

**WHITE COUNTY BOARD OF COMMISSIONERS**  
**MINUTES OF THE WORK SESSION & CALLED MEETING HELD**  
**MONDAY, FEBRUARY 26, 2018 AT 4:30 P.M.**

The White County Board of Commissioners held a Work Session & Called Meeting on Monday, February 26, 2018 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, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance, Pastor Michael Wilkes with Center Baptist Church provided the invocation.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt the minutes of the January 29, 2018 Work Session & Called Meeting and the February 22, 2018 Called Meeting – including Executive Session Minutes.

Chief Deputy Bob Ingram and Sheriff Neal Walden expressed the Sheriff's Office / Detention Center's issue with recruiting and retaining employees – which was termed as a "crisis". They cited other counties having higher compensation for deputies and detention officers as the cause for difficulty in recruiting and retention. Chief Ingram noted the challenges of having an inexperienced workforce. Numerous Sheriff's Office employees were in attendance to support the Sheriff's petition to the Board of Commissioners for a \$2.00 per hour increase for all employees in the Sheriff's Office and Detention Center. Chief Ingram read a letter from Sheriff Walden which was submitted to the meeting record which detailed higher starting pay rates for Deputy Sheriff's in some surrounding counties. Chief Ingram stated that currently there were two (2) positions vacant in the Detention Center, three (3) positions vacant in the Sheriff's Office, and three (3) current employees being evaluated by other agencies for potential employment.

Chairman Turner stated that the Sheriff's Office & Detention Center were not alone in the challenges of recruitment and retention of employees – that some other county departments were also facing the same issues. Sheriff Walden took issue with the comment and expressed that the employees in other departments were not running into danger on a daily basis. Chairman Turner agreed and stated that he was trying to express the importance of the Board of Commissioners taking a serious look at what was needed in order to do a better job of recruiting and retaining employees. Chairman Turner asked the Board for any comments – there were none. He stated that he was confident that in the very near future, the Board of Commissioners would be taking a position of leadership in order to address the issues expressed by Sheriff Walden and Chief Ingram. Sheriff Walden asked if the compensation issue would be dealt with in Executive Session and Chairman Turner stated for the record that any action by the Board on the issue would have to be made in the form of a motion outside of Executive Session.

A Public Hearing was held for the land use application filed by Center Baptist Church Inc. for property located at 109 Elrod Road Helen, GA to request a conditional use permit to expand a non-confirming use in an R-1 district – tax map & parcel H02E-048 / 4.38 acres.

Mr. John Sell, Director of Community & Economic Development, presented the land use application to the Board of Commissioners. He noted that the property contained a building which was not the present church that Center Baptist planned to expand and use for their worship center. He stated that the Planning Commissioner had recommended approval of the application. Mr. Sell did say that one of the adjoining property owners had faxed in a comment from out of state which stated her issues with the application.

Mr. Mark Turner spoke on behalf of Center Baptist Church. He stated that the church has served the community since 1913, membership had grown to the level to support an expansion of their facility, and the church was

fortunate to acquire property within 100 yards of their existing facility. He asked the Board to consider approval of this land use application so they could move forward with their plans for expansion.

Chairman Turner opened the floor for any comments in support of the land use application filed by Center Baptist Church Inc. for property located at 109 Elrod Road Helen, GA to request a conditional use permit to expand a non-confirming use in an R-1 district. Following three (3) calls for any comments in support of the land use application and with there being no comments in support the floor was closed.

Chairman Turner opened the floor for any comments in opposition of the land use application filed by Center Baptist Church Inc. for property located at 109 Elrod Road Helen, GA to request a conditional use permit to expand a non-confirming use in an R-1 district.

Ms. Barbara Hollis, 2260 Skylake Road Sautee, GA – Ms. Hollis spoke on behalf of Ms. Debra Carpenter who owns property at 56 Summit Way Helen, GA (a rental cabin). She stated that Ms. Carpenter opposed the use of residential property for a non-residential use, specifically as relates to traffic and use of a private road to access the property. Ms. Hollis stated that the appropriate access for the church's property would be Mount Berry Road.

Following three (3) calls for any comments in opposition of the land use application and with there being no comments in support the floor was closed.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Center Baptist Church Inc. for property located at 109 Elrod Road Helen, GA to request a conditional use permit to expand a non-confirming use in an R-1 District – Tax Map & Parcel H02E-048 / 4.38 acres.

A Public Hearing was held for the land use application filed by Mr. Michael Shore and Mr. Lewis Fortner to redistrict property located at 9606 Duncan Bridge Road Cleveland, GA from C1 Community Commercial to C2 Highway Business, Tax Map & Parcel 090-011A, being 2.28 acres.

Mr. Sell presented the application stating the 4,000 square foot building presently located on the property would be used for agriculture supply sales. He noted that the Planning Commission held a public hearing on the proposed redistricting on January 29, 2018, there were no objections presented at that meeting, and the Planning Commission recommended that the Board of Commissioners approve the application as submitted.

Mr. Michael Shore reviewed his application with the Board.

Chairman Turner opened the floor for any comments in support of the land use application filed by Mr. Michael Shore and Mr. Lewis Fortner to redistrict property located at 9606 Duncan Bridge Road Cleveland, GA from C1 Community Commercial to C2 Highway Business. Following three (3) calls for any comments in support and with there being no comments the floor was closed.

Chairman Turner opened the floor for any comments in opposition of the land use application filed by Mr. Michael Shore and Mr. Lewis Fortner to redistrict property located at 9606 Duncan Bridge Road Cleveland, GA from C1 Community Commercial to C2 Highway Business. Following three (3) calls for any comments in opposition and with there being no comments the floor was closed.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Mr. Michael Shore and Mr. Lewis Fortner to redistrict property

February 26, 2018 – Work Session & Called Meeting Minutes (continued)

located at 9606 Duncan Bridge Road Cleveland, GA from C1 Community Commercial to C2 Highway Business, Tax Map & Parcel 090-011A, being 2.28 acres.

There was a Public Hearing held for the land use application filed by Mr. Gerald Sims to redistrict property located on Albert Reid Road from A1 Agriculture Forestry District to C2 Highway Business District, Tax Map & Parcel 090-011A, 5.19 acres (revised from 16.50 acres).

Mr. John Sell presented the application stating the revised acreage being reclassified and that a building on the property would be used as a commercial glass shop. He noted that the Planning Commission had held a Public Hearing on the application on January 29, 2018, no objections were presented, and the Planning Commission issued a recommendation for the Board of Commissioners to approve the application as presented.

Ms. Renee Ravan, 845 Albert Reid Road Cleveland, GA reviewed the application with the Board.

Chairman Turner opened the floor for any comments in support of the land use application filed by Mr. Gerald Sims to redistrict property located on Albert Reid Road from A1 Agriculture Forestry District to C2 Highway Business District. Following three (3) calls for any comments in support and with there being no comments the floor was closed.

Chairman Turner opened the floor for any comments in opposition of the land use application filed by Mr. Gerald Sims to redistrict property located on Albert Reid Road from A1 Agriculture Forestry District to C2 Highway Business District. Following three (3) calls for any comments in opposition and with there being no comments the floor was closed.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Mr. Gerald Sims to redistrict property located on Albert Reid Road from A1 Agriculture Forestry District to C2 Highway Business District, Tax Map & Parcel 090-011A, 5.19 acres.

Mr. Kevin Hamby, SPLOST Manager, presented information to the Board regarding the request for proposal (RFP) process which had taken carried out for the Yonah Preserve Park Improvements Project. He stated that all proposals submitted were scored on a qualifications basis by a scoring committee. Based on the scoring committee's results, the recommendation was to award the project to Charles Black Construction Company. Mr. Hamby stated that the second item needing to be addressed for the project was approval of the project budget.

Mr. Hamby made the following presentation:

# White County Yonah Preserve Update

Monday, February 26, 2018

## BUDGET UPDATE

SPLOST Funding Available	\$ 586,962
<u>Bond Funding Available</u>	<u>\$ 4,000,000</u>
Total Funding Available	\$ 4,586,962

### Project Budget Allocation:

Land Acquisition	\$ 10,000
Construction Testing	\$ 35,000
Georgia Power	\$ 160,000
Engineering	\$ 224,750
Construction	\$ 3,698,149
FF&E	\$ 150,000
Contingency	\$ 309,063
Total Project Budget:	\$ 4,586,962

TIMELINE	
Construction Award	2/26/2018
Contract Execution	2/27/2018 – 3/11/2018
Construction Notice to Proceed	3/12/2018
Project Complete	Winter 2018

Fields Available  
Spring 2019

Mr. Hamby indicated that the construction budget listed (\$3,698,149.00) was the pricing proposal submitted by Charles Black Construction Company for the project – which was the lowest price submitted, although Charles Black Construction Company did receive the overall highest score during the RFP process.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to award the Yonah Preserve Park Improvements Project to Charles Black Construction Company in the amount of \$3,698,149.00 and to authorize the Chairman to execute the necessary documents upon staff’s review of the contract.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt the project budget as presented in an amount not to exceed \$4,586,962.00.

Chairman Turner directed staff to bring any value engineering options for cost savings that may be identified before the Board for consideration throughout the project.

Chairman Turner commended staff for the efforts put toward this project.

Mr. Ken Payne, Facilities Director, presented quotes to the Board for the replacement of an HVAC unit at the Mauney Building (which conditions the air in the Assessor’s Office Area). He recommended that the bid be awarded to Cathey Heating & Air in the amount of \$15,150.00 based on this company being the lowest bid received for the specified equipment which had the certification required to install that particular size unit.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to award the bid for replacement of an HVAC unit at the Mauney Building to Cathey Heating & Air in the amount of \$15,150.00 – to be funded from the 2014 SPLOST.

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

Chairman Turner opened the floor of public participation.

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Mr. Morris Biggers, who lives off Tom Bell Road, expressed his concerns to the Board regarding the condition of Tom Bell Road and when would the road be resurfaced. Chairman Turner instructed Mr. Melton to follow up with the Board and with Mr. Biggers on his concern.

Ms. Tina Couch, 1295 Camp Wahsega Road Dahlonga, GA stated that she worked for the White County Sheriff's Office. She emphasized the need for a pay increase for the employees of the White County Sheriff's Office and Detention Center.

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 personnel.

-See The Following Closed Meeting Affidavit-

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

Upon a motion made by Commissioner Bryant, seconded by Goodger there was a unanimous vote to institute a \$2.00 per hour (minimum) increase for all Sheriff's Office, Detention Center, and 911 employees effective March 1, 2018 – within the current classification / compensation system – to be funded from contingency and fund balance, with all other employee compensation to be reviewed prior to the Fiscal Year 2019 Budget adoption.

Sheriff Walden expressed his appreciation to the Board for their action to increase compensation for those employees at the Sheriff's Office and Detention Center.

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

The minutes of the February 26, 2018 Work Session & Called Meeting are approved as stated this 26th day of March, 2018.

**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