

WHITE COUNTY BOARD OF COMMISSIONERS

**MINUTES OF A COMBINED WORK SESSION, CALLED MEETING
&
PUBLIC HEARING**

HELD MONDAY, JULY 27, 2020 AT 4:30 P.M.

The White County Board of Commissioners held a combined Work Session, Called Meeting and Public Hearing for the setting of the 2020 Millage Rate (2 of 3) on Monday, July 27, 2020 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 Jason Cobb, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Sheriff Elect Rick Kelley presented a request to the Board for the purchase of five (5) Dodge Durango's for the Patrol Division and one (1) Dodge Ram 1500 Truck for the Investigations Division. The total amount for this request was \$273,883.00 (including equipment). These vehicles would be replacing other high mileage vehicles as presented. It was noted that the lease on the seven (7) Sheriff's Office vehicles purchased in 2017 had been paid off earlier this month. The Board asked staff to inquire about the terms of the lease purchase option and to bring that information back to the Board. Mr. Kelley advised that the vehicles, when ordered, would not be available for a few months.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote to approve the purchase of six (6) vehicles for the Sheriff's Office in the amount of \$273,883.00 (including equipment) – with the funding source being SPLOST, however the Board would reserve the decision on whether to purchase or lease/purchase until the current terms were available for their review.

Mr. Kelley presented a request to the Board for the purchase of two (2) mobile ballistic shield panels for the Courthouse security area in the amount of \$9,090.00.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the purchase of the mobile ballistic shield panels in the amount of \$9,090.00 to be funded through SPLOST.

Mr. Kelley presented a request to the Board for the purchase of 24 laptops for the patrol cars – he explained these would be replacing laptops purchased approximately five (5) years ago. The cost presented was \$1,700.00 each - \$40,800.00 total.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the purchase of laptops for the Patrol Division in the amount of \$40,800.00 – to be funded by SPLOST.

Mr. Kelley presented a proposed amendment to the Sheriff's Office Fiscal Year 2021 Budget for the addition of an IT (Information Technology) position. He presented a justification for the position including the volume of IT related work required to keep the Sheriff's Office operating, the 24/7 nature of their operations, and the increasing necessity for the use of technology in investigations and the prevention of crimes. He stated the amount of the proposed budget amendment would be \$64,438.00. The Board recommended Mr. Kelley meet with Mr. Cobb and Appalachian Technology, the firm who had been overseeing the support of county IT functions since April 2020, and discuss the technology needs in order to determine if they could meet those

needs within the county's contract for their services. It was also stated that Appalachian Technology supports Dawson County – and we needed to evaluate if they also provided IT services to the Dawson County Sheriff's Office.

Mr. Jason Cobb presented a contract with Southern Geotechnical Consultants (SGC) for construction materials testing, construction verifications, and construction inspections for the 2020 road improvement projects. The amount of the proposed contract was \$58,420.00. Mr. Cobb noted these funds were previously encumbered in the SPLOST Program.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to approve the contract with Southern Geotechnical Consultants (SGC) for construction materials testing, construction verifications, and construction inspections for the 2020 road improvement projects – in the amount of \$58,420.00 – to be funded through SPLOST.

Mr. Cobb presented a proposed contract with ACG (Ansley Communications Group) for replacement of access controls at the White County Courthouse. He noted the system installed almost 15 years ago was malfunctioning and outdated. He explained this was an immediate need and a portion of a larger security upgrade which would be brought to the Board at a later time.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the contract with ACG (Ansley Communications Group) for replacement of access controls at the White County Courthouse – in the amount of \$9,275.29 – to be funded through SPLOST.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Joshua Wells to request a conditional use permit at 156 Bear Mountain Trail Helen, GA 30545 on tax map / parcel 042B-027 with the total acreage being 3.01 acres. The proposed use is to place in a “short term rental” program. The present use is R-1, Residential Single Family. He advised that the Planning Commission had conducted a public hearing on this application and there were no comments. Mr. Sell explained that Mr. Wells had met the requirements of the ordinance and the Planning Commission had unanimously recommended approval of the application. Mr. Wells stated that he and his wife lived in the upstairs portion of the residence and had a fully furnished basement that they wanted to utilize as a short term rental. He confirmed that he had not utilized the property as a short term rental ever before. Chairman Turner asked for a show of hands of those in support or opposition to the request. Three (3) attendees raised their hands in support and there were none in opposition.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Joshua Wells to request a conditional use permit at 156 Bear Mountain Trail Helen, GA 30545 on tax map / parcel 042B-027 with the total acreage being 3.01 acres. The approved use is to place in a “short term rental” program. The present use is R-1, Residential Single Family.

Mr. Sell presented the land use application filed by Cleve McAfee to redistrict property located at 4389 Hwy 115 East Cleveland, GA 30528 from C-1 Community Commercial District to C-2 Highway Business District with a conditional use for single family residences – on tax map / parcel 076-056 with total acreage being 8.77 acres. The present use is C-1 Community Commercial. Mr. Sell stated the Planning Commission had held a public hearing on the application and there were no comments – the Planning Commission had unanimously recommended approval of the application. Mr. Sell explained that the property had mixed uses – single family rentals, storage buildings, and a church – however a business license was submitted for a used car dealership on the property which required the C-2 designation. Mr. McAfee stated that Mr. Sell had accurately described the

property and he was wanted to do what was necessary to be compliant with the regulations – as he had hosted various types of business on the property for many years. Chairman Turner asked for a show of hands for anyone in support or in opposition to the application – there was no response.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there as a unanimous vote to approve the land use application filed by Cleve McAfee to redistrict property located at 4389 Hwy 115 East Cleveland, GA 30528 from C-1 Community Commercial District to C-2 Highway Business District with a conditional use for single family residences – on tax map / parcel 076-056 with total acreage being 8.77 acres.

Mr. Sell presented the land use application filed by Steve Seabolt to request a conditional use permit at 5494 Hwy 356 Sautee Nacoochee, GA 30571 on tax map / parcel 068-022A with total acreage being 1.73 acres. The proposed use is to place in a “short term rental” program. The present use is R-1, Residential Single Family. Mr. Sell stated the Planning Commission had held a public hearing on the application and there were no comments. The Planning Commission had unanimously recommended approval of the application. Mr. Sell stated that the owners had relocated to Florida and had kept the residence to utilize when visiting family – however they hoped to use the property as a short term rental in order to offset expenses. Chairman Turner asked for a show of hands for anyone in support or opposition to the application – there was no response. Ms. Ann Seabolt spoke on behalf of the applicant and confirmed the information presented.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Steve Seabolt to request a conditional use permit at 5494 Hwy 356 Sautee Nacoochee, GA 30571 on tax map / parcel 068-022A with total acreage being 1.73 acres. The approved use is to place in a “short term rental” program. The present use is R-1, Residential Single Family.

Mr. Sell presented the land use application filed by William Porter to request a conditional use permit at 121 Laura Lane Cleveland, GA 30528 on tax map / parcel 091-070 with the total acreage being 1.38 acres and the proposed use being to place in a “short term rental” program. The present use is R-1, Single Family Residential. He stated the Planning Commission had held a Public Hearing on the application and there were no comments made on the application – however the Planning Commission did have some questions which had to be clarified with the County Attorney – therefore the Planning Commission issued a recommendation to approve the application pending clarification of covenants. Mr. Sell advised that there were covenants recorded for the subdivision; however a Homeowner’s Association (HOA) had never been formed. He noted that County Attorney, Mary Jane Henneke, had issued an opinion based on case law which stated that since there was not an HOA – the rule within the short term rental ordinance requiring 50%+1 property owner’s signatures of approval would apply – which Mr. Porter had provided. Mr. Porter confirmed the information presented and stated that he had been renting the property without the conditional use, because the previous owner had rented the property so he thought he had been in compliance. It was confirmed that hotel / motel taxes had not been paid on the rentals. Commissioner Bryant posed several questions regarding the private road access, covenants, and how the rental would be managed. Mr. Porter expressed that he had contacted the county as soon as he was made aware of his non-compliance and that he wanted to come into compliance. Chairman Turner asked for a show of hands for anyone in support / opposition to the application – the only hand raised was Commission Bryant in opposition.

Commissioner Bryant made a motion to deny the land use application filed by William Porter to request a conditional use permit at 121 Laura Lane Cleveland, GA 30528 on tax map / parcel 091-070 with the total acreage being 1.38 acres and the proposed use being to place in a “short term rental” program. The motion died due to the lack of a second.

July 27, 2020 – Work Session, Called Meeting & Public Hearing Minutes (continued)

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a vote to approve the land use application filed by William Porter to request a conditional use permit at 121 Laura Lane Cleveland, GA 30528 on tax map / parcel 091-070 with the total acreage being 1.38 acres and the approved use being to place in a “short term rental” program. Commissioner Nix and Chairman Turner voted in favor of the motion. Commissioner Bryant opposed the motion. The motion passed by a 4-1 vote.

Mr. Sell presented a land use application filed by Wendy Moses to request a conditional use permit at 164 Pine Ridge Drive Helen, GA 30545 on tax map / parcel 055D-101A with total acreage of 1.0 acres and the proposed use being to place in a “short term rental” program. The present use is R-1, Residential Single Family. He stated the Planning Commission had held a public hearing on the application – at which there were no comments – and the Planning Commission had issued a unanimous recommendation to approve the application. Mr. Sell noted that the property had already been determined to be grandfathered under the short term rental ordinance; however the owner wanted to obtain a conditional use permit to make the property more marketable in the future. Chairman Turner asked for a show of hands for anyone in support or opposition to the application – there was no response. Ms. Erica Tippit spoke on behalf of the applicant and confirmed the information.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Wendy Moses to request a conditional use permit at 164 Pine Ridge Drive Helen, GA 30545 on tax map / parcel 055D-101A with total acreage of 1.0 acres and the approved use being to place in a “short term rental” program. The present use is R-1, Residential Single Family.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a vote to adjourn the meeting. Commissioner Holcomb and Chairman Turner voted in favor of the motion. Commissioner Holcomb had stepped out of the room. The motion passed by a 4-0 vote.

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE PUBLIC HEARING

MONDAY, JULY 27, 2020 AT 6:00 P.M.

The White County Board of Commissioners held a Public Hearing for the 2020 Millage Rate (2 of 3) at 6:00 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 Jason Cobb, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Ms. Jodi Ligon, Finance Director, made the following presentation on the 2020 millage rate:

White County Board of Commissioners

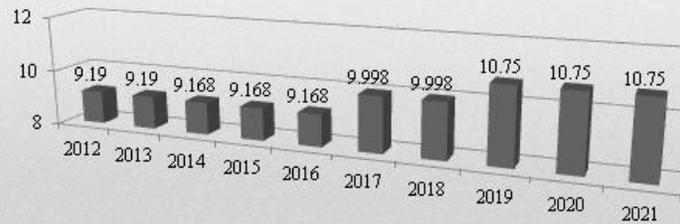
Tax Year 2020 Millage Rate

July 27, 2020

Millage Rate

- Percentage figure applied to the value of your property to calculate your property tax liability. A “mill” equals one dollar of tax on every thousand dollars of taxable value. Tax dollars are used to fund the cost of governmental operations and services each year.
 - The White County Assessors office determines the fair market value of property, which is then taxed 40% of the value.
 - The Tax Commissioner takes the information, applies the millage set by the governing authority, then bills and collects the taxes.
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White County Millage Rates 10 Year History on Fiscal Years County Portion Only



White County Millage Rates History of Reported Revenues

Fiscal Year	Millage Rate	Revenue Collected
2011	9.19	\$9,386,738
2012	9.19	\$8,919,309
2013	9.19	\$8,059,536*
2014	9.168	\$7,567,792*
2015	9.168	\$7,451,893*
2016	9.168	\$7,794,738*
2017	9.998	\$8,545,208*
2018	9.998	\$8,782,572*
2019	10.75	\$9,883,003*
2020	10.75	\$10,097,919* (Pre-audit)

*No parsonage credit (payers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Taxes Levied as Proposed

Component	Proposed Millage Rate	Net Digest	Collections
County - Board of Commissioners	10.75	\$ 961,240,391	\$ 10,333,334
School - Board of Education	17.394	\$ 909,392,043*	\$ 15,817,965
Totals	28.144	*School net digest reflects senior exemptions	\$ 26,151,299

Where is the Money Used?

Services	Budget %	Proposed Millage Rate
Agriculture	0.28	.0304
Judicial	9.19	.9878
Culture & Recreation	5.26	.5650
Housing & Development	2.67	.2865
General Government	20.83	2.2394
Health & Welfare	3.09	.3324
Public Safety	50.16	5.3922
Public Works	8.52	.9161
TOTAL	100.0%	10.75

Impact on Average Homeowner County Portion Only - Tax Year 2020

Home Value	\$300,000	\$500,000
40% Assessed Value	\$120,000	\$200,000
Rate	10.75	10.75
Estimated County Tax	\$1,290.00	\$2,150.00

July 16, 2020 White County News Ad

	2015	2016	2017	2018	2019	2020	
COUNTY WIDE	Real & Personal	933,322,701	971,182,849	987,913,789	1,048,232,919	1,081,709,013	1,102,061,784
	Motor Vehicles	45,627,480	36,157,490	28,372,960	23,928,300	21,093,910	18,948,140
	Mobile Homes	6,217,064	6,131,908	5,849,084	5,920,836	6,353,588	6,941,592
	Timber-100%	62,440	36,730	111,239	77,563	108,373	98,922
	Heavy Duty Equipment	69,900	37,176	0	17,870	9,296	57,335
	Gross Direct	1,005,299,585	1,013,949,153	1,021,849,771	1,076,178,388	1,109,774,020	1,128,107,873
	Less Exemptions	146,943,728	149,922,607	151,914,689	164,459,894	169,633,017	169,867,482
	NET GROSS VALUE	858,355,857	863,926,546	870,232,082	911,718,494	940,141,003	958,240,391
	Gross Maintenance & Operation Millage	0.011584	0.012543	0.012634	0.013495	0.013584	0.013779
	Less Millage						
Local Option Sales Tax	0.002416	0.002345	0.002356	0.002745	0.002834	0.003028	
NET MS&O MILLAGE RATE	0.009168	0.009998	0.009988	0.010750	0.010750	0.010750	
TOTAL MS&O TAXES LEVIED	\$7,873,074	\$8,634,508	\$8,700,580	\$9,800,352	\$10,138,766	\$10,333,334	
TAX	Net Tax \$ Increase	238,097	761,434	66,072	1,100,372	337,814	198,968
	Net Tax % Increase	3.1183%	0.8714%	0.7652%	12.8471%	3.4467%	1.9191%

Questions
or
Comments

Following the presentation, Chairman Turner opened the floor for public comments.

July 27, 2020 – Work Session, Called Meeting & Public Hearing Minutes (continued)

There were no public comments – the floor was closed.

The public hearing was adjourned.

The minutes of the July 27, 2020 Work Session & Called Meeting and Public Hearing (2 of 3) are stated as approved this 3rd day of August, 2020.

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 Bryantt

Craig Bryant, District 4

s/Shanda Murphy

Shanda Murphy, County Clerk