

GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING-WORK SESSION

TUESDAY * SEPTEMBER 19, 2006

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 Regular Meeting- Work Session to order at 9:02 a.m.

Roll Call- Commissioners Torbert, Schneider, Sanders, Andrews and Duvall were present. Also present was County Manager Lombard.

Petitions & Communications

Chamber of Commerce- Mr. Mark Lipscomb provided the Chamber of Commerce monthly report.

Georgia Forestry Annual Report- Julian Beasley- Mr. Mark Wyles provided the Georgia Forestry Annual Report.

Minutes- The Minutes from the August 15, 2006- Regular Meeting and the September 5, 2006- Called Meeting were provided separately. No official action was taken.

Planning & Zoning

Rezoning Request for Kennedy Capital Group on Askew Road- The Commissioners received a request from the Kennedy Capital Group requesting that this item be removed from the Agenda. Ms. Linda Hammock, Sunset Bluff resident addressed the Board opposing this item. No official action was taken.

Final Plat Request for Creek Club Cottages, Section I, in Reynolds Plantation- The Commissioners received a request for the Final Plat approval for Creek Club Cottages, Section I, in Reynolds Plantation, consisting of 11 residential lots and 11 garage lots located on 5.24 acres of property, and designated as a part of Tax Map 57, Parcel 7. No official action was taken.

Business Items

Liquor, Beer & Wine Pouring License for Mark R. Nelson- Nelson Hospitality/D/B/A Filet Steak & Seafood- The Commissioners received a request for a Liquor, Beer & Wine Pouring License from Mark Nelson- Filet Steak & Seafood restaurant located in Lake Oconee Village. The fees have been paid, application completed, and the background investigation is in process. If issued, the license would be revoked if the background investigation was unsatisfactory. No official action was taken.

Liquor, Beer & Wine Retail License for Vernon Jackson, East Broad Street Spirits & Wine- The Commissioners received a request for a Liquor, Beer & Wine Retail License from Vernon Jackson-East Broad Street Spirits & Wine. The fees have been paid, application completed, and the background investigation is in process. If issued, the license would be revoked if the background investigation was unsatisfactory. The Board discussed this item. Mr. Vernon Jackson addressed the Commissioners concerning this item. No official action was taken.

Liquor, Beer & Wine Pouring License for Vernon Jackson, Club 278- The Commissioners received a request for a Liquor, Beer & Wine Pouring License from Vernon Jackson- Club 278, located off of East Broad Street. The fees have been paid, application completed, and the background investigation is in process. If issued, the license would be revoked if the background investigation was unsatisfactory.

The Board discussed this item. Mr. Vernon Jackson addressed the Commissioners concerning this item. No official action was taken.

Revisions to the Subdivision Regulations- The Commissioner received information that the Subdivision Regulations Committee has proposed several revisions that will clarify certain areas, remove troublesome wording and/or sections, and otherwise improve the regulations. The revisions have been advertised and a Public Hearing was held. The current proposed revisions address recent issues such as water system and compliance with green space requirements for PUD's and provisions for compliance with the Service Delivery Strategy. The Board discussed this item. No official action was taken.

Revisions to the Zoning Ordinance- Signs- The Commissioners received information that the Sign Ordinance section of the Zoning Ordinance requires amending. The revisions have been advertised and a Public Hearing was held. The proposed amendment to the Sign Ordinance satisfies the unique needs of the Flying J while safeguarding against undesired signage. Mr. Ron Jones addressed the Board concerning this item. The Board discussed this item. No official action was taken.

Resolution for the Board of Education Bond Offering- The Commissioners received information that the Board of Education received voter approval for the continuation of the ELOST and the immediate issuance of general obligation bonds. A Resolution is required for the bond offering to proceed. The Board of Commissioners adopted virtually the same Resolution for the previous Board of Education bond offering on March 14, 2002. The debt service for the bonds will be paid by the one-cent sales tax proceeds. The Resolution, however, is required in the event the ad valorem tax is needed to satisfy the debt service. No official action was taken.

Right-of Refusal Offering- The Commissioners received information that Pacer Health has provided notice pursuant to the closing agreement notifying the Hospital Authority and Greene County of the right-of-refusal for a pending sale of the real property acquired by Pacer under the closing agreement. Pacer was approached by Health Systems Real Estate, Inc. about purchasing the Nursing Home. An arrangement has been negotiated and structured between Pacer and Health Systems Real Estate, Inc. whereby some of the Pacer assets will be transferred, which has caused the right-of-refusal clause in the closing agreement. If the County desired to exercise the right-of-refusal, then the County would have to match the terms of the proposed transaction. No official action was taken.

Amendment to the ACCG Defined Benefit Plan- The Commissioners received information that the Board of Trustees of the ACCG Defined Benefit Plan has amended the Model Plan Documents that were previously adopted by the County. The Amendment establishes a provision to allow for the recoup of overpayments made to a participant by offsetting future payments from their benefit. The Amendment requires adoption by all of the participating counties. No official action was taken.

Chamber of Commerce Contract- The Commissioners received information that each year the Board contracts with the Chamber of Commerce for the purpose of promoting the general economic welfare and growth of Greene County. The five cities and the County provide such funding to the Chamber of Commerce with the County share totaling \$13,524.00, which is included in the proposed FY 2007 Budget. No official action was taken.

Tourism Services Contract- The Commissioners received information that each year the Board contracts with the Chamber of Commerce for the disbursement of (40%) of the gross Hotel/Motel Tax funds which are controlled by the Tourism Committee that was established two years ago to administer the Hotel/Motel Tax Funds in accordance with the applicable law. No official action was taken.

Personnel Policy Amendment- The Commissioners received information that the revisions made to the Personnel Policy requires the Board approval. The revisions have been advertised and made available for public review. Judge Ogletree addressed the Board concerning this item. No official action was taken.

Fiscal Year 2007 Budget Adoption- The Commissioners received information that the proposed 2007 budgets for all funds have been advertised for public review and a public hearing was held on September 12, 2006. The Budgets were prepared in accordance with Board guidance including the intention to roll-back the millage rate for value-added due to reassessments. A scheduled meeting to establish millage rates will be held on Friday, October 6, 2005 at 9:00 a.m. The Board discussed this item. No official action was taken.

Commissioner's Report

Executive Session

Adjournment- Chairman Duvall recessed the Regular Meeting- Work Session at 9:46 a.m.

GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING- BUSINESS SESSION TUESDAY * SEPTEMBER 19, 2006 10:00 A.M. * COMMISSIONERS MEETING ROOM

Minutes- Commissioner Sanders motioned to approve the Minutes from the August 15, 2006- Regular Meeting. Commissioner Schneider seconded; the motion carried unanimously.

Commissioner Sanders motioned to approve the Minutes from the September 5, 2005- Called Meeting. Commissioner Schneider seconded. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor. Commissioner Andrews opposed. The motion carried 4 to 1.

Planning & Zoning

Rezoning Request for Kennedy Capital Group on Askew Road- No official action was taken.

Final Plat Request for Creek Club Cottages, Section I, in Reynolds Plantation- Commissioner Sanders motioned to approve the Final Plat for the Creek Club Cottages, Section I in Reynolds Plantation, consisting of 11 residential lots and 11 garage lots located on 5.24 acres of property, and designated as a part of Tax Map 57, Parcel 7. Commissioner Andrews seconded; the motion carried unanimously.

Business Items

Liquor, Beer & Wine Pouring License for Mark R Nelson- Nelson Hospitality/D/B/A Filet Steak & Seafood- Commissioner Andrews motioned to approve a Liquor, Beer & Wine Pouring License for Nelson Hospitality, doing business as Filet Steak & Seafood, in the name of Mark Nelson as the holder of the License. Commissioner Schneider seconded; the motion carried unanimously.

Liquor, Beer & Wine Retail License for Vernon Jackson, East Broad Street Spirits & Wine- Commissioner Andrews motioned to approve a Liquor, Beer & Wine Retail License for East Broad Street Spirits & Wine, in the name of Vernon Jackson as the holder of the License. Commissioner Torbert seconded. The Board discussed this item. Mr. Jackson requested that this item be withdrawn from the Agenda. The Board requested Mr. Jackson to provide two applications for each establishment. Commissioners Andrews and Torbert rescinded both the motion and the vote. No official action was taken.

Liquor, Beer & Wine Pouring License for Vernon Jackson, Club 278- Mr. Jackson requested that this item be withdrawn from the Agenda. No official action was taken.

Revisions to the Subdivision Regulations- No official action was taken.

Revisions to the Zoning Ordinance- Signs- Commissioner Sanders motioned to adopt an amendment to the Sign Ordinance section of the Zoning Ordinance by inserting Section F relating to gasoline filling areas. Commissioner Schneider seconded; the motion carried unanimously. *(Attachment- Sign Ordinance -Section F)*

Resolution for the Board of Education Bond Offering- Commissioner Torbert motioned to adopt the Tax Levy Resolution for the Board of Education Educational Special Purpose Local Option Sales Tax General Obligation Bond Offering, and to waive the reading of the Resolution. Commissioner Sanders seconded; the motion carried unanimously. *(Attachment- Resolution for the Board of Education Bond Offering)*

Right-of Refusal Offering- Commissioner Sanders motioned to decline the right-of-refusal for the pending transaction between Pacer Health and Health Systems Real Estate, Inc. Commissioner Schneider seconded; the motion carried unanimously.

Amendment to the ACCG Defined Benefit Plan- Commissioner Schneider motioned to adopt the Resolution establishing amendment#1 to the Association of County Commissioners of Georgia Defined Benefit Plan for Greene County Employees, and to waive the reading of the Resolution. Commissioner Andrews seconded; the motion carried unanimously. *(Attachment- Resolution- Amendment to the ACCG Defined Benefit Plan)*

Chamber of Commerce Contract- Commissioner Schneider motioned to approve the Fiscal Year 2007 Contract in the amount of \$13,524.00 with the Greene County Chamber of Commerce. Commissioner Torbert seconded; the motion carried unanimously. *(Attachment- Chamber of Commerce Contract)*

Tourism Services Contract- Commissioner Sanders motioned to approve the Fiscal Year 2007 Contract with the Greene County Chamber of Commerce for Tourism Services. Commissioner Schneider seconded; the motion carried unanimously. *(Attachment- Tourism Services Contract)*

Personnel Policy Amendment- Commissioner Torbert motioned to adopt the revised Personnel Policies and Procedures Manual, and to rescind Chapter 11 of the Greene County Code, with effective dates for both actions of October 1, 2006 to allow for circulation of the updates to all employees. Commissioner Sanders seconded. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor. Commissioner Andrews opposed. The motion carried 4 to 1. *(Attachment- Personnel Policy Amendment)*

Fiscal Year 2007 Budget Adoption- Commissioner Sanders motioned to adopt the Fiscal Year 2007 Budgets for all Funds. Commissioner Schneider seconded; the motion carried unanimously. *(Attachment- Fiscal Year 2007 Budget)*

Commissioner's Report

District One Commissioner had no report.

District Two Commissioner had no report.

District Three Commissioner reported on the reassessment of Cato Road.

District Four Commissioner had no report.

Chairman Duvall had no report.

County Manager Lombard reported that the Liberty Fire Department ISO rating was reduced from Class 9 to Class 6 rating; that the Flying J Sewer Line is near completion; that a trip to Atlanta is scheduled Friday, September 22, 2006, to accept the EIP check in the amount of \$500,000.00 for the Flying J Project; that the City of Siloam has received a DCA- Community Development Block Grant for water & sewer in the amount of \$318,000.00; the County has received its permit from the Department of Transportation to proceed with an entrance to the Administration Building from Highway 278; progress

on the Old Union Point Road right-of-way agreements is nearing completion; and the Registrar space at the Annex Building is almost complete.

Executive Session- None

Adjournment- Commissioner Andrews motioned to adjourn the Regular Meeting-Business Session at 10:17 a.m. Commissioner Schneider seconded; the motion carried unanimously.

Respectfully Submitted,

Elna Hutchinson, County Clerk

The above Minutes were adopted and approved this _____ day of October 2006.

Vincent M. Duvall, Chairman

W. L. Sanders, Vice- Chairman

Richard G. Schneider, Commissioner

Titus Andrews, Sr., Commissioner

Gerald W. Torbert, Commissioner