

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION HELD

MONDAY, NOVEMBER 24, 2014 AT 4:30 P.M.

*The purpose of the work session is to discuss agenda items for the Regular Meeting to be held
Monday, December 1, 2014 at 4:30 p.m.*

The White County Board of Commissioners held a Work Session on Monday, November 24, 2014 at 4:30 p.m. in the Board Room at the White County Administration Building. Present at the meeting were: Chairman Travis Turner, Commissioner Terry Goodger, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Michael Melton, and County Clerk Shanda Murphy.

DISCUSS THE APPEAL OF COUNTY CODE SECTION 14-214(11)(A) AND (B) RELATED TO THE VARIANCE DENIED BY THE WHITE COUNTY PLANNING COMMISSION ON AUGUST 4, 2014 FOR A VERIZON WIRELESS TOWER ON PROPERTY LOCATED AT 23 SONNY'S CIRCLE.

Mr. Tom O'Bryant, Director of Community & Economic Development, provided an overview of the proposed project stating that the original application was for a 194' mono-pine tower and the amended application was for a 154' mono-pine tower – which included a variance request for reduction in the setback / fall zone area / leased property required.

Ms. Jennifer Blackburn of Troutman & Sanders, spoke on behalf of Verizon Wireless. She stated that setbacks were not met on two of the property lines. She stated that many jurisdictions had revised their tower ordinances from the setback distance being based on a fall zone equal to the height of the tower since towers do not fall over like a tree but instead have a weak point and collapse. She also stated that White County's ordinance was unique in that it required the tower owner to owe or lease the property within the fall zone. Ms. Blackburn indicated that they had not been able to work out an agreement of setback waiver or an agreement for lease with the adjacent property owner, Mr. Hardman.

Mr. Jim Walker of Walker Engineering explained the engineering design of the type of tower being proposed, the stringent standards these structures have to meet, and the safety of these type structures.

Chairman Turner encouraged Verizon Wireless and the Hardman Family to seek an agreement regarding the adjacent property. He stated this was the first appeal on a cell tower which had come before the Board of Commissioners in the five (5) years he had served on the Board; therefore he believed it would be beneficial for both parties to reconsider their efforts to come to an agreement.

Mr. Greg Spence, who coordinates real estate transactions for Verizon tower projects, clarified that the existing property was acquired with the realization that a variance would be required; however was based on documented engineering that the fall zone was adequate and the elevation of the property being greater thereby allowing the tower height to be decreased from 194' to 154'.

Mr. John Hardman, adjacent property owner, stated that he had submitted a letter, and addendum, and an exhibit to the Board of Commissioners regarding his family's concerns with the proposed project. He requested that this information be entered into the meeting record (see meeting file). He stated that his family was still willing work with Verizon on an agreement for the lease of the property needed to meet the County's setback requirements.

There was a consensus that this item would be placed on the voting agenda at the December 1, 2014 Regular Meeting.

DISCUSS APPOINTMENT TO THE WHITE COUNTY LIBRARY BOARD OF TRUSTEES FOR A FOUR (4) YEAR TERM BEGINNING JANUARY 1, 2015 AND EXPIRING DECEMBER 31, 2018.

Mr. Michael Humphrey, White County Library Program Manager, presented two (2) names for consideration – Mr. Bob Duggan and Mr. Olav Buchel. There was a consensus that this item would be placed on the voting portion of the December 1, 2014 agenda.

DISCUSS APPOINTMENT TO THE JOINT DEVELOPMENT AUTHORITY FOR A FOUR (4) YEAR TERM BEGINNING JANUARY 1, 2015 AND EXPIRING DECEMBER 31, 2018.

There was a consensus that the re-appointment of Mr. John Ziemer would be placed on the consent agenda for the December 1, 2014 meeting.

DISCUSS BIDS RECEIVED FOR CONSTRUCTION OF A SALT STORAGE SHED AT THE WHITE COUNTY ROAD DEPARTMENT.

Bids (re-bids) received were presented – with the low bidder being Gale Builders at \$44,542.00 for block walls and \$47,175.00 for poured walls. There was a consensus that this item would be delayed until the new Public Works Director was on staff and had an opportunity to review the project. There was a consensus that a structure with poured walls would be preferred.

DISCUSS THE YEAR END PROCEDURE FOR EMPLOYEE VACATION ACCRUAL & CARRYOVER.

Commissioner Bryant stated that he wanted the Board to consider paying out employee vacation balances over the eighty (80) hour carryover in County Policy. He stated that the cost would be approximately \$130,000.00. Following discussion it was determined that the majority of the Board did not support the vacation payouts due to the dollar amount and this being an unbudgeted expense. There was a consensus that this item would not move forward for action.

DISCUSS OPTIONS FOR EXPANDING THE CURRENT ALCOHOL ORDINANCE.

Mr. Melton advised the Board that the voters in the City of Cleveland had approved distilled spirits by the drink, Sunday beer / wine sales by the drink, and Sunday distilled spirits by the drink. He stated that implementation of any of these to the County's alcohol ordinance would require a referendum.

DISCUSS THE PROCESS FOR CONSIDERATION AND ADOPTION OF A COUNTY LAND USE ORDINANCE.

Mr. Tom O'Bryant, Director of Community & Economic Development presented steps to adoption of a land use regulation (see meeting file for complete list). Chairman Turner asked all District Commissioners to review their districts for any possible issues. There was discussion that the goal to have a plan adopted was late winter to early spring.

PRESENTATION OF A DRAFT COMPREHENSIVE FINANCIAL POLICY.

Mr. Melton presented the Draft Comprehensive Financial Policy to the Board. He explained that the annual audit report for the past few years had recommended the adoption of a comprehensive financial policy. There would be no action on this item at this time, however the Commissioners would review.

COUNTY MANAGER MIKE MELTON, TO PROVIDE A REPORT ON THE CURRENT STATUS OF VARIOUS COUNTY PROJECTS.

Mr. Melton advised that progress on the Drug Task Force Facility at Yonah Preserve was moving along as planned, the pavilion at Freedom Park was in the process of being completed, and he was working with the Historical Society on the window replacement project for this historic courthouse.

November 24, 2014 – Work Session Minutes (continued)

REVIEW THE AGENDA FOR THE MONDAY, DECEMBER 1, 2014 REGULAR MEETING.

The agenda for the December 1, 2014 Regular Meeting was reviewed.

Following the Work Session, the Board of Commissioners entered into a Called Meeting.

The minutes of the November 24, 2014 Work Session were approved by the White County Board of Commissioners.

December 1, 2014

s/Shanda Murphy

Shanda Murphy, County Clerk