

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE CALLED MEETING HELD

THURSDAY, SEPTEMBER 3, 2020 AT 8:00 A.M.

The White County Board of Commissioners held a Called Meeting on Thursday, September 3, 2020 at 8:00 a.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.

Mr. Jason Cobb made a presentation to the Board concerning a request from HG Acquisitions for an Irrevocable Standby Letter of Credit to be issued with White County as the beneficiary in the amount of \$567,666.00 for utility work – water line installation / power / internet – yet to be completed, in order for the final plat of the Yonah Lakes Subdivision to be approved. The purpose of this mechanism is for the developer to provide White County assurance that the work will be completed after the final plat is approved. Mr. Cobb noted that the amount of this letter of credit included a 20% mark up on the contracted work, the letter of credit would be in effect for one (1) year, and there would be a 120 day completion requirement. Mr. Earl Sullivan, representing Lakewood Capital Group a/k/a HG Acquisitions, stated the Yonah Lakes Subdivision was nearing the end of the development phase and they were ready to move forward with final plat approval so the lots could go to sell on September 19, 2020. He informed that the road paving was within three (3) days of completion and would be completed by the September 8, 2020 meeting of the White County Planning Commission where the final plat would be considered for approval. Commissioner Bryant asked Mr. Sullivan for an explanation of the circumstances surrounding the stop work order issued on the project and for an explanation for the delay in completing the work now being discussed. Mr. Sullivan advised that there were issues with DOT alignment, a stream crossing that did not fall under the nationwide permit issued for the project, issues with EPD, and the amount of rainfall had been a major issue as well. Chairman Turner noted Yonah Lakes is the largest subdivision developed in White County in many years. Mr. John Sell, Director of Community & Economic Development, advised the Board that the development had only required three (3) variances – one (1) lot for access, and two (2) lots for lot size. Mr. Sell confirmed with the Board that the road work being completed was a condition of the final plat approval and would not be covered by this letter of credit assurance. It was clarified with Mr. Sell that the completion of the road work would be evaluated on Tuesday, September 8, 2020 and if the road work was not complete at that time and the Planning Commission approved the final plat – the plat would be held for signature until the road work was complete.

Commissioner Bryant made a motion to deny the acceptance of an Irrevocable Standby Letter of Credit to be issued with White County as the beneficiary in the amount of \$567,666.00 for utility work – water line installation / power / internet – yet to be completed, in order for the final plat

of the Yonah Lakes Subdivision to be approved. There was not a second – the motion died for lack of a second.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a vote to approve the acceptance of an Irrevocable Standby Letter of Credit to be issued with White County as the beneficiary in the amount of \$567,666.00 for utility work – water line installation / power / internet – yet to be completed, in order for the final plat of the Yonah Lakes Subdivision to be approved. Commissioner Goodger and Chairman Turner voted in favor of the motion. Commissioner Bryant opposed the motion. The motion passed by a 4-1 vote.

Mr. Dave Cangemi, Director of Public Works, presented quotes for vehicles repairs. He stated the Board had previously approved \$18,823.15 for engine repairs to a 2003 Mack Spreader Truck by Gainesville Truck Center. However, upon further inspection – it was determined that the engine block was not usable to rebuild the engine. Therefore, Mr. Cangemi stated that an additional \$10,552.04 would be needed to complete the repairs.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to approve the additional \$10,552.04 for repairs to the 2003 Mack Spreader Truck by Gainesville Truck Center – with this expense to be paid from the general fund.

Mr. Cangemi presented a quote for vehicle repairs for a 2000 Mack Dump Truck by Cleveland Diesel – for replacing the transmission, clutch, pilot bearing, and stop clutch.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to approve \$7,987.95 for repairs to a 2000 Mack Dump Truck by Cleveland Diesel – with the expense to be paid from the general fund.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to designate Chairman Turner as the ACCG voting delegate for the 2020 ACCG business session legislative policy agenda.

Mr. Cobb provided a brief update on current paving projects – stating the projects were on track for an early October completion.

Commissioner Nix asked that the contractor (Stratton) who recently resurfaced the western portion of Westmoreland Road ride the road and note the dips in the road.

Commissioner Nix encouraged the Board to move forward with the reopening / redesign of Claude Sims Road.

Chairman Turner directed that staff review the county's code for any improvements which could be made to the section which addressed major subdivisions.

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

September 3, 2020 – Called Meeting Minutes (continued)

The minutes of the September 3, 2020 are approved as stated this 5th day of October, 2020.

WHITE COUNTY BOARD OF COMMISSIONERS

Travis C. Turner, Chairman

Terry D. Goodger, District 1

Lyn Holcomb, District 2

Edwin Nix, District 3

Craig Bryant, District 4

Shanda Murphy, County Clerk