

**CHEROKEE COUNTY**  
**BOARD OF COMMISSIONERS**

**Work Session**

**May 21, 2013**

**3:00 p.m.**

**Cherokee Hall**

**MINUTES**

The Chairman began at 3:04 p.m. with all members of the Board present.

**1. Cherokee Office of Economic Development (COED) Update by Misti Martin.**

Ms. Martin began by sharing an ad for COED along with an article in the Georgia Trend magazine. She went over their main focus of Existing Industry. They are in process of conducting their existing industry surveys. To date, 69% of the companies surveyed, plan to expand in the next three years. Something new they plan to do is interview the "less than 20" companies to include in their surveying of existing industries.

Ms. Martin stated they feel they are gaining momentum. They have worked 20 projects to date in 2013. They have seen 27 film projects in 2012 and 19 so far in 2013. The Chairman asked if any have materialized. Ms. Martin said Solstice is filming in Atlanta and has contacted them for various things. She went over the Opportunity Zone Activity and stated that 64% of prospects in 2012 were interested in the OZ area and 70% so far in 2013 have expressed interest. She reviewed the progress of the Cherokee 75 Corporate Park. Phase I construction is almost complete and the Phase II award will be this week. They were recently recognized for GRAD Ready.

Ms. Martin went over some key issues they are facing. These challenges are product development, economic diversification, flexible incentives, education and industry, and perception shift.

Commissioner Johnston asked about something big possibly coming to the I-75 area. Ms. Martin said it is still in the works so no formal announcement yet. Commissioner

Nelms asked what she sees in prospects for this year versus last year's numbers. Ms. Martin answered there is more activity from the build-to-suit standpoint. For example, more companies are considering constructing their own facilities versus leasing or purchasing an existing facility.

The Chairman mentioned his request to the city mayors for a contribution to the Office of Economic Development. Ms. Martin said she spoke with the Council at Waleska the previous night and received good feedback.

## **2. Q2 Financial Review by Janelle Funk.**

Ms. Funk began by stating that the cash flow is good at this point and we are up in revenues to date. Under all funds, revenues are up \$0.9M to date primarily driven by taxes. We are up significantly in intangibles and SPLOST. Licenses and permits revenues are up as well as court fines. Grant revenues, charges for services, and miscellaneous are down. The full year forecast shows the County will be \$2.6M over budget in revenues. This is making no assumption for the motor vehicle tax. Commissioner Johnston asked where the increased revenue from those who opt-in on the new vehicle tax would come from. Ms. Funk said the revenue could come from either the birthday tax or the new TAVT. Commissioner Johnston asked if the Tax Commissioner distributes the TAVT or if it goes to the State. Ms. Funk responded that it goes to the State first then the State gives it back.

Ms. Funk went over the General Fund and said it is up by \$1.4M. The main reason it is up is due to property tax collections. The forecast for the full year is the General Fund will be up \$0.5M over budget and up more if the motor vehicle tax comes in according to trend. Ms. Funk then went over the Historical Cash Low Points for the General Fund and Supported Funds, adding that we are not expected to hit negative cash for 2013. The Chairman asked for confirmation that there will be some pension credit available to use. Ms. Funk confirmed. Commissioner Johnston asked how much of the Tax Digest increase of 2.9% was true growth of new properties versus appreciation of existing properties. Ms. Funk said she would work with John Adams and will have that number for them before the June 18<sup>th</sup> meeting when she presents the first look at the proposed FY2014 Budget and millage rate to be set by July 31, 2013.

## **3. Discussion of Regular Agenda Items.**

The Chairman briefly mentioned the joint session with the RRDA following the Work session. He also mentioned that he had visited the Aquatics Center on their Family Day and the facility was packed with visitors.

Chairman Ahrens went over items under the **Chairman's** portion:

The Chairman briefly mentioned the resolution in response to the Grand Jury presentments, the potential candidate for the Ethics Board, as well as the request for designation of "Canton Rotary Park."

Commissioner Johnston commented on his upcoming town hall meeting.

Mr. Cooper went over items under the **Consent Agenda's** portion:

- Consider final acceptance of all public right-of-way, roadways, and appurtenant drainage structures in the Centennial Lakes Subdivision – Pod 15.

Mr. Cooper went over items under the **County Manager's** portion:

- Consideration of Partnership Agreement with SORBA for the Construction and Maintenance of Blanket's Creek Bike Trails.
- Award bid to most responsive, responsible proposer, Indoff, in the amount of \$65,165 for the furniture, fixtures and equipment for the new Cherokee County Sheriff Office Law Enforcement Training Center.
- Award bid to most responsive, responsible proposer, LMI Systems, Inc., in the amount of \$44,556 for the audio/visual equipment for the new Cherokee County Sheriff Office Law Enforcement Training Center.
- Award the construction contract to the lowest responsible bidder, with the most responsive bid proposal for Hobgood Park Phase II project to Georgia Development Partners, LLC, in the amount of \$1,287,860.47; for acceptance of the base bid proposal amount, inclusive of the three unit prices, the two allowances and Add Alternative No. 2A MUSCO Lighting System. A contingency amount of \$100,000.00 (to be controlled by Cherokee County Capital Projects) is also requested, for a total requested amount of \$1,387,860.47.

Commissioner Johnston asked for a summation of what is going on. Mr. Echols listed various improvements such as the foul ball netting, new concrete in the plaza area, and miscellaneous improvements around the tennis courts. Minimal things are to be done at the adult softball fields.

- Approve non-exclusive referral agreement between Cherokee County and Garden Godfather, Inc., to refer to the County parties who may be interested in purchasing, leasing, or entering into a lease-purchase agreement related to the Ball Ground Recycling facility. **(Note that this item was amended to be removed from the agenda at the regular meeting.)**
- Consider purchase agreement for property located at 9870 Highway 92 for an amount totaling \$530,000 plus \$20,000 brokerage fee with 25 day due diligence period.

**Mr. Cooper stated that the agenda would be amended to remove this item.**

- Increase the FY2013 revenue budget for receipt of a refund from AT&T and allocate this unbudgeted revenue to increase the postage budget for the Tax Commissioner.
- Increase the FY2013 General Fund revenue budget to include the 1% administration fees related to the new TAVT, and allocate this unbudgeted revenue to the Tax Commissioner for security enhancements/security equipment purchases.
- Consider approval of Professional Services Agreement to low bidder Dell Marketing, L.P. in the amount of \$348,731.46 for the purchase, implementation, and support of storage area network (SAN) hardware and software needed for the Tiburon Project as listed in Phase I. With two options (1) Phase II for the expansion of technology for other locations and (2) Maintenance for years 4 and 5 which we have the right to exercise later.
- Consider resolution to reduce commission fee charged to the Board of Education. The Chairman stated it is a fair request from their standpoint.

Ms. Angie Davis went over the **County Attorney's** portion:

City of Holly Springs Annexation Notice.

Ms. Davis stated that the parcel is General Commercial and she doesn't see any reason for the County to object the annexation, nor is an objection available to them under the statutes.

The Chairman asked Mr. Cooper if he wanted to hold a public hearing on impact fees. Mr. Cooper asked to have the public hearing the second meeting in June. He said he would like to use the same model as in the past of 90% and look at the most impactful portion of the impact fees which is the roads as consideration for reducing the impact fees.

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The Chairman asked if there was anything else, hearing none, a motion was moved by Vice-Chairman Nelms to adjourn the Work Session at 4:01 p.m. Commissioner Johnston seconded and the motion carried unanimously.

Joint RRDA Session to Follow