

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE REGULAR MEETING HELD

MONDAY, OCTOBER 2, 2023 AT 4:30 P.M.

The White County Board of Commissioners held a Regular Meeting on Monday, October 2, 2023 at 4:30 p.m. in the Board Room at the Administration Building. Present for the meeting were Chairman Travis Turner, Commissioner Terry Goodger, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Billy Pittard, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance, Dr. Phil Weaver of Cleveland First Baptist Church, provided the invocation.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to adopt the minutes of the following meetings:

- August 28, 2023 Work Session & Regular Meeting including Executive Session;
- September 19, 2023 Called Meeting including Executive Session; and
- September 25, 2023 Work Session & Called Meeting.

Mr. CJ McDonald, Project Manager with Charles Black Construction Company, made a presentation on the options for the Guaranteed Maximum Price (GMP) for the Yonah Preserve Recreational Center Project. He noted that the project included a 36,000 square foot, two court gymnasium with offices and common areas, a 4,600 square foot open front porch, and several optional alternate items including grading for a future building, a pavilion with restrooms adjacent to the existing playground, and a splash pad. He presented a GMP of \$10,719,790.00 for the gymnasium project as bid, all alternate items, a \$261,458.00 contingency, and no value engineering. Secondly, he presented several value-engineering (VE) options which would decrease the project cost by \$316,031.00. He stated that the GMP with the VE options, a reduced contingency of \$234,136.00, and not including the pavilion or splash pad would be \$9,599,583.00. Mr. Pittard reviewed the funding options both with a wood pavilion and with a metal pavilion. Following discussion, it was determined that the Board preferred the wood pavilion option. It was noted that the gym facility would be able to be utilized as an emergency shelter facility. There was a consensus to move forward with the GMP of \$10,719,790.00 which would include the wooden pavilion with the funding options as identified in Mr. Pittard's presentation.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve the Yonah Preserve Recreational Center Project GMP at \$10,719,790.00 to include the two court gymnasium as bid, site work for future building side, a wooden pavilion with restrooms, a splash pad, and a \$261,458.00 contingency – with funding to include \$6,000,000.00 in general fund / fund balance, \$3,300,000.00 in unrestricted lodging tax, \$1,500,000.00 in restricted lodging tax.

Mr. Tom O'Bryant, City of Cleveland Economic & Development Director, presented a request for annexation of 0.694 acres of property located on map & parcel 048C-166 and owned by Dr. Roy Brogdon. Mr. O'Bryant stated that the owner wanted to annex into the City of Cleveland for commercial development opportunities.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant, there was a unanimous vote to vote in support of the annexation of 0.694 acres of property located on map & parcel 048C-166 and owned by Dr. Roy Brogdon.

Mr. Ken Payne, Director of Facilities, stated that five (5) facilities had damage to the roofs a few months ago and an insurance claim was filed for the repairs on four (4) of those buildings. He went through the bidding process

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and recommended the bid be awarded to Wagoner Construction in the amount of \$90,340.00 – which was \$10,612.00 more than the amount paid by the insurer.

Upon a motion made by Commissioner Nix, seconded by Commissioner Bryant there was a unanimous vote to award the bid for the county facilities roof repairs to Wagoner Construction in the amount of \$90,340.00 – with \$79,728.00 being paid through insurance proceeds and \$10,612.00 being funded through 2014 SPLOST.

Chairman Turner presented the employment contract for Mr. Billy Pittard for the position of County Manager. He stated the contract document was available for public review and provided \$154,000.00 in annual salary, a 15% county retirement match with no vesting schedule, 220 hours of PTO per year, use of a county vehicle, and a requirement for White County residency.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix, there was a unanimous vote to approve the contract for Mr. Billy Pittard for the position of County Manager effective immediately.

In connection with the provisions of Mr. Pittard's contract, Chairman Turner presented a resolution adopting the ACCG – Association County Commissioners of Georgia 401(a) Defined Contribution Plan for Senior Management of White County – and amending the existing plan accordingly in order to establish the plan allowing the 15% county contribution to the County Manager's retirement account without a vesting schedule.

Upon a motion made by Commissioner Nix, seconded by Commissioner Bryant there was a unanimous vote to approve a resolution (Resolution No. 2023-14) adopting the ACCG – Association County Commissioners of Georgia 401(a) Defined Contribution Plan for Senior Management of White County – and a resolution (Resolution No. 2023-15) amending the existing plan accordingly in order to establish the plan allowing the 15% county contribution to the County Manager's retirement account without a vesting schedule.

Chairman Turner asked District Commissioners for any comments – Commissioner Goodger stated that the Tax Commissioners Office was open for business. Commissioner Holcomb encouraged everyone to participate in the scrap tire amnesty day on Saturday, October 7, 2023. Commissioner Nix had Mr. Derick Canupp review the upcoming paving schedule. Commissioner Bryant asked the Planning Department to implement double-sided zoning notice signs, with the sign being placed where both sides could be seen from the road. Mr. Pittard said options would be brought to the Board on this at the next meeting.

Chairman Turner opened the floor for public comment.

Ms. Lilliam Hall, 543 Leigh's Crossing Cleveland, Ga – stated he supported the current moratorium on short-term rentals in the county. She said the invasion of short-term rentals had to be stopped and encouraged the Board to involve the public in revising the regulations.

Ms. Teresa Stansel, 2521 Adair Mills Road Cleveland, Ga - spoke about the petition for a moratorium on short-term rentals that she had submitted several months ago. She also resubmitted a remonstrance.

Mr. Chris Dorsey, 164 Mill Lane Cleveland, Ga – stated that there is more to the story, other than lack of affordable housing, of former city council member Rebecca Yardley moving out of White County He complained about the county not addressing the issues of erosion at his neighbor's residence – 220 Mill Lane Cleveland, Ga. He asked when Code Enforcement was going to be allowed to be proactive instead of only reactive. He said the county had not addressed the issues with the culverts on Mill Lane. He stated the public involvement was necessary in resolving the issues with short-term rentals. He said the County Attorney had been used to intimidate him. He accused the commissioners and former county manager of committing violations of the RICO Act.

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Chairman Turner closed the floor.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to adjourn the meeting.

The minutes of the October 2, 2023 Regular Meeting were approved as stated this 6th day of November, 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner

Travis C. Turner, Chairman

s/Terry D. Goodger

Terry D. Goodger, District 1

s/Lyn Holcomb

Lyn Holcomb, District 2

s/Edwin Nix

Edwin Nix, District 3

s/Craig Bryant

Craig Bryant, District 4

s/Shanda Murphy

Shanda Murphy, County Clerk