

**GREENE COUNTY BOARD OF COMMISSIONERS**

**SESSION I MEETING  
TUESDAY \* JULY 6, 2004**

**9:00 A.M. \* COMMISSIONERS MEETING ROOM**

Chairman Duvall gave the invocation and led the Pledge of Allegiance.

**Call to Order-** Chairman Duvall called the Session I Meeting to order at 9:04 a.m.

**Roll Call-** County Clerk Hutchinson called the roll with Commissioners Torbert, Boswell, Sanders, Andrews and Duvall being present. Also present was County Manager Lombard.

**Minutes-** The Minutes from the May 27, 2004- Called Meeting, June 1, 2004- Session I Meeting, June 15, 2004- Session II Meeting, June 21, 2004- Called Meeting and June 22, 2004- Called Meeting was provided separately. No official action was taken.

**Planning & Zoning Requests**

The Planning & Zoning Commission considered several requests during their June 28, 2004 Meeting. The following requests were sent forward for Commission action with recommendation for approval on each:

**Preliminary & Final Plat Approval for Walt Rocker's Forest Glen Subdivision** that contains 20 single-family lots on 23.3 acres of land and designated as part of Tax map 22, Parcel 13. Commissioner Torbert motioned to approve the Preliminary and Final Plat for Walt Rocker Forest Glen Subdivision with the conditions that the developer construct all roads for the subdivision, including the 0.2 mile access across Forest Service Property at the entrance to the subdivision, to county specifications, that the developer acknowledges that he alone is responsible for meeting all requirements included in the Forest Service Road Special Use Permit issued to him, and that the developer acknowledges that the County assumes no responsibility for paving the 0.3 miles from Swords Road to the entrance to the subdivision until priorities warrant such consideration. Commissioner Andrews seconded; the motion carried unanimously.

**Preliminary & Final Plat Approval for Harbor Club Cottages, Phase II** that contains 66 lots on 23.71 acres of land and designated as part of Tax Map 55B, Parcel 9. Commissioner Andrews motioned to approve the Preliminary and Final Plat for Harbor Club Cottages, Phase II. Commissioner Sanders seconded; the motion carried unanimously.

**Conditional Use Request from Calvary Baptist Church** to allow for the construction of a church located on Union Point Highway across from Cotton's Coroner on 7.21 acres of land and designated as a part of Tax Map 87, Parcel 19 with the condition that the entrance to the church be at least 100 yards from the door into Cotton's Coroner. Commissioner Andrews motioned to approve the Conditional Use request from Calvary Baptist Church to allow for the construction of a church with the condition that the entrance to the church is at least 100 yards from the door into Cotton's Coroner. Commissioner Torbert seconded. Mr. Bobby Bear, representative from the church addressed the Board concerning this issue. The motion carried unanimously.

**Old Business**

**Tax Assessor's Board Appointment**-The Commissioners received information that the term of Mr. Carl Oslund on the Assessor's Board expires July 23, 2004. The appointment is made by the Commissioners and is typically for a three-year term. No official action was taken.

**Development Authority Appointments**- Commissioner Andrews motioned to appoint Mr. Vincent Lewis to the Development Authority for a four-year term beginning June 30, 2004 and ending June 30, 2008, and to appoint Mr. John Meyers to fill the un-expired

term vacated by Mr. Noel David and ending June 30, 2006. Commissioner Boswell seconded; the motion carried unanimously.

**Airport Terminal Building Bids**- The Commissioners received information that the bid phase of the Airport Terminal Building Project has been completed. The bids are being evaluated and should be ready for action by the Session II Meeting. No official action was taken.

**Administration Building Bids**- The Commissioners received information that the bid phase of the Administration Building Project has been completed and the low bidder is Talbot Construction with a bid price of \$2,641,975.00. The financing arranged for the project totals \$2,750,000.00 and will allow for a contingency in the event of any change orders being needed. No official action was taken.

**Carey Station Village Tax Fee for Roads**- During May, the Commissioners approved a Tax Fee for the reconstruction of the roads within Carey Station Village. The Tax Fee that is set at \$300.00 per parcel applies to property owners within the subdivision who directly benefit from the repairs. There are 195 lots and the project cost totals \$333,533.40 with the Farmers Bank arranging financing for this project that is expected to take 6.5-7 years to payoff and the financing to be renewed each year until the tax fee proceeds have satisfied the debt service. Chairman Duvall excused himself from voting on this issue due to the conflict of serving on the Board of Directors for the Farmers Bank. Commissioner Sanders motioned to establish the Special Tax Fee for the road improvement project in Carey Station Village as a \$300.00 per parcel fee with financing for the project through the Farmers Bank as an annually renewed certificate, awarding the project to Blount Construction as an addition to the reclamation project. Commissioner Andrews seconded. Commissioners Torbert, Boswell, Sanders and Andrews voted in favor. Chairman Duvall was excused from the vote. The motion carried 4-0-1. *(Attachment- Farmer's Bank Financing)*

**Resolutions for previously approved Tax District/Fees**- The Commissioners received information that the changes recently approved to the Solid Waste Special Tax Fee and the newly created Hospital Special Tax Fee requires formal Resolutions. No official action was taken.

## **New Business**

**Temperance Bell Road Bridge**- The Commissioners received information that the County was recently instructed by the Georgia Department of Transportation to close the Temperance Bell Road Bridge due to the possibility of "imminent failure." The two options that could be utilized for this project are: the replacement of the bridge, which could be handled under the "emergency conditions" section of the Law; or, awaiting the contract in which the Department of Transportation has authorized for the construction of a concrete box culvert. Commissioner Andrews motioned to authorize the Chairman to execute the contract with the Georgia Department of Transportation for the construction of a box culvert on Temperance Bell Road. Commissioner Boswell seconded; the motion carried unanimously. *(Attachment- Georgia Department of Transportation Contract)*

**Resurfacing Project**- The Commissioners received information concerning the pre-funding program for SPLOST-IV includes \$2,000,000.00 of funds for roads projects. The reclamation project was aggressively bid and there is now almost \$500,000.00 available for road projects. The Road Improvement Plan includes a category of roads in need of resurfacing which could be completed late this summer. Commissioner Sanders motioned to authorize the County Manager to prepare a resurfacing project to be placed out for bid to include 10.27 miles worth of resurfacing. Commissioner Andrews seconded. The motion and the second were amended to include the addition of the Pear Orchard Road and the Linger Longer Road, which would bring the total miles worth of resurfacing to \_\_\_\_ miles. The motion carried unanimously. *(Attachment-Road List for Resurfacing Project)*

**Bramlett Road Paving Bids**- The Commissioners received information that the Bramlett Road project has been underway and is now ready for a contractor to set the base and

pave the road. Bids were received for the needed work with the specification of an alternate of surfacing with plant-mix pavement or triple surface treatment. Carnes Construction submitted the low bid for a triple surface project of \$157,189.60. Two other bids were received for a plant-mix project with Pittman submitting the low bid of \$204,746.00. Commissioner Torbert motioned to approve the contract with Carnes Construction in the amount of \$157,189.60 for the paving of Bramlett Road. Commissioner Boswell seconded; the motion carried unanimously. (*Attachment- Paving Bid List & Carnes Construction Contract*)

**Tax Collections Agreement-** The Commissioners received information that the Tax Commissioner is requesting that the Board consider and approve a contract between the Tax Commissioner and Appalachian Mountain Services, Inc. to provide services for the collection of delinquent taxes. The services provided do not cost the County any money since the payment for services will come from the additional statutory charges that can be added to the delinquent taxpayer. No official action was taken.

**Intergovernmental Agreement with the City of Union Point & Greene County- Building Inspections -** The Commissioners received information that the City of Union Point is requesting that the County perform building inspections for construction projects within the city limits. The Union Point City Council has adopted the County's fee schedule and all fees will be paid directly to the County. The activity is very minor and can be absorbed by the County without additional staff. Commissioner Torbert motioned to approve the Intergovernmental Agreement regarding Building Inspections between the City of Union Point and Greene County. Commissioner Boswell seconded; the motion carried unanimously. (*Attachment- Intergovernmental Agreement between the City of Union Point & Greene County- Building Inspections*)

**City of Greensboro Employment Incentive Program (EIP) Application-** The Commissioners received information that a company called "First Hand, Inc." working with the Better Hometown and the Chamber of Commerce has requested assistance through various programs designed for small businesses to include the Department of Community Affairs' Employment Incentive Program (EIP). The business, which is to be located in the old Lazy O's Tack Store on Highway 44 in Greensboro, has not been incorporated into the city limits, which the Department of Community Affairs is requiring County approval for any of their programs. The City of Greensboro has requested to be the lead applicant for the funding, as such, the City will also be responsible for compliance with all Federal and State requirements. No official action was taken.

**Department of Family and Children Services Board Appointment-** The Commissioners received information that the term of Ms. Jean Dolvin on the Department of Family and Children Services Board expired June 30, 2004. The terms are usually for five years. Commissioner Andrews motioned to re-appoint Ms. Jean Dolvin to the Department of Family and Children Services Board for a five-year term. Commissioner Boswell seconded; the motion carried unanimously.

**Harbor Club Regional Economic Assistance Project (REAP)-** The Commissioners received information that the Harbor Company is submitting an application to the State seeking designation as a Regional Economic Assistance Project (REAP). The application requires the Board's review and approval to confirm that the applicant is eligible for Regional Economic Assistance Project (REAP) designation by meeting the necessary qualifications. Mr. Jay Dell, legal representative for the Harbor Company addressed the Board concerning this issue. No official action was taken.

**Property Acquisition-** The Commissioners received information that this item involves possible acquisition of real estate and should be addressed in the Executive Session. No official action was taken.

**Visitor's General Comments-** None

#### **Commissioner's Reports**

District One Commissioner had no report.

District Two Commissioner had no report.

District Three Commissioner reported that the Meadow Crest Road right-of-way condemnation process is continuing with only two parcels remaining.

District Four Commissioner reported on the Airport progress.

Chairman Duvall had no report at this time.

**Executive Session-** Commissioner Sanders motioned to adjourn the Session I Meeting and enter into Executive Session at 9:45 a.m. to discuss property acquisition matters. Commissioner Andrews seconded. Commissioners Torbert, Boswell, Sanders, Andrews and Duvall voted in favor. The motion carried unanimously.

Following the Executive Session at 10:55 a.m., Commissioner Sanders motioned to leave the Executive Session Meeting and resume the Session I Meeting. Commissioner Andrews seconded; the motion carried unanimously.

Chairman Duvall announced that while in the Executive Session, the Board discussed land acquisition and personnel matters. No official action was taken.

**Adjournment-** There being no further business, Commissioner Torbert motioned to adjourn the Session I Meeting at 10:57 a.m. Commissioner Boswell seconded; the motion carried unanimously.

Respectfully Submitted,

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Elna Hutchinson, County Clerk

The above Minutes were adopted and approved this \_\_\_\_ day of August 2004.

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Vincent M. Duvall, Chairman

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W. L. Sanders, Vice- Chairman

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R. L. Boswell, Commissioner

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Titus Andrews, Sr., Commissioner

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Gerald W. Torbert, Commissioner