland, GA Tax Parcel # 003-045A from R-3 (Residential Seasonal District) to R-1 (Residential Single Family District) would be placed on the March 6, 2017 Regular Meeting agenda as a voting action item.

Sheriff Neal Walden presented a list of eleven (11) vehicles to the Board of Commissioners which he was requesting to be approved for surplus and sold by a third party auction service with proceeds from the sale of the vehicles to be designated to the Sheriff's Office budget for the purchase of new vehicle(s). Sheriff Walden stated that none of the vehicles were in good operational condition. There was a consensus that this item would be placed on the March 6, 2017 Regular Meeting consent agenda.

Mr. Melton presented documentation for the continuation of the authorization for the White County Tax Commissioner's Office to receive various forms of payment on behalf of White County and the revised authority to disburse funds on a monthly basis to the White County

Board of Commissioners Office. Chairman Turner did note that if needed, the Tax Commissioner’s Office would disburse funds on a more frequent basis in the unlikely event of cash flow concerns. There was a consensus that this item would be placed on the March 6, 2017 Regular Meeting consent agenda.

Mr. Melton presented the bids received for the improvements to Carolina Springs Road (associated with the \$358,501.00 received in Community Development Block Grant (CDBG) Employment Incentive Program (EIP) funding). He stated that both bids received – Thunder Contracting @ \$871,954.60 and CW Matthews @ \$1,059,961.11 – far exceeded the construction budget. Therefore, Mr. Melton recommended denying both bids, working with the engineer (KCI) on value engineering the project to better align with the budget, and re-bidding the project. Chairman Turner stated that scaling down the requirements would hopefully generate more interest from local bidders. There was a consensus that the rejection of the bids received for improvements to Carolina Springs Road would be placed on the March 6, 2017 Regular Meeting consent agenda.

There was a consensus that withdrawing the paving of Bean Creek Road, associated with the contract previously awarded to Crumley Creek Construction @ \$17,735.00 & Stratton Paving @ \$27,816.00 (total SPLOST funds encumbered of \$61,636.85 including materials) would be placed on the March 6, 2017 Regular Meeting consent agenda.

The following bids previously received for improvements to Stanley Nix Road and Sam Craven Road were discussed.

Road	Length	Width	Low Bidder		Low Bidder		Materials	Total
Sam Craven Rd.	1.42	18	Nelson	\$86,584.50	Stratton	\$164,867.00	\$71,849.05	\$323,300.55
Stanley Nix Rd.	1.45	18	Nelson	\$95,899.35	Stratton	\$168,273.30	\$134,261.88	\$398,434.53

Mr. Kevin Hamby, SPLOST Manager / Hamby & Associates, presented the current SPLOST Status Report (see attached) stating that the deletion of Bean Creek Road and the adding of Stanley Nix Road would reduce the total amount of 2014 SPLOST available by Year End 2017.

Commissioner Nix stated that prepping the roads a year prior to paving would be an option to consider.

There was a consensus that the approval to proceed with the prepping (plus materials) in the amount of \$230,161.23 for Stanley Nix Road would be on the March 6, 2017 Regular Meeting voting action agenda.

Mr. Tom O’Bryant, Director of Community & Economic Development presented information to the Board of Commissioners concerning the Board’s request to review incorporating a historic overlay district into the White County Land Use Regulations. He stated this would be a two (2) step process: 1) Developing an ordinance that details the requirements of the district (development standards – i.e. buffers, landscape design, building locations, and complimentary building designs) and 2) Determining the criteria for a location to be included on the overlay map. He noted that this type district differed from the others already established in that the

historic overlay district is “development” based as opposed to “use” based and that the Planning Commission can take action on development standards while use based decisions must be made by the Board of Commissioners (as required by zoning law); therefore issues, once the Historic Overlay District is established by the Board of Commissioners, could come before the Planning Commission. Mr. O’Bryant stated that the Sautee Nacoochee Valley District is readily identifiable by a 1400 contour. Mr. O’Bryant did confirm that property owners would be involved in historic designations, especially through the public hearing process. Chairman Turner stated that he was mainly interested in designations such as campgrounds, Sautee Nacoochee Valley, and cemeteries. Chairman Turner asked that Mr. O’Bryant provide the Board with a listing of the locations already identified (through historic resources survey) with addresses and property owner’s name. He stated that this would need to be brought back before the Board at a Work Session for further discussion. Mr. O’Bryant indicated that just because a location is on the historic listing does not mean that it should be on the overlay as many of the locations are historically significant but may not meet criteria established by the Board – emphasizing that criteria and designations are established by the Board of Commissioners not the Planning Commission.

Mr. Patrick Brennan of the Sautee Nacoochee Community Association provided a report on the success of the recent (inaugural) Winterfest and expressed appreciation to the Board for their support of the event.

Mr. John Stover of Carter & Sloope Engineering stated that he would be forwarding three (3) potential design options with cost estimates to Mr. Melton later this week. He indicated that actually going deeper into the site for development would be more cost effective and that was currently being evaluated.

Mr. Clark Neil with SOBBA provided a status update on the recreational trail project – stating that the bid documents had been released for construction of phase 1 and the plan was to have phases 1 & 2 completed by the end of 2017. Commissioner Goodger encouraged the Board to make public accessibility to the trailhead area a priority given SOBBA’s timeline for completing the first two (2) phases of the trail project.

There was a consensus that the correction to the board appointments for the White County Department of Family & Children’s Services Board would be included on the March 6, 2017 Regular Meeting consent agenda as a matter of clarifying that Mr. Tom Carter was being reappointed to a five (5) year term to expire June 30, 2021 and Ms. Judi Lawson was being appointed to fulfill the remainder of Lynette Griffin’s term to expire June 30, 2019.

The agenda for the March 6, 2017 Regular Meeting was reviewed and approved.

The Work Session was adjourned at 5:50 p.m.

The minutes of the Work Session held February 27, 2017 are hereby approved as stated this 6<sup>th</sup> day of March, 2017.

**WHITE COUNTY BOARD OF COMMISSIONERS**

s/Travis C. Turner  
Travis C. Turner, Chairman

s/Terry D. Goodger  
Terry D. Goodger, District 1

s/Lyn Holcomb  
Lyn Holcomb, District 2

s/Edwin Nix  
Edwin Nix, District 3

s/Craig Bryant  
Craig Bryant, District 4

s/Shanda Murphy  
Shanda Murphy, County Clerk