

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION

MONDAY, OCTOBER 24, 2016 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session on Monday, October 24, 2016 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, Finance Director Vicki Mays, and County Clerk Shanda Murphy.

Upon presentation of proclamation – November 6, 2016 was designated as “Retired Educator’s Day in White County”.

Mr. Ken Payne, Maintenance Supervisor, presented two (2) bids received for the replacement of a retaining wall and steps at the White County Chamber of Commerce Office Building. Chairman Turner stated that this project had been re-bid due to the original contractor being in default to subcontractors on another county project. Mr. Payne recommended that the project be awarded to the low bidder, Precision Metal Buildings in the amount of \$ 23,000.00. There was a consensus that this item be placed on the November 7, 2016 Consent Agenda for the Board’s approval (as well as recension of the previously awarded contract to E&P Construction) – with funding to be taken from Hotel / Motel Tourism Product Development as previously encumbered.

Mr. Ken Payne presented three (3) quotes received for the installation of insulation at the Yonah Preserve Maintenance Shop. Mr. Payne recommended that the bid be awarded to Simco Interiors in the amount of \$6,532.00. There was a consensus that this item be placed on the November 7, 2016 Consent Agenda for the Board’s approval – with funding to be taken from General Fund for the project costs.

Ms. Vicki Mays, Finance Director, presented proposed Fiscal Year 2016 Budget Amendments for the Board’s approval. She stated that the amendments were necessary due to the excess Hotel / Motel Tax collected and distributed above what was budgeted for the past fiscal year. There was a consensus that this item be placed on the November 7, 2016 Consent Agenda for the Board’s approval.

The Board discussed appointments to the Park and Recreation Advisory Board and reviewed the applications submitted by each District Commissioner. Commissioner Bryant stated that he would submit the application for his proposed appointment in the coming days. Mr. Joe Gailey, Parks and Recreation Director, stated that he had spoken to the White County High School Athletic Director, Alan Griffin and Tesnatee Gap Elementary School Principal, Dr. Octavius Mulligan, and both were willing to serve on the Advisory Board. There was a consensus that this item would be placed on the November 7, 2016 Voting Agenda for the Board’s approval.

Mr. Joe Gailey advised the Board that proposals for the Parks & Recreation concessionaire contract would be available at the November 7, 2016 meeting. There was a consensus that the awarding of the concessionaire contract would be placed on the November 7, 2016 Voting Agenda.

Mr. David Murphy, Director of Public Safety, presented a request to surplus a 1991 Ford F800 Diesel (formerly known as Tanker 5) which had been out of service since April 2016. He stated that the proposed minimum bid on GovDeals would be \$4,000.00. He noted that it had been determined that repairs to the malfunctioned pump would cost more than the value of the truck and the Board had voted to purchase a replacement apparatus for Tanker 5. There was a consensus that the surplus of this vehicle would be placed on the November 7, 2016 Regular Meeting Consent Agenda.

Mr. Murphy presented a state contract pricing quote in the amount of \$45,180.00 from Motorola / Mobile Communications for radio system improvements for public safety communications. He stated that this would upgrade two (2) tower sites and bring a third tower site at Skitts Mountain online. Mr. Murphy said the upgrades would be funded by restricted 911 funds remitted by the State to the County related to pre-paid mobile devices. There was a consensus that this item be placed on the November 7, 2016 Consent Agenda for the Board's approval.

Mr. Murphy presented a request to purchase a used Air-Light Truck for the White County Fire Department in order to replace the current high mileage box truck – with the purchase to be funded by FY 2017 Budget funds. He stated that the proposed purchase would be \$15,000.00 and would be an upgrade to the apparatus currently used. He stated that the purchase would be contingent upon a satisfactory air sample quality test and if purchased would allow the surplus of the currently used homemade apparatus. There was a consensus that this request would be placed on the November 7, 2016 Regular Meeting Consent Agenda.

The Board discussed the current county regulations within the land use and subdivision regulations that allow for residential building lots of less than one (1) acre and the circumstances that must be present for a lot to be approved at less than one (1) acre. There was a consensus that the Board wanted to move forward with taking public comment on possibly revising the land use and subdivision regulations to require a minimum lot size of one (1) acre within all land use districts. Mr. Tom O'Bryant, Director of Community and Economic Development, was directed to draft the amendments and advertise the required public hearing at the November Work Session.

The Board discussed considerations to establish a minimum square footage requirement for residential structures. Mr. O'Bryant stated that the current minimum, in order to meet all building code requirements, is 280 square feet. There was a consensus that more research needed to be done on how this could affect mobile homes, modular homes, etc. and that requiring a minimum square footage would protect property values and assist in preventing substandard housing from existing in the county. Possible minimums from 750 square feet to 650 square feet were discussed. Mr. O'Bryant was directed to research the items mentioned and to survey surrounding counties on their minimum square footage requirements for residential structures. There was a consensus that this item would be discussed further at the November Work Session.

A Public Hearing was held for an application filed by Daunch & Hirschi Properties, LLC to restrict property located at 10 Lawson Road Cleveland, GA (Tax Parcel # 050-010) from R-1 (Single Family Residential) to C-2 (Highway Business District) – a total of 11.49 acres.

Mr. Tom O'Bryant presented the application to the Board, as well as the Planning Commissions' unanimous support for the redistricting. He noted that the property is surrounded by five (5) other

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parcels which are classified as C-2 and a land disturbance permit had been issued in 2006 for a commercial-type project on the property.

Mr. Bob Hirschi spoke on behalf of the application stating that the plan was to pick up where the project left off in 2006 and move forward with a commercial / light manufacturing development. He did confirm that the City of Cleveland does have a sewer line along an abandoned road adjacent to the property.

Chairman Turner explained the administrative procedures for land use public hearings.

Chairman Turner opened the floor for any comments in favor of the land use reclassification application filed by Daunch & Hirschi Properties, LLC.

Following three (3) separate requests by Chairman Turner for any comments in favor of the application the floor was closed.

Chairman Turner opened the floor for any comments in opposition to the land use reclassification application filed by Daunch & Hirschi Properties, LLC.

Following three (3) separate requests by Chairman Turner for any comments in opposition of the application the floor was closed.

Chairman Turner announced that the application for land use reclassification submitted by Daunch & Hirschi Properties, LLC would be considered for a vote at the upcoming Regular Meeting on Monday, November 7, 2016.

The agenda for the November 7, 2016 Regular Meeting was reviewed and approved.

Mr. Melton gave the Board an update on current projects, stating that Allied Paving was finishing up the paving for 2016, the bridge project at Yonah Preserve was on schedule, and that the 2017 bids for paving would be ready to issue by the first of the year. There was a consensus of the Board that the roads identified for 2017 paving needed to be bid out from ditch to ditch paving as the road is – that there was no need to obtain easements, etc. at this point. The Board wanted the 2017 road paving bid packages to be ready as soon as possible and wanted the prep work to be bid out in the same manner – with contractors being advised that the Board may choose to not do some of the road paving in 2017.

The minutes of the October 24, 2016 Work Session were approved as stated by the White County Board of Commissioners.

November 7, 2016

s/Shanda Murphy
Shanda Murphy, County Clerk

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE CALLED MEETING HELD

MONDAY, OCTOBER 24, 2016

The White County Board of Commissioners held a Called Meeting on Monday, October 24, 2016 immediately following their Work Session 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, Finance Director Vicki Mays, and County Clerk Shanda Murphy.

Chairman Turner called the Called Meeting to order.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to enter into Executive Session in order to discuss personnel.

-See the Following Closed Meeting Affidavit-

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

Commissioner Nix discussed meeting with Mr. Reggie Nelson and Mr. John Stover of Carter & Sloope Engineering regarding a possible road project on Claud Sims Road in order to obtain an estimate.

The Board expressed concerns over damage to Virgil Hunt Road with the Phase 2 By-Pass construction.

Commissioner Nix asked Mr. Melton to check with the Assessor's Office in order to determine if they are adding new construction values to the tax digest just as they are reassessments.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to adjourn the Called Meeting.

The minutes of the October 24, 2016 Called Meeting are hereby approved as stated this 7th day of November, 2016.

WHITE COUNTY BOARD OF COMMISSIONERS

/Travis C. Turner

Travis C. Turner, Chairman

s/Terry D. Goodger

Terry D. Goodger, District 1

s/Lyn Holcomb
Lyn Holcomb, District 3

s/Edwin Nix
Edwin Nix, District 4

s/Craig Bryant
Craig Bryant, District 5

s/Shanda Murphy
Shanda Murphy, County Clerk