

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION AND CALLED MEETING

HELD MONDAY, SEPTEMBER 26, 2016 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session on Monday, September 26, 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.

A Public Hearing was held for the application for land use reclassification submitted by Mr. Larry Freeman to redistrict property located on Duncan Bridge Road Cleveland, GA – 3.0 acres, Tax Map #090-047 – from R1 (Single Family Residential) to C-2 (Highway Business District).

Mr. Tom O’Bryant, Director of Community and Economic Development, presented the application submitted by Mr. Freeman. He did note that the subject property was adjacent to another tract of land owned by Mr. Freeman and that property is already reclassified as C-2. Mr. O’Bryant stated that the Planning Commission had given the reclassification a unanimous, favorable consideration and all requirements of the application for reclassification had been met. He also stated that this reclassification would be in keeping with the county’s comprehensive land use plan.

Mr. Larry Freeman presented this application for reclassification to the Board. He stated that he planned to possibly build some commercial buildings on the property or to potentially sale 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 Mr. Larry Freeman.

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 Mr. Larry Freeman.

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 Mr. Freeman would be considered for a vote at the upcoming Regular Meeting on Monday, October 3, 2016.

A Public Hearing was held on the application submitted by Bryan and Theresa Hamilton for a Conditional Use Permit for a Multi-Purpose Event Venue at 6394 Duncan Bridge Road Cleveland, GA – 1.66 Acres, Tax Map #075-076.

Mr. Tom O'Bryant presented the application submitted by Bryan and Theresa Hamilton. He stated that the subject property is classified as R-1 (Single Family Residential) and a multi-purpose event venue is allowed as a conditional use within the R-1 District and the Board of Commissioners can choose what conditions are placed on the conditional use permit. He indicated that the 1.66 acre tract was surrounded by a larger tract of land also owned by the Hamilton's. Mr. O'Bryant stated the Planning Commission had reviewed the application and given this a unanimous, favorable recommendation, and did not submit any recommended conditions to the Board of Commissioners.

Mr. Bryan Hamilton reviewed his application and stated the venue would be hosting many different types of events. Within the application they had indicated that the hours of operation of the venue would be 9 am – 10 pm. He stated that they lived on the property as well and it was important to be good neighbors.

Chairman Turner opened the floor for any comments in favor of the conditional use permit application filed by Bryan and Theresa Hamilton.

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 conditional use permit application filed by Bryan and Theresa Hamilton.

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 a conditional use permit submitted by Bryan and Theresa Hamilton would be considered for a vote at the upcoming Regular Meeting on Monday, October 3, 2016.

Mr. Jerry McAfee, 641 Adair Mill Road, made a request to the Board of Commissioners for county road acceptance of a portion of Logan's Ridge Road which is currently a private road – being 3/10 of a mile at the intersection of Adair Mill Road and Logan's Ridge Road. He stated there are five (5) residences / six (6) property owners on this portion of the roadway. Mr. Melton stated that the roadway does not meet the standard for county road acceptance in the County Code. Commissioner Goodger reminded the Board of the County Road Acceptance policy in the County Code which calls for a road to be brought up to county standards prior to receiving road acceptance. Staff was directed to inspect the condition of the road, provide confirmed measurements, research ownership and bring this information back to the Board at the next Work Session.

Mr. Ryan Reynolds and Mr. Robert Kim of ACCG / Gebcorp made a presentation to the Board on options available for Employee Retirement Programs (see meeting file for full presentation). There was a consensus of the Board that the Commissioners wanted to review the information provided and discuss further at a later date.

Mr. Roy Johnson, Chairman of the Board of Assessors, represented the Assessor's Office regarding an overage in the Fiscal Year 2016 Budget related to a contract for audit of cell towers which was approved by the Board of Commissioners in the amount of \$18,675.00; however the final cost came in at \$26,836.00 – which resulted in the requirement to make a \$8,161.00 budget adjustment for the department. Mr. Johnson explained that the overage was a result of the audit locating 26 accounts in addition to the 42 accounts originally identified. He noted that the audit produced \$214,960.00 in tax revenue for the county and going forward would bring annual tax revenue. He did note that the item should have been brought back before the Board of Commissioners for approval of the overage beyond the approved contract amount.

Commissioner Nix questioned the Board of Assessors on personal property tax notices sent out to White County Business Owners. Chief Appraiser Bryan Payne explained that a minimum assessment was sent out to all business who did not file a return.

Sheriff Neal Walden requested \$71,113.92 in funding from SPLOST for the purchase and equipping of two (2) vehicles. There was a consensus that approval of this funding would be placed on the October 3, 2016 Regular Meeting Consent Agenda.

Mr. Michael Humphrey, White County Public Library - Cleveland Branch Manager presented a request for \$8,000.00 in SPLOST funding for the E-Book Project. There was a consensus that approval of this funding would be placed on the October 3, 2016 Regular Meeting Consent Agenda.

The Chairman asked each Commissioner for their list of roads by commission district for consideration of paving during the spring of 2017. Commissioner Goodger submitted Yonah East Estates and Mountain Meadows for District 1. Commissioner Holcomb submitted Steve Lewis Road and Sam Craven Road for District 2. Commissioner Nix submitted Stanley Nix Road and Danny Palmer Road for District 3. Commissioner Bryant submitted North Bean Creek Road, Arthur Allen Road, Joe Franklin Road, and Apple Drive for District 4. Chairman Turner submitted Mauldin Road for Countywide.

Staff received direction to prepare a prep (for the roads county forces could not prep) and paving bid package with the direction that the final decision on which roads would be paved to be made once the Board of Commissioners received the bid results.

Mr. Dave Cangemi, Director of Public Works, presented options for the 2017 Local Maintenance and Improvement Grant (LMIG). There was a consensus that the Board wanted to direct this funding to bridge repairs on Town Creek Road and New Bridge Road. Staff received direction to obtain official bids on the referenced bridge repairs and bring back before the Board of Commissioners for approval.

Mr. David Murphy, Director of Public Safety, presented options for replacement of Tanker 5 at Shoal Creek Fire Station which had been out of service due to a major pump malfunction since April 2016. He stated that the Board had approved up to \$70,000.00 for bid on a used tanker; however it had not been possible to locate an acceptable apparatus for that cost. He asked that the Board consider taking bids for a new tanker or authorize a higher amount for a used tanker. He did stress that the used tankers in good condition were purchased very quickly which did not allow him time to bring these back before the Board for consideration. The Board asked Mr. Murphy to bring bids for a new apparatus back before the Board at the October 3, 2016 Regular Meeting. The consensus was to bid a 3000 – 4000 gallon tanker that could be used at the Unicoi Fire Station and relocate the 1500 gallon tanker currently housed at Unicoi to Shoal Creek.

The Board discussed the Pickle Ball Court Project which was awarded based on seven (7) courts being constructed. It had been determined by the county engineer that it would most likely be impossible to fit seven (7) courts in the area, that the design would most likely be six (6) courts which was also a bid option (same low bidder – Signature Tennis Courts). The direction given was for Mr. Melton to continue to work with the engineer and advise the Board of the final determination – knowing in all probably this would be a six (6) court design. Mr. Melton stated that the County Road Department would begin the rough grading and turn over to the contractor once complete. He stated that he would be communicating with the contractor on the progress timetable.

The October 3, 2016 Regular Meeting agenda was reviewed and approved.

The Work Session was adjourned.

Chairman Turner called the Called Meeting to order.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Bryant there was a unanimous vote to enter into Executive Session in order to discuss litigation and personnel.

-See the Following Closed Meeting Affidavit-

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

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

The minutes of the September 26, 2016 Work Session and Called Meeting are hereby approved as stated this 3rd day of October, 2016.

WHITE COUNTY BOARD OF COMMISSIONERS

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

September 26, 2016 Work Session & Called Meeting Minutes (continued)

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