

## MINUTES

### REGULAR MEETING JULY 13, 2010



STEPHENS COUNTY BOARD OF  
COMMISSIONERS  
HISTORICAL COURTHOUSE

5:00 P.M.

PRESENT: Commissioners Dean Scarborough, Jonesy Haygood, J B Hudgins, Jr., Harold Andrews, and Stanley London; County Clerk Beth Rider; County Attorney Brian Ranck; and Finance Director Phyllis Ayers

Chairman Dean Scarborough called the regular meeting to order at approximately 5:55 p.m. and welcomed those present. Chairman Scarborough gave the Invocation and led the Pledge of Allegiance.

#### APPROVE AGENDA

A motion was made by Commissioner Haygood, seconded by Commissioner Andrews to approve the agenda as presented. **Motion carried unanimously.**

#### II. APPROVE MINUTES

##### 1. JUNE 29, 2010 BUDGET HEARING & REGULAR MEETING

A motion was made by Commissioner London, seconded by Commissioner Hudgins to approve minutes as presented. **Motion carried unanimously.**

#### OLD BUSINESS

#### NEW BUSINESS

##### 1. MOTION FOR BOARD TO SET TENTATIVE MILLAGE RATE AT 11.32 MILLS

A motion was made by Commissioner London, seconded by Commissioner Andrews to set tentative millage rate at 11.32 mills. **Motion carried unanimously.**

##### 2. MOTION FOR BOARD TO APPROVE FY 2010 BUDGET AMENDMENTS AND ADOPT BUDGET AMENDMENT RESOLUTION FOR THE FOLLOWING DEPARTMENTS:

COMMISSIONERS; COMMUNICATIONS; CODE ENFORCEMENT-MARSHAL;  
CONTINGENCIES

Finance Director Phyllis Ayers stated these were all within departments except contingencies it is because of the worker's compensation audit which we are required to do. A motion was made by Commissioner Hudgins, seconded by Commissioner London to approve amendments and adopt budget resolution. **Motion carried unanimously.**

3. MOTION FOR BOARD TO APPROVE FY 2011 BUDGET AMENDMENTS AND ADOPT BUDGET AMENDMENT RESOLUTION FOR RURAL FIRE

A motion was made by Commissioner London, seconded by Commissioner Hudgins to approve budget amendments and pay from contingencies and adopt resolution. **Motion carried unanimously.**

4. MOTION FOR BOARD TO ADOPT RESOLUTION SETTING THE DATES AND TIMES OF THE MEETINGS AND AUTHORIZE CHAIRMAN TO SIGN

A motion was made by Commissioner Haygood, seconded by Commissioner Andrews to adopt resolution setting the dates and times of the meetings to the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. First meeting will be held at 5:00 p.m. and the second meeting to be held at 8:30 a.m. **Motion carried unanimously.**

5. MOTION FOR BOARD TO AUTHORIZE OFF ROAD SYSTEMS SAFETY PROGRAM TO BE PAID FROM THE GENERAL FUND IN THE AMOUNT \$7980.00

A motion was made by Commissioner Haygood, seconded by Commissioner Andrews to pay the Off Road Systems Safety Program from the general fund in the amount of \$7,980.00. Motion carried unanimously.

6. MOTION FOR BOARD TO AUTHORIZE STAFF TO CHANGE PURCHASING POLICY TO REFLECT THE USE OF ACCEPTIBLE ON-LINE AUCTION COMPANIES FOR SURPLUS SALES

Jerry Norris discussed the on-line auction capabilities. Chairman Scarborough stated this would be very efficient and a way to move excess equipment. A motion was made by Commissioner London, seconded by Commissioner Andrews to authorize staff to change the purchasing policy to reflect the use of acceptable on-line auction companies for surplus.

7. MOTION FOR BOARD TO APPROVE AND AUTHORIZE CHAIRMAN TO SIGN MAINTENANCE AGREEMENT WITH CAPITAL DATA SERVICE

A motion was made Commissioner Andrews, seconded by Commissioner London to approve and authorize Chairman to sign maintenance agreement. **Motion carried unanimously.**

8. MOTION FOR BOARD TO AUTHORIZE CHAIRMAN TO SIGN FORMS FOR EMA WHICH INCLUDES- 2009 CLOSE OUT FORM; 2010 PERFORMANCE PARTNERSHIP

AGREEMENT GEMA HOMELAND SECURITY; 2010 GEMA PERFORMANCE PARTNERSHIP AGREEMENT AWARD; AND 2010 DEPARTMENT OF JUSTICE FORM PROMOTING A DRUG-FREE WORKPLACE

A motion was made by Commissioner Hudgins, seconded by Commissioner Andrews to authorize Chairman to sign EMA documents. **Motion carried unanimously.**

9. MOTION FOR BOARD TO APPROVE PURCHASE REQUISITION FOR ACCG-INVOICE IN THE AMOUNT OF \$12,379.00

A motion was made by Commissioner Andrews, seconded by Commissioner Hudgins to approve purchase requisition invoice for ACCG/Workers Compensation. **Motion carried unanimously.**

10. FIRST READING FOR BOARD TO CONSIDER NEW APPLICATION FOR BEER AND WINE LICENSE FOR DHAKA TRADER, 5820 ROCK CREEK ROAD, TOCCOA, GA, 30577

No action was required for first reading.

V. **INVOICES OVER \$5000**

1. ACREE OIL - \$18,448.35

A motion was made by Commissioner London, seconded by Commissioner Hudgins to pay Acree Oil invoice. **Motion carried unanimously.**

VI. **MATTERS FROM DEPARTMENTS**

ADMINISTRATOR REPORT –

FINANCE REPORT –

DEPARTMENT REPORT –

Tim Martin – Development Authority discussed the Annual Report as well as the Redevelopment Plan. Tim thanked the commissioners for their efforts in adopt the process allowing the Development Authority to implement a process to achieve opportunity zoning to convey to companies locating in this area we are at Tier 1 status. Tim stated at the City of Toccoa's last meeting, they approved to expand and identify opportunity zones in their rezoning and planning and will see them moving forward. There will be a report due to us by Wednesday and we are asking the board to hold a public hearing on July 27<sup>th</sup>. Tim stated this was the end of their FY which ended June 30<sup>th</sup>.

Cam Parker – Cam stated he was proud of the Community Economic Development for putting their resources into what we have. All the work that goes into it does not make it

happen if leadership is not committed. Cam thanked the Commissioners for their part in making things happen. Cam stated it does not matter how hard you work, how much you prepare or how proud you are if you are not creating jobs. Commissioner Haygood asked Cam how many lots they will have ready in Hayestone Brady. Cam stated 3 graded lots flat and sewer, water, and road to 12 lots. Commissioner Andrews asked should there be a need and an individual ask for more for a lot not graded, would it take a lot to do it? Cam stated as an example the spec building, the Development Authority and the County quickly came together, the bids are out now and when we started SPLOST wish list we estimated we could do half of what we wanted to do. Bids came in and we are getting the work done for almost half of what was projected. In this situation, the taxpayers are benefiting and we are getting more bang for our dollar.

Theresa Kelley- Theresa stated the Primary is Tuesday, 160 absentee ballots were mailed and half are back in. Stephens County now has bar code scanners from the state that is easier and scans your driver's license; if someone is in the wrong precinct they can direct them to the correct one.

Jerry Norris – Jerry introduced Octavious Crawford an intern from the University of Georgia working with GIS Systems. He is majoring in Geography and is helping in Public Works and E911.

Jerry asked for assistance from the media to get the word out to the public to visit our website to fill out road work request.

Octavious thanked the board for allowing him the opportunity to intern with the county. Octavious stated he has learned a lot that is not taught in the classroom.

Commissioner Haygood stated the Intern Program is sponsored by ACCG and they received \$250,000.00. Out of the 159 counties, 90 counties have an intern; out of the 90 counties, 8-9 have hired their intern full time. Commissioner Haygood stated the program will continue through the spring of 2011.

## VII. **MATTERS FROM CITIZENS – TIME LIMIT OF THREE (3) MINUTES**

Buster Smith – Mr. Smith stated he had lived in Toccoa all of his life and has been in the family business. Mr. Smith stated he had a deep concern for the Economic Development and quality of life for Stephens County. He read in the newspaper where a low income Government assisted housing development may be put in his neighborhood. Mr. Smith stated don't get me wrong but didn't think it would fit in his neighborhood. The overall picture would be detrimental to the economic growth of Stephens County. All commissioners have been very helpful telling me who to talk to. Mr. Smith was under the impression that since there were no zoning laws in the county there was not much they could do. Mr. Smith talked with Mike Beatty and he told him a different story, unless the local government has given them a letter of approval there is no way they can do this.

Dan Angel – Mr. Angel stated he was the newest member in the Ayers Creek Subdivision, moving in February 19<sup>th</sup>. He stated if you come down between the hours of

6 to 8:00 p.m. you can see 30-40 women walking the streets. If you send everybody to one street you move them to another. He stated he could never get out of his home what he had paid to have it built; if they open this over there the price of his home will go down. Mr. Angel stated he certainly wished they could move it someplace else instead of where his home is.

Chris Irvin – Mr. Irvin stated the proposed project on Fernside Drive; he felt was quickly addressed without public knowledge. He stated he was here to request the commissioners to hold a public hearing on the matter. Mr. Irvin stated he had discussed the proposed project with Mr. Buster Smith some six months earlier. Several commissioners are aware the property of the old Ayers Estate was sold with restrictions which didn't exclude but didn't include any such proposed subsidized housing as wishes to the estate were sold. Before there is a letter of endorsement, which I hope the commissioners have not given to said developers, I hope there will be a public hearing to hear voices and concerns of the citizens. Mr. Irvin stated he was an adjoining property owner of the proposed site location and is also a property owner of adjoining Ayers Creek Subdivision. Mr. Irvin fears this development will end up leading property to devaluation in the situation the property and developments there will no longer see influence because people will not want to come and live there. There is a day care facility, fire station and a lot of residents that use this road. He strongly urged commissioners to hold a public hearing.

Phil Russell – Mr. Russell stated he was not originally from Stephens County but moved from Gwinnet County where he saw DeKalb County change and things happen. When he got ready to retire he looked for a place to live not as hectic as Atlanta. Both of his daughters attended Toccoa Falls College. He got interested in Toccoa and appreciated the town. When he started looking at property he drove into Ayers Creek and fell in love with it. He talked to Alton Adams about his vision and liked it. If he had known the project was possibly being built there he would not have chosen Ayers Creek. The public and people are putting our trust in you as individuals to make a decision in the best interest of all of us in Toccoa.

#### VIII. EXECUTIVE SESSION – THREATENED LITIGATION & PERSONNEL

A motion was made by Commissioner Hudgins, seconded by Commissioner London to enter into Executive Session at 6:25 p.m. **Motion carried unanimously.**

A motion was made by Commissioner London, seconded by Commissioner Hudgins to exit Executive Session at 7:00 p.m.

IX. **ADJOURNMENT**

A motion was made by Commissioner London, seconded by Commissioner Andrews to adjourn the meeting at 7:02 p.m. **Motion carried unanimously.**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010

\_\_\_\_\_  
Dean Scarborough, Chairman

Attest:

\_\_\_\_\_  
Beth Rider, County Clerk