

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, January 31, 2017 at 7:00 p.m. in the Commission Meeting Chambers at the Oconee County Courthouse.

Members Present: Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner W. E. "Bubber" Wilkes
Commissioner Mark Saxon

Staff Present: Administrative Officer Jeff Benko, CPA
Daniel Haygood, County Attorney
Kathy Hayes, County Clerk
Tracye Bailey, Executive Assistant, Deputy Clerk
Emil Beshara, Director, Public Works
Sandy Weinel, Assistant Director, Planning & Code Enforcement
Wayne Haynie, Director, Utility Department
John Gentry, Director, Parks & Recreation
Lisa Davol, Deputy Director, Parks & Recreation
Allen Skinner, Director, Property Appraisal
Wes Geddings, Director, Finance
Alex Perschka, Director, Tourism
J. R. Charles, Director, Economic Development
Paula Nedza, Director, Information Technology

Special Guests: Mayor Toby Bradberry, Town of High Shoals

Media Present: Michael Prochaska, Editor, The Oconee Enterprise

Chairman Daniell began the Board Meeting with a moment of silence, and the Pledge of Allegiance was led by Commissioner Horton.

Approval of Agenda:

On motion from Commissioner Wilkes and second by Commissioner Thomas, the Agenda was unanimously approved.

Statements and Remarks from Commissioners:

None.

Statements and Remarks from Citizens:

None.

Board of Commissioners Vice Chair Schedule – 2017 through 2020:

Administrative Officer Jeff Benko presented the draft Vice Chair Schedule as follows: Commissioner Chuck Horton-2017; Commissioner W.E. Wilkes-2018; Commissioner Mark Saxon-2019; and Commissioner Mark Thomas-2020.

Chairman Daniell asked for public comment and there was none.

By consensus, this item will be placed on the Consent Agenda for the February 7, 2017 Regular meeting of the Board.

Joint Comprehensive Plan Stakeholders Committee Applicants:

Applicants for the Joint Comprehensive Plan Stakeholders Committee were interviewed. Those applicants present at the Board meeting spoke and gave a summary of his/her qualifications and their desire to be appointed to the Committee. The applicants that spoke to the Board include: Laura Carmichael, Kent Chapman, J.R. Charles, Samuel P. Dixon, III, Lisa Douglas, Tammy Gilland, Elizabeth Hovell, Charles Hunt, David Jackson, Randy Jackson, Chad Keller, Sherry Laboon, Laura Iyer, Tommy Malcom, Dorann Mansberger, Daniel Marks, James J. McGarvey, Becky Moore, Ed Perkins, Andy Pippin, Tom Porter, Michael Ransom, Patricia Sebring, David Wenner and Marcus A. Wiedower. Applicants that were not in attendance include: Abe Abouhamdan, Charles R. Baugh, Bob Bishop, Maria Caudill, Thomas L. Evans, Ryan Rickard, Frank T. Watson, and Goodloe H. Yancey, IV.

Chairman Daniell thanked the applicants for speaking to the Board. He stated that there will be a representative from each of the four municipalities: City of Watkinsville-Connie Massie; City of Bogart-Council Member John Larkins; Town of Bishop-Mindy Porterfield; and Town of North High Shoals-Mayor Toby Bradberry. The Board of Education will also have a representative on the committee.

Chairman Daniell stated that the Northeast Georgia Regional Commission will attend the Board's meeting on February 7, 2017 and discuss the purpose of the Joint Comprehensive Plan Stakeholders Committee.

The Board will take action on the committee appointments at its February 7, 2017 meeting.

Abandonment of Harden Hill Road to City of Watkinsville:

Chairman John Daniell stated that the City of Watkinsville requested that Harden Hill Road be placed into its road system, which will require abandonment by Oconee County. County Attorney Daniel Haygood explained the road abandonment process. The Board will consider the abandonment of Harden Hill Road to the City of Watkinsville at its Regular Meeting on February 7, 2017.

Abandonment of Old Rocky Branch Road:

Public Works Director Emil Beshara stated that Old Rocky Branch Road no longer serves the best interest of the public and has been closed for approximately two years. Mr. Beshara recommended that the County retain a 20-foot easement for the sewer line and asks that the Board allow him to obtain a survey for the sewer easement. *By consensus, this item will be placed on the Consent Agenda for the February 7, 2017 Regular Meeting of the Board.*

FY18 Budget Submittal Plan and Budget Public Hearing Schedule:

Finance Director Wes Geddings presented the FY18 Budget Submittal Plan and Budget Public Hearing Schedule. Remaining in compliance with the Budget Ordinance, Chairman Daniell suggested suspending the FY18 Budget Submittal Plan for 30 days to review and update the budget process. Administrative Officer Benko stated that the June 6, 2017 budget adoption deadline will be met.

Herman C. Michael Park – Brannen Building Roof and Gutters Project:

Parks & Recreation Director John Gentry discussed the current condition of the Brannen Building at Herman C. Michael Park. The building is 26 years old, has multiple water leaks, a rusted gutter system, and gaps at the roof/sides and concrete/sides. Due to the renovations required, Mr. Gentry has worked with Oconee's Finance Department to consider a pre-qualified contractor (Simon Roofing) through The Interlocal Purchasing System (TIPS). After a detailed inspection, it was determined that the scope of work needed for the project totals \$154,817.00. Mr. Gentry recommended that the Board enter into a contract with Simon Roofing for \$154,817.00 with \$153,000.00 of the funding from approved SPLOST funding for Parks & Recreation with the balance from budgeted repairs and maintenance funding. *By consensus, this item will be placed on the Consent Agenda for the February 7, 2017 Regular meeting of the Board.*

Chairman Daniell asked for public comment and there was none.

Upper Oconee Basin Water Authority Enabling Legislation Revision:

Utility Director Wayne Haynie discussed House Bill 168, which is proposed local legislation regarding the 1994 act creating the Upper Oconee Basin Water Authority (UOBWA). House Bill 168 proposes to release the Resource Management Commission from the UOBWA, which will reduce the Authority members from 10 members to nine and the votes from seven to six. Chairman Daniell stated that the UOBWA voted unanimously to proceed with the revision and recommended that the Board ratify this revision. *By consensus, this item will be placed on the Consent Agenda for the February 7, 2017 Regular meeting of the Board.*

Chairman Daniell asked for public comment and there was none.

Wastewater Treatment Capacity Policy Amendment:

Utility Director Wayne Haynie stated that in March 2016, the Board amended sewer capacity allocation percentages (of the 80% capacity available) in the policy to include 40% residential, 40% non-residential and 20% industrial/manufacturing for wastewater treatment capacity. It was noted that 20% capacity will be continue to be held in reserve. The policy also allowed for transfer of capacity.

Chairman Daniell recommended that the Board amend the policy to 30% residential, 50% nonresidential and 20% commercial/industrial and change Section 5 to no longer allow transfer of sewer capacity.

Chairman Daniell asked for public comment and there was none.

On motion by Commissioner Saxon and second by Commissioner Wilkes, the Board unanimously voted to amend No.3 of the Wastewater Treatment Capacity Policy to 30/50/20 and No. 5 of the policy to allow no transfer of sewer capacity between properties. **See Ordinances and Resolutions Book No. 21.**

Wastewater Sewer Capacity Fee Policy:

Utility Director Wayne Haynie discussed the Wastewater Sewer Capacity Fee Policy (adopted April 6, 2010) stating that applicants were allowed to reserve sewer capacity. According to the policy, applicants could reserve capacity for up to three years. For various reasons, applicants/builders have not completed the sewer connections and commitment for sewer capacity has exceeded availability. Under the policy, the County can refund capacity fees after three years. Chairman Daniell stated that, based on the over commitment of capacity, he recommends a refund be issued for sewer capacity on projects of 100 or more remaining units or 0% sewer activity in the development. The developments that will be affected are Westland, Parkside, Willow Creek and Wisteria Ridge at approximately \$2.7 million in refunds.

Chairman Daniell asked for public comment. A question was asked if the refund would be issued from the General Fund. Administrative Officer Benko stated that the refunds will be issued from the Enterprise Fund.

On motion by Commissioner Horton and second by Commissioner Saxon, the Board unanimously voted to direct the Utility Department to refund capacity fees for developments with 100 or more remaining units or 0% sewer activity to include, but not limited to, Westland, Parkside, Willow Creek and Wisteria Ridge. The funds will be available for disbursement on February 1, 2017.

Calls Creek Wastewater Reclamation Facility Expansion:

Utility Director Wayne Haynie discussed the expansion of the Calls Creek Wastewater Reclamation Facility. In order to increase sewer capacity, the Calls Creek site offers several advantages to include: no additional land purchase as the property is owned by the County; the site is permitted and sufficiently buffered for a treatment plant; cost-effective upgrade can be achieved; and scheduling for the expansion.

The Board authorized design/build for the Calls Creek Plant in March 2016 and awarded the project to Crowder Construction, which has submitted an 80% Guaranteed Maximum Price (GMP). The plant can be expanded from 667,000 gallons per day to 1.5 million gallons per day. The Calls Creek Plant is in need of major repairs, and portions of the plant can be repurposed during the expansion. With the Board's approval, Mr. Haynie anticipates a construction start date of April 2017. He presented a design and layout of the proposed plant expansion and discussed the new plant and repurposing the old plant. The 80% Guaranteed Maximum Price budget is \$13.5 million to include permitting and final design, construction, equipment, construction management, and a contingency. Completion time is estimated at 12 to 18 months.

A discussion continued regarding the need for future capacity after expanding Calls Creek; discharge of effluent into Calls Creek; alternate pipeline routes for discharge into the Oconee and Middle Oconee river; completion of the Water/Wastewater Master Plan; additional areas within the county to make sewer should be available; and the quality of effluent from the Calls Creek Plant.

Chairman Daniell stated that the Calls Creek Wastewater Reclamation Facility Expansion will be placed on the agenda for action at the February 7, 2017 Regular Meeting of the Board and public comment will be taken at the meeting.

Property Appraisal Department Technology Enhancements:

Property Appraisal Director Allen Skinner presented a proposal from DataCloud Solutions, Inc., to provide technology enhancements for the department. Mr. Skinner stated that the proposed costs of the tablets, software, four days of training and annual maintenance will allow the department to increase production by approximately 20% to 25%. Currently, appraisers are in the field half a day due to technology limitations and the need to download their work in the office. Time in the field could be increased to full days, thereby increasing the number of properties appraised.

The cost for the DataCloud Solutions' proposal is approximately \$21,000.00, including the first year's prorated maintenance with an estimated implementation time of May 15, 2017.

Discussion continued regarding implementation of DataCloud Solutions in other counties with a positive outcome of increased productivity; equipping the Property Appraisal Department with lasers to measure properties; and the need for the department to have assigned vehicles instead of reserving from the county car pool.

Administrative Officer Jeff Benko recommended that the Board consider the DataCloud Solutions, Inc., purchase order as presented to include the software, six iPads, four days of training, and prorated maintenance for the first year. Funding for the purchase may be provided with a transfer of funds from Personal Services to Equipment. The FY17 budget provides for an additional staff member in the Property Appraisal Department, and the position is vacant. Funds remaining for FY17 for this position (half a year) totaling \$33,858.00. Chairman Daniell recommended that \$33,858.00 be transferred to purchase DataCloud Solutions as presented and include the purchase of laser measuring devices.

Chairman Daniell asked for public comment and there was none.

By consensus of the Board, this item was moved to the Consent Agenda of the February 7, 2017 Regular Meeting of the Board.

Parks & Recreation Department Update:

Parks & Recreation Director John Gentry stated that the purpose of the Department is to provide safe and accessible recreational facilities with a diverse program of activities to enrich the quality of life for Oconee County citizens. He presented an update to the Board regarding third party review of the organization's structure, financial models/maintenance; completion of Oconee Veterans Park multi-use fields; comprehensive master planning; Joint Use Agreement with the Board of Commissioners and Board of Education; review of alternative funding models for the parks and recreation; and the Rails to Trails Program. Additional items discussed were entry and exit improvement to Oconee Veterans Park and capital improvement funding due to aging facilities.

Oconee County Government Goals—Update from Board of Commissioners Work Sessions:

Chairman John Daniell stated that due to the time and the need for an Executive Session, the Oconee County Government Goals Update from the Board will be moved to the Agenda for February 7, 2017 at the Regular Meeting of the Board.

Executive Session: On motion by Commissioner Wilkes and second by Commissioner Saxon, the Board unanimously voted to adjourn into Executive Session at 9:25 p.m. to discuss personnel, land acquisition, and potential litigation. No action was taken in Executive Session.

On motion by Commissioner Horton and second by Commissioner Wilkes, the Board adjourned Executive Session at 10:08 p.m. On motion by Commissioner Wilkes and second by Commissioner Horton, the Board adjourned back into Regular Session.

There being no further business, on motion by Commissioner Wilkes and second by Commissioner Horton, the meeting was adjourned at 10:10 p.m.

County Clerk

Chairman

Date