

The Regular Meeting of the Oconee County Board of Commissioners was held on Thursday, October 4, 2007, in the Commission Meeting Chambers at the Oconee County Courthouse.

Members Present: Chairman Melvin Davis
Commissioner Jim Luke
Commissioner Don Norris
Commissioner Margaret Hale
Commissioner Chuck Horton

Staff Present: Administrative Officer Alan Theriault
County Attorney Daniel Haygood
Deputy County Clerk Jane Greathouse

B.R. White, Director, Planning
Krista Gridley, Planner
John Hatcher, Interim Utility Director
Jeff Benko, Finance Director
Steve Hansford, Code Enforcement Director
Rusty Haygood, Econ Develop Director
Wayne Provost, Strategic/Long-Range Plng Dir

Media Present: Vinnie Williams, The Oconee Enterprise

Chairman Davis began the meeting with a moment of silence. Commissioner Horton led the Pledge of Allegiance.

Minutes: On motion by Commissioner Luke and second by Commissioner Hale, Minutes of the September 4, September 11 and September 25, 2007 meetings were approved as distributed.

Development Authority: The Board interviewed Lee Becker, Marion Butler, and Rick Waller for appointment of a constitutional member to the Oconee County Industrial Development Authority to fill an unexpired term, expiring December 31, 2009. Applicant Steve Hollis was unable to attend. Applicant Pattie Ivy was previously interviewed at the September 25, 2007 meeting.

Hard Labor Creek Reservoir Bond Contract: County Attorney Daniel Haygood introduced Bryce Holcomb, Citigroup, underwriters of the Hard Labor Creek Reservoir bonds. County Attorney Haygood then gave an overview of the bond financing and validation. He explained that under Georgia law all bonds must be validated. Mr. Haygood also stated that due to the length of time to build the reservoir there will be three bond issues and that the County should prevalidate all three series of bonds so that we have the legal authority to proceed with financing. In addition, by prevalidating the County will save additional expenses that would be incurred by validating each issue individually.

Mr. Haygood then reviewed the bond resolution and contract before the Commissioners for consideration. The resolution provides for a “not to exceed” basis with a maximum par amount of bonds at \$66 million, maximum interest rate 15%, annual debt service of \$7.9 million, and maximum bond term of 50 years.

Mr. Holcomb explained that the parameters were set exceedingly high to assist with borrowing costs and to obtain the best possible interest rate. The “not to exceed” basis will also allow flexibility and save money.

Commissioner Luke asked if these parameters were similar to Walton County’s Hard Labor Creek bond issue. Mr. Haygood stated they were.

Commissioner Hale stated she was concerned by the 15% interest rate maximum and the \$66 million maximum for the bond. She also requested clarification that Oconee County would have to repay \$2.9 million, which is its share of the \$10 million already paid by Walton County.

Commissioner Luke asked if the interest rate could be dropped now from 15% and let another Board of Commissioners increase the limit to 15%. Mr. Holcomb stated that the rate could be reduced, but the bond would need to be revalidated.

Commissioner Norris asked if the debt could be refinanced if interest rates drop. Mr. Holcomb stated that it could be done.

Commissioner Luke made the motion to approve the bond contract for Hard Labor Creek Reservoir project as submitted. Commissioner Norris seconded the motion. Commissioners Luke, Norris and Hale voted yes. Commissioner Horton voted no. The motion passed.

Partial Plan Update for the Joint Comprehensive Plan: On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved a Resolution to Adopt the Partial Plan Update for the Joint Comprehensive Plan as presented by Wayne Provost, Strategic and Long-Range Planning Director. *See Documentation in Ordinances and Resolutions Book No. 17.*

Corrective Resolution creating Street Light Tax District NO. B-3L-L1 for Piedmont Glen Subdivision: On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved a Corrective Resolution creating Street Light Tax District No. B-3L-L1 for Piedmont Glen Subdivision as presented by Wayne Provost, Strategic and Long-Range Planning Director. *See Documentation in Ordinances and Resolutions Book No. 17.*

Variance Request No. 12298, Rezone Request No. 5492 and Special Use Request No. 5493 – Quin-Mor, LLC: Justin Greer, representing the applicants, requested a postponement to allow the applicants to continue to address the concerns of the neighboring property owner.

On motion by Commissioner Hale and second by Commissioner Luke, the Board voted unanimously to postpone action on Variance Request No. 12298, Rezone Request No. 5492 and Special Use Request No. 5493 until the November 6, 2007 meeting.

Rezone Request No. 5548 – Darron Britt: The Board held a Public Hearing on Rezone Request No. 5548 by Darron Britt, ±9.986 acres, located on Lane Creek Road and Ridgeway Road, from A-1 to AR-2.

Staff report presentations for Rezone Request No. 5548 were made by Planner Krista Gridley.

Tom Breedlove, representing the applicant, stated they had no problem with any of the Conditions set forth by the Planning Commission except Item #4, which states, “The minimum dwelling sizes shall be 2,200 sf for single-story homes and 2,400 sf for two-story homes.” Mr. Breedlove requested that the minimum dwelling size be 1,800 sf for single-story homes and 2,200 sf for two-story homes. The Board briefly discussed the minimum dwelling sizes.

Commissioner Horton moved to approve Rezone Request No. 5548 by Darron Britt, ±9.986 acres, located on Lane Creek Road and Ridgeway Road, from A-1 to AR-2 with the Conditions as presented on Exhibit “A” to Zoning Amendment #5548. Motion died for lack of a second.

On motion by Commissioner Hale and second by Commissioner Luke, the Board voted unanimously to approve Rezone Request No. 5548, with the following change in submitted Conditions, Item #4 “The minimum dwelling sizes shall be **2,000** sf for single-story homes and **2,400** sf for two-story homes.” *See Documentation in Ordinances and Resolutions Book No. 17.*

Variance Request #1281, RJC Land Development: On motion by Commissioner Luke and second by Commissioner Horton, the Board voted unanimously to direct Code Enforcement staff to readvertise and postpone action until the November 6, 2007 meeting on Variance Request #12814 by RJC Land Development, ±39.282 acres, located on Clotfelter Road, to eliminate the 50’ setback.

Renewal of ACCG-IRMA Property and Liability Insurance: On motion by Commissioner Norris and second by Commissioner Hale, the Board voted unanimously to approve the Renewal of ACCG-IRMA Property and Liability Insurance for a premium of \$191,592.

Executive Session: On motion by Commissioner Luke and second by Commissioner Norris, the Board voted unanimously to adjourn into Executive Session to discuss land acquisition, personnel matters and pending litigation. No action was taken.

On motion by Commissioner Luke and second by Commissioner Norris, the Board adjourned Executive Session.

On motion by Commissioner Luke and second by Commissioner Hale, the Board adjourned back into Regular Session.

Development Authority Constitutional Member Appointment: On motion by Commissioner Norris and second by Commissioner Hale, the Board voted unanimously to appoint Patty Ivey to the Industrial Development Authority as the Constitutional member.

By consensus, the Board directed staff to advertise for an Associate Member and notify other applicants that they are automatically included in the list of applicants (no need for them to reapply).

There being no further business, on motion by Commissioner Horton and second by Commissioner Luke, the meeting was adjourned.

Deputy County Clerk

Chairman

Date