

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE COMBINED WORK SESSION & CALLED MEETING HELD

MONDAY, APRIL 30, 2018 AT 4:30 P.M.

The White County Board of Commissioners held a combined Work Session & Called Meeting on Monday, April 30, 2018 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 Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance, Mr. Dean Dyer provided the invocation.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt the minutes of the March 26, 2018 combined Work Session & Called Meeting – including Executive Session minutes.

Upon presentation of proclamation to the White County Chamber of Commerce, April 29-May 5, 2018 was designated “Small Business Week in White County”.

Upon presentation of proclamation to the Georgia Appalachian Trail Club, June 2, 2018 was designated “National Trails Day in White County”.

Mr. Kevin Hamby, SPLOST Manager, presented the monthly SPLOST Status Report (see attached).

Mr. John Sell, Director of Community & Economic Development, presented a land use application filed by Tanvor, LLC. to redistrict property located at GA Hwy 255 and GA Hwy 384 from A1 (Agriculture Forestry District) to PD (Planned Development District) – Tax Map and Parcel 074-053, 38.59 acres. He stated that the proposed development would be residential in nature with recreational amenities. Mr. Sell noted that the Planning Commission had made a recommendation to not approve the application on April 2, 2018 – due to the development not containing a multi-use characteristic as intended with Planned Developments.

Mr. Chad Knott presented the application on behalf of Tanvor, LLC. He described the proposed use as a residential subdivision with approximately 37 lots. He stated there would be a picnic pavilion, playground, and hiking trails within the subdivision. In explaining the reasoning for requesting reclassification as a Planned Development – he noted that within a Planned Development he would be allowed to have smaller residential lots; therefore allowing him to pass along \$15,000 - \$20,000 in savings per lot due to the higher yield of buildable lots. Mr. Knott indicated that a Planned Development would yield four (4) to six (6) more lots than a regular subdivision. He stated that he believed the proposal was in accordance with the Planned Development section of the White County Code.

Chairman Turner opened the public hearing – by making three requests for any comments in support of the application filed on behalf of Tanvor, LLC. There were no comments in support of the application. Chairman Turner made three requests for any comments in opposition of the application filed on behalf of Tanvor, LLC. There were no comments in opposition of the application. The public hearing was closed.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a vote to deny the application filed by Tanvor, LLC. to redistrict property located at GA Hwy 255 and GA Hwy 384 from A1 (Agriculture Forestry District) to PD (Planned Development District). Commissioner Goodger suggested that the development be reviewed at a later date as a traditional residential subdivision. Chairman Turner and Commissioner Bryant voted in favor of the motion to deny and Commissioner Holcomb voted in opposition for the motion to deny. The motion to deny the application for redistricting passed by a 4-1 vote.

Chairman Turner stated that the project list for the proposed 2020 SPLOST – to be included on the November 2018 referendum - had been discussed with the cities of Helen and Cleveland and subsequently the County has decided to not classify the courthouse renovation project as a level 1 project, but to instead weigh all projects equal and to increase the estimated revenue projection to \$24,000,000.00 over six (6) years. The proposed county projects were presented as follows:

Exhibit A

**2020 White County SPLOST Project List
2020 SPLOST Revenue Estimate - \$24,000,000**

Distribution of Proceeds: All projects have equal priority and shall receive a pro rata allocation of SPLOST proceeds on a monthly basis in accordance with the table below. The pro-rata percentages shall control over the estimated cost in the event of a conflict:

Project	County/Municipality	Estimated Cost	Pro Rata
WHITE COUNTY PROJECTS			
To provide funds to pay the installment purchase payments, including principal, interest, and costs, owed to the White County Building Authority and by which the new Yonah Preserve Park is being constructed, financed and purchased.	WHITE COUNTY	4,800,000	
Courthouse Renovations/Addition	WHITE COUNTY	5,000,000	
Administration Equipment, Facilities, and Vehicles	WHITE COUNTY	1,000,000	
911, Fire-EMS Equipment, Facilities, and Vehicles	WHITE COUNTY	1,500,000	
Roads and Bridges Equipment, Vehicles, Resurfacing, and Improvements	WHITE COUNTY	3,000,000	
Parks and Recreation Equipment, Facilities, and Vehicles	WHITE COUNTY	1,000,000	
Sherriff's Department Equipment, Facilities, and Vehicles	WHITE COUNTY	500,000	
TOTAL ESTIMATE OF WHITE COUNTY SPLOST PROJECTS	WHITE COUNTY	16,800,000	

Chairman Turner stated that Mr. Melton would be given the charge to meet with the city administrators in order to further negotiate the percentage distribution between the county and the cities to bring back to the Board of Commissioners – as it is the Board of Commissioners goal to enter into an Intergovernmental Agreement (IGA) with the cities for a six (6) year SPLOST (2020-2026) as opposed to distributing based on population with no IGA for a five (5) year period. Commissioner Bryant stated that he felt the revenue projections were low and he was unsure about designating \$5 million for courthouse renovations. Commissioner Goodger said that he felt it would be wise for the county to move forward with planned courthouse renovations before an order was issued by the courts for the renovations.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the county's 2020 proposed SPLOST project list and empower Mr. Melton to work with the city administrators in order to finalize an IGA to be brought back to the Board for approval and submission for the November 2018 referendum.

Mr. Shan Ash, City of Cleveland Mayor, presented information regarding Cleveland's planned projects related to the 2020 SPLOST emphasizing required improvements for the City's waste water system – which is an important factor for economic development which generates the sales tax dollars. Mayor Ash stated that based on the county projects presented – the distribution to the cities would be approximately 15% and the cities were basing their request on 23% (increased from the current 13%). Mr. Tom O'Bryant, City of Cleveland Administrator, stated that Cleveland's proposed 2020 SPLOST Project list totaled \$5.4 million (22.5%). He reviewed the proposed projects and how the projects would drive economic development in and around the City of Cleveland area.

Mr. Jeff Ash, City of Helen Mayor, asked that the Board view the municipalities as an investment in the areas that drive the generation of sales tax revenue. He stated the cities were asking for what they created in the form of retail sales and emphasized the importance of continued growth.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Bryant there was a unanimous vote to approve the purchase of a 2019 Ford 250 4x4 (\$27,095.84 from Jacky Jones Ford) for the White County Road Department and a 2018 Ford Explorer (\$27,955.00 from Jacky Jones Ford) for the Emergency Management Department – with the transfer of the 2015 Ford F150 Crew Cab Truck from Emergency Management to the Road Department with the funding source for the purchases being the revenue generated from the sale of road equipment to Stephens County.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to table the acceptance of Shepherd Drive for county road maintenance.

Upon a motion made by Commissioner Nix, seconded by Commissioner Bryant there was a unanimous vote to table the approval of spring 2018 SPLOST road projects for bidding until the next work session which would allow the Board to evaluate the SPLOST cash flow with Mr. Hamby.

Mr. Melton advised the Board that due to the State Department of Transportation agreeing to place the Town Creek Road Bridge project on the State Bridge Replacement Program, \$795,549.06 in escrowed Local Maintenance & Improvement Grant (LMIG) funds were now available for re-designation on other projects. He stated that the recommended projects would be repair of both bridges on New Bridge Road and resurfacing of Westmoreland Road from Hwy 254 to Hwy 129. The total estimate for these projects was \$1,309,150.00 – with proposed project funding being \$795,549.06 LMIG and \$513,600.94 in county SPLOST for the required match.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to re-designate the previously escrowed LMIG funds to bridge(s) replacement on New Bridge Road and surfacing a portion of Westmoreland Road.

Mr. Melton presented a Memorandum of Agreement with the Georgia Department of Transportation for the replacement of the Airport Road Bridge in which the county would be responsible for 50% of the right of way acquisition cost up to \$95,500.00.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve the Memorandum of Agreement with the Georgia Department of Transportation for the replacement of the Airport Road Bridge in which the county would be responsible for 50% of the right of way acquisition cost up to \$95,500.00 – to be funded from SPLOST.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote to approve an Intergovernmental Agreement with the City of Cleveland by which ownership of the Oak Springs School and property would be deeded to the City of Cleveland.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a vote to appoint Commissioner Terry Goodger to the White County Drug Abuse Treatment and Education (DATE) Fund Committee – previously held by Commissioner Lyn Holcomb. The motion passed by a 4-0 vote, with Commissioner Goodger abstaining.

Mr. Melton presented the following proposed Fiscal Year 2019 budget for the Enotah Judicial Circuit as discussed at the April 23, 2018 meeting of the circuit counties:

Superior Court / Juvenile Court / District Attorney: \$790,470.00 (+1.83%)

Based on balance to be funded – White County's Portion: \$184,574.00

Public Defender: \$473,765.23 (+18.46%) – White County's Portion: \$147,995.92

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to provide preliminary approval for the Fiscal Year 2019 Enotah Judicial Circuit Budget.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to approve contracts with CSRA Probation Services, Inc. for White County Magistrate and Probate Courts. There was a consensus of the Board that they wanted to look at other options in the future as relates to probation in White County.

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Ms. Barbara Overton, Director of Senior Services, presented Addendum #2 of the Fiscal Year 2018 contract with the Legacy Link, Inc. for Nutrition Program Services. She stated that additional grant funds had become available through the contract – therefore the county would be receiving approximately \$4,300.00 in additional funds for nutrition services.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve Addendum #2 of the Fiscal Year 2018 contract with the Legacy Link, Inc. for Nutrition Program Services.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the 2018 Cooperative Law Enforcement Plan with the U.S. Forest Service for patrol of Forest Service Lands in White County.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to award a \$170,000.00 certificate of deposit (CD) currently held by Mountain Valley Community Bank to South State Bank for a 12 month term at a rate of 1.05%.

Ms. Jodi Ligon, Finance Director, presented the monthly Financial Status Report (see attached).

Mr. Melton advised the Board that the Yonah Preserve Trailhead building and Freedom Park Restroom Facilities should be ready to bid any day – he would follow up with Mr. John Stover, Carter & Sloope, on the exact timeline.

Chairman Turner opened the floor for citizen participation – there were no comments.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to enter into Executive Session to discuss real estate.

-See The Following Closed Meeting Affidavit-

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to exit Executive Session.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to adjourn the meeting.

The minutes of the April 30, 2018 Work Session and Called Meeting are hereby approved as stated this 21st day of May, 2018.

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