



Cherokee County Board of Commissioners WORK SESSION MINUTES

October 21, 2014

3:00 p.m. | Cherokee Hall

The Chairman began at 3:05 p.m. Those present included Commissioner Harry B. Johnston; Commissioner Raymond Gunnin; Commissioner Brian Poole; Commissioner Jason Nelms; County Attorney, Angie Davis; County Clerk, Christy Black. Also present were Agency Directors/Department Heads; the media; and the public. Note Mr. Jerry Cooper was absent.

1. August 2014 YTD Financial Update by Janelle Funk.

Ms. Janelle Funk began by stating that we have a lot of the same issues as presented in the last Quarterly presentation. The Status Summary shows that our cash position for all funds and the General Fund is good as is our revenue, expenditures, and headcount. The bottom line for the Cash Executive Summary is capital funds are up because we issued the new bonds for the Parks Bond Fund and we haven't been spending the SPLOST funds as quickly as we have received them. The Insurance Benefit Fund and EMS cash is down. The final numbers for the General Fund is above the projection. The EMS Fund Cash Collections show that the last couple of months have been close to where we need to be.

The Revenue Executive Summary for All Funds shows that we are \$4.8M over budget; however, it is important to remember that most of our funds have restricted purposes. The General Fund is \$1.5M above budget. The budget variance in revenues will almost off-set the sale of the Old Admin Building that did not occur. We are right where we should be for Expenditures for All Funds. We will be on target for Operating Funds and underspent on Capital Funds.

Ms. Funk went over Health Insurance Claims. She stated that June, July, and August were bad months. We were 16.1% over budget and that is being driven by two factors, higher per employee per month cost and more employees are enrolled in the plan than budgeted. Commissioner Johnston asked about where this is headed. He said the only answer he knows is that there will have to be an increase in either County or employee contributions in next year's cycle. Commissioner Johnston also asked how the 16% would be made up. Ms. Funk replied that she will explain that in the next couple of slides. She presented a slide from the third quarter presentation in June showing where they thought they would be in using

reserves and thought 2016 would be when they need to worry about them. She then showed an updated slide with the August results explaining that for FY2015, they are budgeting at only a 3.2% increase per employee per month assuming it will significantly reduce where we are today. Ms. Funk stated that she calculated that about \$1.3M in additional contributions either by the County or a combination of the County and the employee. Ms. Funk stated that an example would be if the employee were to contribute an additional 10%, that would bring the contribution up to approximately \$250K. Commissioner Johnston stated his initial thought going in would be to share it equally but that would mean close to 15% for the employee which would be a big hit. He added that \$1M is not easy to come up with in the operating budget. Chairman Ahrens asked if we know whether the increased costs are due to higher cost of service or if there are there more people going to the doctor more frequently or if it is a combination of frequency and cost. Ms. Funk replied that she would think it is a combination. Ms. Tracy Chambers stated they were due to catastrophic claims. Of the catastrophic claims, two participants are no longer on the plan and a third is potentially coming off the plan. Commissioner Johnston asked about the magnitude of the claims. Ms. Chamber's stated that six of the participants had reached stop-loss which is \$125,000 each. Commissioner Johnston stated that it is more than half of the \$1.3M if these don't happen in the future.

Ms. Funk went over the General Fund Expenditures stating we are right where we should be compared to last fiscal year. She added that we expect to achieve the General Fund Budget for 2014. For Headcount, we budgeted for 1,293 Full-time Equivalent (FTEs) but our actual count was 1,284.

2. Discussion of Regular Agenda Items.

ANNOUNCEMENTS

1. Early voting continues at the Elections Office through 10/24. Saturday voting on October 25 at all five locations. Advance voting 10/27 to 10/31 at all five locations. Election Day is November 4, from 7 a.m. to 7 p.m. all precincts.

PUBLIC HEARING

The Cherokee County Board of Commissioners will consider a petition by CTL of Cherokee, LLC to modify two conditions of zoning case no. 03-11-055, Centennial Lakes Partners, LLC.

Mr. Jeff Watkins gave a brief overview of the case. He stated it was zoned back in 2004. The first condition requested to be modified is that a parkway be built from Priest Road to Woodstock Road and it would run parallel to Highway 92. It has been built about halfway with a roundabout in the middle and the other half was to be extended on out to Woodstock Road. The request is to remove the condition and not build the extension of the roadway. The second condition relates to a donation of \$250,000 to Cherokee Recreation and Parks. At the time, it was an Authority and the money was stipulated to be used for the Priest Road Park. The request is that the donation be reduced to \$100,000. Mr. Watkins indicated there is a response from Engineering for the roadway and from CRPA regarding the donation of monies. Mr. Watkins further stated that because it is a Public Hearing, it has been advertised and noticed on the property. Chairman Ahrens asked if there was a Priest Park. Mr. Bryan Reynolds responded that the County owns a little less than 11 acres on Priest Road and it has been identified as a potential future park. There is no master plan for that park nor have any park bond funds been earmarked for that park. Commissioner Nelms asked if the donation would be better reallocated to Patriots Park. Mr. Reynolds replied that it would. Commissioner Johnston asked if it would be appropriate to hear from Mr. Hausfeld on his reasoning behind the requests. Ms. Angie Davis stated that it would be fine but he would need to be sure they are restated for the Public Hearing.

Mr. Hausfeld began by showing a drawing of the road that was to connect Priest Road and Woodstock Road and gave a history of the conditions stating they were not a part of the original project. He said the zoning process went on for almost a year and one of the conditions indicated was that there must be a connecting road between Woodstock Road and Priest Road. The HOA advisory committee of Centennial Lakes met with him and asked about road. After he explained it, they asked if there was anything they could do to stop the extension as they saw no real benefit to it. Mr. Hausfeld stated he is there in support of their request. Commissioner Nelms asked if at some point there is a necessary need defined by a later Board if it would be necessary for him to retain those rights in case a future Board decided to finish the construction of the road. Mr. Hausfeld suggested a deed restriction by putting a time limitation on it to say that nothing will ever be built there but if the County was to do a traffic study and decide the infrastructure is needed, then the land is there without adding liability to the County. The community HOA would be in charge of the maintenance. Commissioner Nelms stated that it would be nice for CTL to at least reserve the rights just in case the extension needs to happen at some point. Mr. Hausfeld referred to a letter Mr.

Morton sent prior to submitting their application and said they would have written their condition differently. Further discussion ensued regarding the road. Commissioner Nelms asked Mr. Morton to give his input on the issue. Mr. Morton recalled the memo he sent out that outlines the process. He stated that the road is an alternate access. He referred to the east end of Highway 92 at Trickum Road and how congested it gets around 5:00 in the evening and that locals are always looking for an alternate route. Mr. Morton stated the area around Woodstock Road will be developed in about 20 to 25 years, both commercial and residential. He feels Woodstock Road will look like Trickum Road at some point and believes it makes sense to have the alternate route, not for commuters but for locals. He added if the Board decides to modify the conditions, at a minimum the County should request that the right-of-way be reserved for the County. Commissioner Nelms asked Mr. Hausfeld if he agreed with that. Mr. Hausfeld said he did. Chairman Ahrens indicated that it doesn't set a time frame, but it does say until it is deemed necessary. Mr. Hausfeld mentioned they would add that to the HOA documents prior to turnover and it would allow the County that right without having to ask for permission. Commissioner Nelms asked for time's sake to work on verbiage together prior to the Regular Meeting in the event the Board decides to act on it. Mr. Hausfeld and Mr. Morton agreed. Commissioner Johnston asked about the cost to finish the road. Mr. Morton said the remainder of the project from Woodstock Road to where it currently ends would be about \$500K. Commissioner Johnston asked how much of it would be eligible for impact fee credits. Mr. Morton replied that it would be an additional \$160K to \$170K in credits to the development. Commissioner Johnston expressed concern over the financial responsibility of the remaining project. Further discussion ensued regarding the road addition and impact fees. Commissioner Nelms asked when the zoning conditions were in place for this project. Mr. Watkins stated it was 2004.

Commissioner Nelms stated he would like to see verbiage, if the Board will accept it, that the money CTL donates, previously for Priest Park, be allocated to Patriot's Park. He asked Mr. Hausfeld if he was okay with that. Mr. Hausfeld said he was. He added that he would be happy to hold a town hall meeting to inform the residents of the park. Commissioner Nelms asked if the \$100K was the minimum. Mr. Hausfeld replied that he can tell them that he can have it to the County by the first of the year. He added he will convey the legal documents as quickly as possible and get it approved.

CONSENT AGENDA

Mr. Morton went over the four items under the **Consent Agenda** portion:

- 1.1 Consider acceptance of ASPCA grant award and budget amendments for the Animal Shelter in the amount of \$7,000.00 for expenses incurred during the Puppy Mill Case.
- 1.2 Consider transfer of property for necessary roadway right-of-way and easements required for construction of the Burch Lane Project.
- 1.3 Consider submission of continuation application for STOP VAWA Criminal Justice System Improvement in the amount of \$70,000.00. Match funding is satisfied with existing personnel, no new County funds required.
- 1.4 Consider approval to surplus and recycle old printers in poor condition at the Tax Commissioner's Office.

COUNTY MANAGER

Mr. Morton went over the three items under the **County Manager** portion:

- 2.1 Consider request to submit list of nine (9) roadways in need of resurfacing to GDOT for funding under the 2015 LMIG (Local Maintenance and Improvement Grant).
- 2.2 Consider approval to purchase one (1) 2015 Ford Interceptor from Wade Ford for the state contract amount of \$30,531.00 from Animal Control SPLOST funding. This amount is also the lowest of three quotes received.
- 2.3 Consider awarding standard construction agreement to the most responsive, responsible proposer, Country Carpet, in the amount of \$98,461.00 for the removal and replacement of the kitchen flooring at the Adult Detention Center and authorization of budget amendment.

Commissioner Johnston asked the nature of the budget amendment. Mr. Morton replied that the funds will move from the jail fund to improvements.

Chairman Ahrens confirmed with Ms. Davis the order of proceedings, adjournment of Work Session into the called meeting, then adjourn the called meeting to Executive Session.

ADJOURN

Hearing no further items, Commissioner Johnston made a motion to adjourn to the Special Called Joint BOC/RRDA meeting at 4:20 p.m. to be followed by an Executive Session of the BOC to discuss property acquisition and deposition, personnel matters, pending or threatened litigation. Commissioner Nelms seconded. Ms. Davis stated they would come back after the joint meeting to adjourn to Executive Session. Commissioner Johnston said he would reword the motion.

Commissioner Johnston made a motion to adjourn to the Special Called Joint Meeting of the BOC/RRDA. Commissioner Nelms seconded and the motion carried unanimously.