

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE REGULAR MEETING HELD

MONDAY, DECEMBER 7, 2015 AT 4:30 P.M.

The White County Board of Commissioners held their Regular Meeting on Monday, December 7, 2015 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, County Attorney Bill House, Finance Director Vicki Mays, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance, Ms. Barbara Head 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 November 2, 2015 Regular Meeting and the November 17, 2015 Called Meeting (including the Executive Session Minutes).

A proclamation was presented to City of Cleveland Mayor Don Stanley on the occasion of his retirement from public office following 34 years of service on the Cleveland City Council.

A proclamation was presented to Ms. Barbara Head honoring her 39 years of service to the White County Department of Family & Children's Service Board.

A proclamation was presented to Ms. Odessa Davis in honor of her and her late husband, Ray Davis's, contributions to the White County Senior Center.

Georgia Bureau of Investigations Special Agent Mitchell Posey of the Appalachian Regional Drug Enforcement Office (ARDEO) along with Sheriff Neal Walden presented inaugural badges to the White County Board of Commissioners and expressed their appreciation to the Board for their support of the newly created regional drug enforcement office.

Mr. Chris Hollifield of Rushton & Company presented the Fiscal Year 2015 Audit Report (See Attached).

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to approve the following consent agenda:

- Adoption of the Sautee Nacoochee Community Association's resolution of support to call the Nacoochee Valley and Sautee Valley Historic Districts "Sautee-Nacoochee Arts and Heritage District" for marketing purposes and that specified projects for the district be included in the County's economic development plan;

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- Adoption of a resolution of commitment for Yonah Preserve Phase II Recreational Trails Program (RTP) grant application through the Georgia Department of Natural Resources;
- Approval for extending the current Service Delivery Strategy in connection with the updating of the County Comprehensive Plan in order to maintain White County's qualified local government status;
- Approval of resurfacing / bridge work for Webster Lake Road for the 2016 Local Maintenance & Improvement Grant (LMIG) Project to be submitted to the Georgia Department of Transportation (GDOT);
- Renewal of a \$169,500.00 certificate of deposit with United Community Bank; and
- Approval of the following year end board appointments:
 - White County Board of Health: 1 appointment / six year term / 01/01/2016 through 12/31/2021 – Commissioner Craig Bryant (previously held by David Murphy);
 - White County Planning Commission: 3 re-appointments / three year term / 01/01/2016 through 12/31/2018 - Linda Dixon, Larry Freeman, Bob Oliver;
 - White County YMCA: 1 re-appointment / 1 year term / 01/01/2016 through 12/31/2016 – Brandon Hester;
 - White County Board of Assessors: 1 re-appointment / three year term / 01/01/2016 through 12/31/2018 – Roy Johnson; and
 - White County Building Authority: Re-appointments / (2) 2 year term & (1) 1 year term – Commissioner Terry Goodger (2 year term), Mully Ash (2 year term), and Marc Greene (1 year term).

-End of Consent Agenda-

Chairman Turner called the Public Hearing for Black Bear Treatment Center's application to redistrict the properties (a total of 51.388 acres) at 310 Black Bear Ridge Sautee-Nacoochee, GA from R1 Residential Single Family, R3 Residential Seasonal District, and C1 Community Commercial District to PD Planned Development District.

Chairman Turner reviewed the procedures for the Public Hearing.

Mr. Tom O'Bryant, Director of Community & Economic Development reviewed Black Bear Lodge's application for redistricting. He summarized the process up to this point in time, and stated that the Planning Commission had recommended approving the redistricting request. He stated that the Planning Commissioner had suggested that Black Bear Lodge have a traffic study conducted since that was one of the topics of concern regarding the redistricting request. Mr. O'Bryant indicated that a traffic study had been conducted according to this recommendation.

Chairman Turner opened the floor for comments in support of the redistricting request. Ms. Jennifer Angier, CEO of Black Bear Lodge, presented information about the services provided by Black Bear Lodge, the history, vision, mission of the organization, and the plans for

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expansion related to the redistricting request. She reviewed that the recently conducted traffic study determined that the nature of the proposed expansion would not result in increased traffic volume to the facility.

There were no other comments in support.

Chairman Turner opened the floor for any comments in opposition to the requested redistricting.

Mr. James Gill, 26 Carolina Springs Road Sautee-Nacoochee, GA: Mr. Gill stated that he and his family lived and operated a business at this address which is adjacent to Black Bear Lodge. He stated that he was concerned about negative effects of the redistricting request including increased traffic at the Hwy 75 entrance of Carolina Springs Road (which was not scheduled to be improved as the Duncan Bridge Road entrance of Carolina Springs Road was) and he believed that the requested redistricting was motivated by Black Bear wanting to building according to residential codes as opposed to commercial building codes. Finally, Mr. Gill noted that a portion of the area to be further developed was in the Mountain Hillside Protection District.

Chairman Turner provided for a time of rebuttal for the petitioner (Black Bear Lodge).

Mr. Richard Rogers, Chief Operating Officer for Foundations Recovery Network (FRN) – the parent company of Black Bear Lodge stated that there was no intention to apply residential building codes to the expansion project; however joint commission standards (that applied to the building of hospitals) would be applied. Mr. Rogers said that he understood Mr. Gill's concerns about the entrance to Carolina Springs Road on the Hwy 75 side; however he wanted to assure that Black Bear had advised all employees and vendors to use the entrance off Duncan Bridge Road, although the Hwy 75 entrance was very important to Black Bear in the case of an emergency. He said that Black Bear would be willing to document their intention of using the Duncan Bridge access as the primary access point. Mr. Rogers also stated that they were committed to keeping the natural aesthetics of the area which enhanced their atmosphere through their expansion as that was a big part of what was offered to the clients – a peaceful, healing, serene environment.

Chairman Turner offered an additional opportunity for any comments – there were no additional comments.

Chairman Turner closed the Public Hearing.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve Black Bear Treatment Center's application to redistrict the properties (a total of 51.388 acres) at 310 Black Bear Ridge Sautee-Nacoochee, GA from R1 (Residential Single Family), R3 (Residential Seasonal), and C1 (Community Commercial) to PD (Planned Development).

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Upon a motion made by Commissioner Nix, seconded by Commissioner Bryant there was a unanimous vote to approve the purchase of Easy Vote Software in the amount of \$6,070.00 – to be paid from the Elections Budget.

Ms. Vicki Mays, Finance Director, presented the monthly financial status report (see attached).

Chairman Turner opened the floor for citizen participation.

Ms. Judy Lovell of the White County Historical Society informed the Board of Commissioners that the window installation project was complete. She expressed appreciating to the Board of Commissioners for their willingness to fund the project.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to enter into Executive Session at 6:15 p.m. in order to discuss real estate and personnel.

-See the Attached Closed Meeting Affidavit-

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

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

The minutes of the December 7, 2015 Regular Meeting are hereby approved as stated this 4th day of January, 2016.

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