

CHEROKEE COUNTY BOARD OF COMMISSIONERS

Pre-meeting Work Session

FEBRUARY 15, 2011

3:00 p.m.

Cherokee Hall

MINUTES

Chairman asked to get started at 3:05 p.m. All members present. The Chairman said since there was a lot to get done today, he would forego the motivational reading. He asked Jane Hayse from ARC to get things started.

1. Representatives from **ARC** (Atlanta Regional Commission) will present Plan 2040- this will cover Transportation Improvement Projects [TIP] as well as discussion of project selection for the 2012 referendum on Regional Transportation funding

Present for this discussion were Jane Hayse from ARC Transportation Planning, Jon Orr from ARC Long Range Planning, 3 representatives from GDOT (Georgia Department of Transportation) Planning including Cindy Vandyke, Matthew Fowler and Henry Green. The Chairman had invited the Mayors of Cherokee's cities and their staff and the following were able to be here: Mayor Rick Roberts and City Manager Eric Wilmarth from the City of Ball Ground; Mayor Gene Hobgood, City Manager Scott Wood and Ken Patton, Director of Community Development for the City of Canton; Mayor Jim Still and Karen Segars, City Clerk for the City of Mountain Park; Mayor Doris Jones and Aimee Abernathy, City Clerk/Manager for the City of Waleska; and Mayor Donnie Henriques, City Manager Jeff Moon and Richard McLeod Director of Community Development for the City of Woodstock. The Chairman stated later that he had heard from Mayor Tim Downing of the City of Holly Springs and he would not be able to attend.

PLAN 2040 is the metro Atlanta area's plan to accommodate economic and population growth sustainability over the next 30 years. In developing PLAN 2040, we have an opportunity for assessment, evaluation and possibly redirection as we develop regional policies and actions that direct resources for transportation investments and provide assistance to local governments, Ms. Hayse explained. She also said that they had worked on this plan for about 3 years and are hoping for adoption by the ARC Board in July, 2011. This Plan does not assume the Transportation Investment Act revenues so this Plan will go on whether the potential regional sales tax passes or not.

Ms. Hayse continued saying that now is the time to get some good feedback from you.

Before she went on, she said that she would have Jon Orr come up and talk about the list of projects shown on the next page which is the "Example Projects of Significance to Cherokee County." But she said she wanted the focus on how we have the projects staged on this page and if there were any questions, go ahead and ask them even though there will be a question and answer after the presentation is completed if necessary.

At this time, she asked Jon Orr to go ahead and come up and talk about these projects. Mr. Orr went over the list of projects shown on the handout with no questions until after he completed going over them. Commissioner Bosch asked about the status shown for segment one on the Bells Ferry project shown. After Mr. Orr said that because it would not be constructed during the TIP period, that had been left off; Geoff Morton came up then and explained what the status was currently.

Ms. Hayse came back up after this and said they would answer questions on regional sales tax issues. Chairman Ahrens said he would go over the handout he had provided which includes a TIA Funding Summary and Project Priorities, a Hypothetical Funding Outcome, and a Summary of Key Criteria.

Chairman Ahrens, after the presentations and discussions which were about 55 minutes in length, said that the attendance today was appreciated by the ARC staff and GDOT representatives, as well as the cities who were represented. He said they were welcome to stay for the rest of the Work Session if they chose and then gave them a minute to leave when they got up.

2. Janelle Funk will present Preliminary 2010 Financials

Chairman Ahrens asked Janelle to go ahead with her item. In her Executive Summary, she pointed out the numbers for December 2010 are deceiving because cash receipts of Property Taxes were received earlier than in December 2009. The funds are higher but it is a temporary situation. She then went over the next slides in her presentation with the Chairman asking what could change the Revenue Forecast figures. Janelle said they had been very aggressive on the figures and she really didn't know anything that could change it.

Janelle also stated that a new policy should be put into effect letting vendors know that we are implementing the 45 day rule and would not be paying invoices other than on a 45 day basis. There was considerable discussion on this with the request coming from Commissioner Nelms to see a report on the advantages and disadvantages of this type of policy before any decisions are made.

After going over the rest of the slides and presentation without any discussion, Janelle said that completed her portion. Chairman Ahrens said the next item would be postponed as there was very little time available to go over the agenda.

3. Discussion of Ethics Ordinance draft - postpone

4. Review of Regular Agenda items

The Chairman said there were a couple of items he would like to make time for, one being the Permitted Uses Table discussion. After a short discussion, Margaret Stallings said she had a brief PowerPoint that was also included in their books.

Margaret began going through the PowerPoint presentation with the board, pointing out some of the changes or revisions that had been previously discussed. Commissioner Hubbard asked Margaret if the revised Permitted Uses Table would not go into effect until it is merged with the new Development Code; Margaret said no, it would go into effect whenever it is adopted.

Next there was considerable discussion regarding Commissioner Johnston's concern of where the designation of convenience store with no gas pumps and convenience store with gas pumps was located in the revised Table. Margaret explained that they were in 2 different listings of the NAICS codes. The convenience store with no gas pumps was shown as permitted in NC, whereas the other was listed under Gas Services as a Gas station with a convenience store in an entirely different code.

There are 3 issues that are still outstanding and Margaret asked for more feedback on these. Commissioner Johnston said he would prefer that farm equipment dealers, farmers markets and feed stores were removed from AG; and veterinary services should be for large animals only.

Commissioner Bosch asked if Margaret had a chance to look at the question on O&I; Margaret said that there was no change there, that Fitness Centers were not allowed in O&I.

Commissioner Johnston asked about the 20% rule in the Corporate Park designation and clarifying the language. His concern is that you can put a totally retail development in CP by wording it as it currently reads, or on 20% of the acreage. And that could be misconstrued to make an applicant think that a totally retail development in CP is ok.

The discussion continued as to what should be in the CP designation, how much retail, how much as offices, until the Chairman said this really needs to move along. He said that he was going to give a drop-dead date of March 1 for all these issues to be worked out.

Margaret said the other issue still up in the air was the LI and HI that she had consulted with the Development Authority on for their input. Before a lengthy discussion could get started on this subject, the Chairman said we really need to get upstairs. Margaret said she would make the changes that had been discussed and send it out to the BOC for review before March 1.

Commissioner Hubbard made a motion to adjourn to Executive Session at 5:24 p.m. to discuss personnel issues, pending litigation and property acquisition. Commissioner Bosch seconded and the vote was a unanimous approval.

These Minutes were approved at the regular meeting on March 1, 2011.