

# CHEROKEE COUNTY BOARD OF COMMISSIONERS

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## Pre-meeting Work Session

August 17, 2010

3:00 p.m.

Cherokee Hall

MINUTES

At 3:03 p.m., Chairman Ahrens said that he would dispense with the motivational reading for today since there were several items on the agenda; and said he was going to remove the item about signage. All Commissioners were present with the exception of Commissioner Derek Good. Chairman Ahrens said that he was going to change up the line-up as Mr. Leithead had gotten stuck in traffic; he asked Jeff Watkins and Margaret Stallings to go ahead with their presentation.

1. Presentation on Cherokee County Community Patterns as part of the implementation the Comprehensive Plan-**Jeff Watkins and Margaret Stallings**

Jeff Watkins began by saying that 3 weeks ago, they had brought an Executive Summary of the Community Agenda Implementation schedule, which has three parts; one of the first parts mentioned is the Community Patterns which is taking those character areas from the Future Development Map further defining and getting more specific such that a point will be reached to draft regulations that preserve the character of the community; he asked Margaret Stallings to come up and explain the PowerPoint presentation, Margaret outlined each of the points necessary to undertake this important task. She said that what they heard from the citizens was that they wanted the future development to be guided by the character and community it is in. A top priority that came out of the Comprehensive Plan workshops is the Zoning Ordinance and the Development Regs; mostly looking for ways to join these two into one as a Development Code. What they are looking for from the Board tonight is the adoption of the Community Patterns as a policy guide.

2. Tad Leithead, ARC Chairman

Mr. Leithead came in during the last of the presentation, the Chairman introduced him when Margaret and Jeff were finished and said that he was happy to see him. Mr. Leithead apologized for running late saying he had went to the Justice Center looking for the meeting and they had directed him here. He complimented the building and said he was delighted to be here; he also said that it was a great pleasure to hear the portion of the previous presentation that he had heard when he came in.

Mr. Leithead said after describing the membership of the ARC Board and noting that this is a regional board because of the membership of mayors and chairmen and citizen representatives such as he and Dennis Burnette, who was also present, and that everything he had heard regarding the Comp Plan is completely in keeping with the ARC's UGPM (United Growth Policy Map) which sets forth how the ARC Board believes the entire region should develop to not only enhance the transportation investment, but to couple it with the land use investment, engage that with water resources, to consider the needs of our aging population and workforce development.

Mr. Leithead continued saying that the reason for his visit today was that the ARC was putting too much of a burden on individual members of the ARC Board like the county commission chairs to effectively communicate the ARC's objectives and agendas and the resources they represent to the remainder of the elected officials in the individual counties. And they are eager at ARC to spread the message and to engage the elected officials who don't serve on their board, but who serve in key positions as county commissioners or as mayors in cities where the particular mayor is not an ARC board member; to make sure that the message is going to all the elected officials in the region and the message is that the ARC has the resources available to support you in what you are doing.

### 3. Janelle Funk-Summary of July, 2010 Financials

Janelle Funk came up and brought a presentation of the July 2010 Financial report. She began with the Cash Summary, saying that she believes the cash position is where it should be at this time of the year. She continued saying that because there were 3 payroll periods this month, there was an increase in cash disbursements; and the debt service payment on the Park bond was made in July. Next she said she wanted to speak about the explanation of reporting changes in Revenue. She told the Board that she wanted to begin reporting on "True Revenue" figures rather than lumping everything into the Revenue category such as sale of assets, transfer of funds, and use of reserve funds. Janelle went on to say that in June 2010, the SPLOST accounting was changed to allow for accruals.

Finally, Janelle said that they were predicting a revenue shortfall of \$4.9 million dollars; if the sale is completed for the old Admin Building, that would leave the General Fund with a \$2.7 million shortfall. Chairman Ahrens asked where we are for expenditures? Janelle said that right now, we are under-budget for expenditures.

Commissioner Johnston said, when Janelle was going through her Status Summary and Action Plan and explaining that she had included a page on SPOST V Highlights in the Executive Summary, that it was less important to show how much we're spending this month as compared to the same month a year ago, it's whether we have enough to cover our commitments.

Chairman Ahrens said he was going to skip the item he had put on the agenda to go through the agenda.

#### 4. Discussion of Regular Agenda items

The Chairman skimmed over the Announcements and the Zoning Cases, then on the Public Hearing for the amendment to the Alcoholic Beverage Ordinance regarding cigar shops, Mrs. Davis said that the last changes to the proposed amendment were included because of questions raised in the last day or two and said that the board members should have the most up-to-date version in their notebooks for review. Commissioner Johnston said that he was somewhat "cool" to the idea in that right now there are no stand-alone bars in the County and this certainly seems to be along the lines of a stand-alone bar. Commissioner Hubbard also said that the comments he had received were of the same nature.

Chairman Ahrens mentioned the Public Hearing for the CIE and STWP and the request for a public hearing transmit the Bells Ferry Livable Centers Initiative Five Year Plan Update. He went on to say that on the couple of items on his portion of the agenda, for the Regional Transportation Bill, he had forwarded to the other members a copy of the guidelines and the intent is get it lodged into the public domain as a topic. The idea is that the comments will go directly to GDOT but also to ARC, they will form their own comments but certainly include the County's comments. After a brief discussion regarding this item, the Chairman said that he was glad the staff was here to hear the next item on his portion relating to his attendance at the Pension Trustee Board meeting and gave a short rundown of the downs and up of total funds. He said that he was going to skip the ARC projections.

Commissioner Johnston said that on the item on his portion, he just wanted to gauge any interest from the board in moving ahead with something along the lines of the short paragraph which he read and possibly ask for a public hearing to be advertised for a future meeting to take comments from the public.

Mr. Cooper came up then and asked if the board wanted to skip the Consent Agenda, the Chairman agreed, so he proceeded to the first item under his portion. On the first item, Mr. Cooper said that because of dumping at the Kenny Askew and Dwight Terry Parks recycling bins, which were un-manned, after trying all kinds of prevention, it still did not discourage the dumping. It was decided to remove the recycling from these areas and therefore the agreement would need to be amended. After discussing the next item, Mr. Cooper said that he had received all of the cities figures for the Referendum and Intergovernmental Agreement, including Waleska's this morning and once approved by the board tonight, he would go around and get the signatures on the Intergovernmental Agreement from the cities. Commissioner Johnston spoke up and said he wanted to mention that the City of Holly Springs had been approached regarding a new Growth Boundary Agreement indirectly related to the sewer funds they requested in the referendum and they have approved such an agreement.

On item #9, Mr. Cooper said that the time had come to award the bid and contract for the design of the SR 20 East Park site; during the RFP process, after receiving 23 proposals, the list was narrowed to 5 and he had made sure that what was included in the proposal was in fact what they were proposing and did not miss things. He did discover some things missing from some of the proposals when interviewing the companies.

Two of the companies, HDR and Ross, included the design of the traffic signal, turn lanes, acceleration and deceleration lanes on 20. The other three did not, having limited designs. The recommendation was to award to HDR.

On the next two items, the purchase agreements are final, per Mrs. Davis' firm for the purchase of the Forestar acreage and the Ford property for green space. There was some discussion regarding the portion of the agreement with Forestar relating to the thinning of a portion of trees on part of the acreage.

Regarding item 12, Mr. Cooper said that ShawHankins offers a level of reporting that Gallagher has not provided, even though they have been asked several times. ShawHankins also offers online sign-up for health benefits, with a superior system that will end the necessity to have the employees have to make themselves available at specific times and dates to sign up for the benefits manually.

On item 13, Mr. Cooper said that the County is eligible, in the short term, for \$25,000 reimbursement from the Federal government on early retirement reinsurance program; all that is necessary is to apply for the funds.

Item 14 is the topic Bryce Holcomb discussed with you relating to the Recovery Zone Economic Development Bonds and in order to take advantage of these bonds, it is necessary to issue the bonds before the end of this month; use of the \$10.67 million will be to the Park Bond program.

The Chairman asked Mr. Cooper to skip the last item until the meeting as time was running short. Then he asked about the amendment for the City of Ball Ground. Mr. Cooper explained that the city had requested that the Elections Office conduct the elections and had agreed to an Intergovernmental Agreement and Resolution. Unfortunately when the IGA and Resolution were sent to Janet Munda, they were incorrectly dated as 2009, rather than 2010 and provide an Ordinance rather than a Resolution, so Mr. Cooper would ask that these documents be approved contingent on the city providing corrected documents to allow time for ballots to be printed.

After hearing there was no other business to discuss, Commissioner Hubbard made a motion to adjourn to Executive Session at 5:25 p.m. to discuss personnel, pending litigation and property acquisition. Commissioner Bosch seconded the motion and the motion to adjourn was approved 4-0.

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These Minutes were approved at the Regular meeting on September 7.