

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE REGULAR MEETING HELD

MONDAY, AUGUST 2, 2010 AT 4:30 P.M.

The White County Board of Commissioners met for a Regular Meeting on Monday, August 2, 2010 at 4:30 P.M. in Courtroom Two at the White County Courthouse Cleveland, GA. Present at the meeting were: Chairman Travis Turner, Commissioner Joe Campbell, Commissioner Craig Bryant, County Manager Carol Jackson, Interim Finance Director Vicki Mays, and County Clerk Shanda Smallwood.

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 Campbell there was a unanimous vote to adopt the minutes of the Public Hearings and Regular Meeting held June 14, 2010, the Public Hearing and Called Meeting held June 21, 2010, the Called Meeting held June 25, 2010, the Called Meeting held July 19, 2010, and the Called Meeting held July 29, 2010.

Upon presentation of proclamation, the White County Board of Commissioners proclaimed Sunday, August 22, 2010 "Mildred Lewis Hunt Day in White County", in celebration of Ms. Hunt's 100th Birthday.

Upon presentation of proclamation, the White County Board of Commissioners proclaimed October 22-23, 2010 as "Hillbilly Hog BBQ Throwdown Weekend in White County".

Upon presentation of proclamation, the White County Board of Commissioners expressed their appreciation to Mr. Larry Allen and Mr. James Johnston for their service on the White County Planning Commission for the past six (6) years.

Chairman Turner recognized Mr. Steve Gooch, the Georgia Department of Transportation Ninth Congressional District Representative, for his attendance. Mr. Gooch stated the Georgia Department of Transportation was working diligently on the Cleveland By-Pass Project and while funding had been made available for right of way acquisition funding sources for the construction phase were still being researched.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to approve the following consent agenda items:

- Authorization for the Community and Economic Development Department to pursue the development of Opportunity Zones in White County.
- Adoption of a Surplus Resolution (County Resolution Number 2010-19) relative to unused cell phones and related accessories.

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- Adoption of a Surplus Resolution (County Resolution Number 2010-20) relative to a 1992 Ford F-150 XLT Pick-Up, VIN #1FTEF14N8NNA68928, currently assigned to the Maintenance Department.
- Adoption of a Resolution (County Resolution Number 2010-21) Amending The White County Code Chapter 14, Article III, Division 2, Manufactured Homes as required by SB 384.

-End of Consent Agenda-

White County EMA Director, David Murphy, introduced Carl Mealor with Georgia Forestry for presentation of the White County Community Wildfire Protection Plan. Mr. Mealor stated the document was a collaborative effort from Federal, State, and Local agencies in identifying and mitigating those areas within the County which are at risk for wildfires.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to accept the White County Community Wildfire Protection Plan as presented.

Commissioner Bryant stated he had researched the appeal filed by and presented at the July 28, 2010 Work Session by Dewayne Welborn, on behalf of Angela Britt, regarding a variance denied by the White County Planning Commission on July 12, 2010 for additional structure and building line setback for RV Lot 20, Unit C, Mountain Shadows. He stated that based on the information gathered and the current ordinance he did not think the appeal should be granted, as this would set precedence for other property owners.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Campbell there was a unanimous vote to deny the appeal filed by Dewayne Welborn on behalf of Angela Britt for RV Lot Number 20, Unit C Mountain Shadows.

Carol Jackson presented the offer made by the Georgia Department of Transportation for the right of way acquisition for the Cleveland By-Pass Project involving five (5) parcels of land currently owned by White County. The offer was presented as follows:

- Parcel 17 located on 129 (currently housing the Public Defenders Office and Animal Control Office) - \$290,000.00;
- Parcel 46 located on Tom Hunt Road (less than 1/10 acre – acquired by White County via tax sale) - \$500.00;
- Parcel 47 located on Tom Hunt Road (less than 1/10 acre – acquired by White County via tax sale) - \$500.00;
- Parcel 118 located on Hulsey Road (.07 acre area near convenience center – will not disturb convenience center) - \$4,400.00; and
- Parcel 119 located at the intersection of Hulsey Road and Hwy 75 (.07 acre) - \$8,400.00.

Total Offer - \$303,800.00

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to accept the offer for right of way acquisition from the Georgia Department of Transportation as presented in the amount of \$303,800.00.

Chairman Turner stated the County would have sixty (60) days from the date of closing to vacate the current Public Defender's Office; therefore the Board of Commissioners would need to research options for this relocation at the next Work Session.

Carol Jackson stated the County had been approached with several options for either purchasing or leasing a location for the Public Defenders Office. Ms. Jackson said if the Board of Commissioners decided to move forward with the renovation of the former Board of Education Building (owned by White County) for the relocation of the Tax Commissioners Office she felt that leasing a building to house the Public Defender's Office would be the best option.

Commissioner Campbell stated he had done a walk through of the proposed relocation of the Tax Commissioners Office, informing the building was in excellent condition and the necessary renovations would be inexpensive including the addition of a drive through lane.

Chairman Turner summarize the issue of relocating the Tax Commissioners Office to the former School Superintendents Office by explaining that the Tax Commissioners Office has a great deal of foot traffic and the Board of Commissioners were looking to better accommodate the public by relocating this to an area where a drive through could be installed , citizens would not have to go through a metal detector in order to enter, and citizens would not have very far to walk in order to access the office.

Chairman Turner asked that Ms. Jackson have the closing date information available at the next Work Session prior to the Board considering any lease options for the Public Defender's Office relocations.

Vicki Mays stated that prior to the County's July 1, 2010 operating agreement with the Georgia Mountains YMCA the revenues from football season were collected into the County's budget; however in late July the associated expenditures became due. Therefore, Ms. Mays was requesting authorization to make the necessary adjustments in order cover the expenditures.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to approve the necessary budget adjustments in order to process the appropriate expenditures relative to appropriate revenues in the amount of approximately \$25,000.00 for the FY 2010 budget. Through discussion it was determined that a budget amendment resolution was not necessary as the funds were remaining within the same department as originally budgeted.

Vicki Mays presented the May 2010 Financial Status Report (see attached copy).

Carol Jackson presented a letter to the Board of Commissioners sent on behalf of Georgia Mountain Gas stating they wanted to continue to be White County's propane supplier at the same price currently being charged (\$1.40 per gallon).

The Board of Commissioners were in agreement that the propane supply should be bid out.

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Carol Jackson presented the two (2) sealed bids which had been received for the Mauney Building Roof Repair / Replacement. Bids received were as follows: Carlo Enterprises \$39,000.00 and Ideal Building Solutions \$39,750.00.

The Board of Commissioners were in agreement that they wanted the project to be rebid due to only two (2) bids being received – neither of which were local contractors.

Chairman Turner stated that in light of the proceeds to be received from the Georgia Department of Transportation in the amount of \$303,800.00 he wanted to discuss the options for the White County Senior Center Expansion. He further explained that the Board of Commissioners had discussed a County SPLOST contribution to the project in the amount of \$250,000.00 and with the Animal Control Facility projected to come in around \$70,000.00 under budget – this could possibly provide additional funding for the project. Chairman Turner reviewed that George Hlavenka had been designated as the architect for the project and Mr. Hlavenka had produced a drawing of an approximately 5,000 square foot addition for the White County Senior Center. He stated that he would like for the Board of Commissioners to consider taking a portion of the funds from the DOT transaction in order to fund the expansion project – by authorizing Mr. Hlavenka to finalize the drawings and specifications in order for a Request of Proposals (RFP) to be developed for General Contractor Services for the construction of the White County Senior Center Expansion (5,000 square foot addition). Chairman Turner estimated that \$180,000.00 from the DOT right of way transaction could be designated for this project. Commissioner Campbell said Georgia Power had advised on some modifications which could be made to the existing drawing which could result in a substantial savings on the project by avoiding or minimizing utility relocations.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to authorize architect George Hlavenka to complete the drawings and specifications for bidding documents, in order to obtain project cost estimates, on a 5,000 square foot addition to the White County Senior Center – with necessary modifications as recommended by Georgia Power.

Chairman Turner opened the floor for citizen participation and asked for a show of hands for those in opposition to the relocation of the White County Detention Center Construction Project from Hulsey Road to Truelove Road. Twenty-six (26) individuals raised their hands acknowledging their opposition.

Robelle Reed, 78 Hiawatha Hills Drive – Ms. Reed asked what was the original reason the White County Board of Commissioners decided to purchase the property on Truelove Road?

Chairman Turner replied that the purpose of this land purchase was to relocate the Convenience Center, presently located on Hulsey Road, in order to accommodate the White County Detention Center Construction Project on Hulsey Road and well as to relocate the White County Public Works Facility in the near future.

Ms. Reed asked the Board of Commissioner why a site for the Convenience Center relocation was selected which was actually closer to the Transfer Station. Chairman Turner stated the Board

of Commissioners were aware that at some point in time an additional convenience center would need to be located in the northern section of County, however many citizens would prefer utilizing a recycling center as opposed to the transfer station. Commissioner Campbell stated other sites were evaluated, which were further from the current transfer station location; however cost per acre were in excess of \$40,000.00 per acre and it was not economically feasible for the County to purchase property at that cost. Commissioner Campbell further explained that the Truelove Property became available at an affordable price when the Board of Commissioners were looking for a relocation site for the Convenience Center due to the jail construction project on Hulsey Road; however when survey showed that the Hulsey Road site was not suitable for the jail project - this is when the Board of Commissioners began researching the possibility of relocating the jail project to Truelove Road.

Ms. Reed asked the Board of Commissioners if there was given any consideration for the Truelove Road area being 100% residential when the property was purchased. Commissioner Campbell stated he had spoken with some of the residents in proximity to the current jail location and the residents indicated the jail location had not affected their property values and had not been a nuisance to them. He said that no matter where the Board of Commissioners decided to locate the jail – there would be some citizens who were not pleased with the location.

Chairman Turner stated the architect on the project was developing a site plan for the Truelove Road Property in order to assure the space was utilized efficiently.

Sheriff Neal Walden informed that the White County Sheriff's Department had responded to over 100 calls in the Truelove Road area in 2010 and he thought the location of the jail in the area would improve the community due to the presence of law enforcement.

Ms. Reed stated she was concerned about the increased traffic for Truelove Road due to the width of the road and the several bus stops along the road if the jail was located there and she was concerned about how the relocation would be justified if the County had to make road improvements and obtain sewer service. Ms. Reed requested a public hearing in order for citizens to provide input on the jail being relocated to Truelove Road. She stated that one resident had lost a sale on their home due to the possible jail construction in the area and she wanted the Board of Commissioners to evaluate other possible locations for the jail which did not have condensed residential properties.

Commissioner Bryant said he has previously stated he would not vote on the relocation of the jail construction project until a public hearing was held.

Sheriff Neal Walden stated that from 2004 to March 2010 the County had spent \$1.5 million in taxpayer money boarding County inmates out to other County jails.

Jean Marcuson – 78 Hiawatha Hills Drive – Ms. Marcuson asked if there was an immediate need for a new jail in White County and if the County could not work with other counties to board inmates out by classification. She stated that she felt the jail project was being unnecessarily pushed ahead and she asked the Board of Commissioners to hold a public hearing on the matter.

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Commissioner Campbell stated the County averaged approximately 100 inmates per month with a capacity of 64 inmates – which was putting the County at a liability due to overcrowding and not being able to classify inmates appropriately. He explained that White County was averaging \$50,000.00 per month in boarding costs to other counties in addition to the cost for deputies to transport inmates to other Counties. Commissioner Campbell said he felt the jail project was very necessary and the County was going to move forward with the project in a frugal manner while using as much local labor as possible.

John Jordan – Mr. Jordan asked for the Board of Commissioners to explain why the current budget reflected \$250,000.00 budgeted for boarding expenses compared to the \$600,000.00 referenced earlier. Sheriff Walden explained this was only an estimate of projected expenditures and that this budget items was usually higher than the amount projected. Sheriff Walden further explained that inmates were required to be classified according to the type of offense they were charged with and just because he had an open bed at the current jail – if someone was arrested that did not necessarily mean that he could house that particular inmate due to their classification.

Mr. Charles Aiken – Mr. Aiken asked if the Board of Commissioners had considered building the jail in the Telford Hulsey Industrial Park. Chairman Turner responded that the County did not own any vacant property in the Industrial Park area.

Chairman Turner stated he wanted to see the Board of Commissioners hold a public hearing on the proposed relocation of the White County Detention Center on Truelove Road.

The Public Hearing was set for Monday, August 16, 2010 at 5:00 P.M. to be held in the Main Courtroom of the White County Courthouse.

Upon a motion made Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous motion to adjourn the meeting.

The minutes of the August 2, 2010 Regular Meeting are hereby approved as stated this the 13th day of August 2010.

WHITE COUNTY BOARD OF COMMISSIONERS

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

s/Joe Campbell
Joe Campbell, Post 1

s/Craig Bryant
Craig Bryant, Post 2

s/Shanda Smallwood
Shanda Smallwood, County Clerk