

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE COMBINED WORK SESSION & CALLED MEETING HELD

MONDAY, FEBRUARY 24, 2020 AT 4:30 P.M.

The White County Board of Commissioners held a combined Work Session & Called Meeting on Monday, February 24, 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 Michael Melton, County Attorney Mary Jane Henneke, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance – Mr. Dean Dyer provided the invocation.

Chairman Turner presented a proclamation stating the White County Board of Commissioners full support of the Second Amendment of the United States Constitution – the right to keep and bear arms.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to adopt the proclamation as it was presented.

Mr. Kevin Hamby, SPLOST Manager, presented the SPLOST Status report (see attached). He reminded the Board that the final payment on the bonds for the jail construction project would be made in December 2020 and the current SPLOST (2014) program would be coming to an end and the new SPLOST (2020) program would be beginning as would the bond payments for the Yonah Preserve Ballfield construction project.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to adopt the minutes of the Regular Meeting held February 3, 2020 (including Executive Session Minutes), the Called Meeting held February 4, 2020 (including Executive Session Minutes), the Called Meeting held February 10, 2020 (including Executive Session Minutes), and the Called Meeting held February 18, 2020 (including Executive Session Minutes).

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Brian Alexander to redistrict property located at 177 Marvin Miles Road Cleveland, GA 30528 from A-1 Agriculture Forestry District to R-1 Residential Single Family District on tax map and parcel 051-043 – with 18.58 acres being affected. Mr. Sell explained that the property has two (2) homes on it – which will be divided each into their own lot with a third lot of 14 acres remaining. He did indicate that the application was to rezone all 18.58 acres from A-1 to R-1. Mr. Sell stated that the Planning Commission had held a public hearing on this application and did recommend approval of the request. Mr. Alan Boggs spoke on behalf of Mr. Alexander. He confirmed the summary presented by Mr. Sell.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Bryant there was a unanimous vote to approve the land use application filed by Brian Alexander to redistrict property located at 177 Marvin Miles Road Cleveland, GA 30528 from A-1 Agriculture Forestry District to R-1 Residential Single Family District on tax map and parcel 051-043 – with 18.58 acres being rezoned.

Mr. John Sell presented the land use application filed by Dana Patterson to request a conditional use permit for 21 Hootenanny Hills Drive Helen, GA 30545 (off Ridge Road) on tax map and parcel 042B-056 – with 1.04 acres being affected and the proposed conditional use being the placement of the property in a short term rental

program. Mr. Sell stated that this property is not located in a subdivision and does not have any restrictive covenants. He also stated that the Planning Commission had held a public hearing on this application and did recommend approval of the request. Ms. Dana Patterson explained that she would be managing the rental herself.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Dana Patterson to request a conditional use permit for 21 Hootenanny Hills Drive Helen, GA 30545 (off Ridge Road) on tax map and parcel 042B-056 – with 1.04 acres being affected and the approved conditional use being the placement of the property in a short term rental program.

Mr. John Sell presented a proposed letter of request for the Georgia Mountain Regional Commission (GMRC) to assist in preparing an Appalachian Regional Commission (ARC) grant application for the White County Development Authority in order to develop a strategic economic development plan for White County. He

explained that the Authority had received approximately \$30,000.00 in revenue from the bonds issued for Truett McConnell University and wanted to utilize the funds for this project. He noted that GMRC has a planning grant which will cover the cost of developing a Request for Proposal (RFP) document which will go out to consultants who develop such plans. He indicated that several area counties had already taken part in this process. Mr. Sell stated that there is a July deadline for grant. Chairman Turner expressed his concerns regarding possible conditions of the grant receipt.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to table this letter of request until Mr. Sell could provide the conditions of the ARC Grant to the Board for review.

Mr. Melton presented a quote for the addition of a shade covering for the swing set area to the Yonah Preserve Playground Project – which had been previously awarded to Playworx Playsets LLC. The estimate for the shade covering addition was \$7,925.00.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a vote to amend the contract for the playground project at Yonah Preserve with Playworx Playsets LLC to include a shade covering for the swing set area – increasing the contract cost from \$152,453.98 to \$160,378.98 (+\$7,925.00) – with the increase to be funded with the balance of the Parks & Recreation Fundraiser Account and Hotel / Motel Tourism Product Development Funds. Chairman Turner voted in favor of the motion – Commissioner Holcomb and Commissioner Nix opposed the motion. The motion passed by a 3-2 vote.

There was a brief discussion regarding shade coverings for the ballfield bleacher areas. Upon a motion made by Commissioner Holcomb, seconded by Chairman Turner there was a unanimous vote to table the discussion of this item to a later date.

Mr. Bryan Payne, Chief Assessor, stated that during the FY 2020 budget process, he had submitted a request for SPLOST funds to purchase a new vehicle for his department. He presented two (2) quotes – a 2020 Ford Explorer @ \$27,176.14 and a 2020 Dodge Durango @ \$23,834.00. He stated that he would replace two (2) of the three (3) vehicles in his department with the one new vehicle. There was discussion about the need for a 4-wheel drive vehicle.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was unanimous vote to table the purchase of a vehicle for the Assessor's Office in order to allow Mr. Payne time to obtain quotes on vehicles with 4-wheel drive or all-wheel drive.

Mr. Melton presented a prioritized list of paved county roads for 2020 resurfacing projects.

- Commissioner Goodger proposed obtaining a bid for resurfacing on Claude Sims Road, Jess Hunt Road, and Virgil Hunt Road.
- Commissioner Holcomb proposed obtaining a bid for resurfacing on Post Road.
- Commissioner Nix proposed obtaining a bid for resurfacing on Post White Hill Road and Stansel Road.
- Commissioner Bryant proposed obtaining a bid for resurfacing on Sautee Woods Trail Road and Ridge Road.
- Chairman Turner proposed obtaining a bid for resurfacing on Arthur Seabolt Road.

Chairman Turner stated that although not currently listed – Boca Hills Road would need work in the near future.

There was discussion regarding Claude Sims Road and possibly beginning the initial work needed to reopen the dead-end portion of Claude Sims Road at the Head Start / Pre-K Facility by way of construction through the Tesnatee Gap School Road. There was a consensus that this item would be placed on the next work session agenda for further discussion.

Commissioner Bryant asked that a bid also be obtained for paving Dandy Lane and a portion of Bean Creek Road.

Commissioner Nix asked that Mr. Melton contact the Georgia Department of Transportation (GDOT) in order to determine the process for assigning weight limits to some of the secondary roads which are being so badly damaged by heavy truck traffic.

Upon a motion made by Commissioner Nix, seconded by Holcomb there was a unanimous vote to engage the County's engineer of record – Carter & Sloope – for development of a master site use plan for Yonah Preserve (specifically including but not limited to the football field press box / concession / restroom facility).

Ms. Jodi Ligon, Finance Director, presented the monthly financial status report (see attached).

A tentative date of March 28 @ 11:00 a.m. was set for the Yonah Preserve Trails ribbon cutting.

Ms. Mary Jane Henneke presented a quit claim deed for .75 acres off Helton Road. The property was deeded to the county for use for 911 operations by George Taylor through the Gateway Amateur Radio Club in 1993. The county had used this for a 911 tower site years prior; however had abandoned the site several years ago. The estate of Mr. Taylor had requested this reversionary deed.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the quit claim deed as presented for .75 acres off Helton Road – through the Gateway Amateur Radio Club to the estate of George Taylor.

Commissioner Nix stated that he is in communications with Mr. Jadie Hatcher regarding the washout and spillway issues along Sandy Flats Road.

Chairman Turner opened the floor for public participation.

Mr. Woody Woods – 457 Hwy 356 Helen, GA: Mr. Woods expressed his appreciation to the Board of Commissioners for the support provided to SORBA for the development of Yonah Preserve Trails, thus far. He asked that Carter & Sloope be provided the master trails plan which had been developed by SOBRA - which had greatly benefited SORBA in obtaining grants and fundraising. The Board asked Mr. Melton to email the master trails plan to Carter & Sloope for their reference.

Chairman closed the floor.

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

-See The Following Closed Meeting Affidavit-

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

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

The minutes of the February 24, 2020 Work Session & Called Meeting are hereby approved as stated this 28th day of April, 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 Bryant
Craig Bryant, District 4

s/Shanda Murphy
Shanda Murphy, County Clerk