

The McDuffie County Board of Commissioners held a regular Commission Meeting on Tuesday evening, April 18, 2005, 6:30 PM, Grand Jury Room, McDuffie County Courthouse.

COMMISSIONERS PRESENT

Charles G. Newton IV, Chairman
Sammie Wilson, Sr., Vice Chairman
Darrell Wester, Commissioner
Rev. Fred Favors, Commissioner

COUNTY REPRESENTATION

Don Norton, County Manager
Annette Finley, County Clerk
Jimmy Whitaker, County Finance Director
Fred Guarrant, Director, Planning Commission
Chris Pelly, Director of Public Works
Bruce Tanner, County Fire Chief
Bob Howard, Director of Recreation

ABSENT

J. Robt. "Bob" Farr

MEDIA

WTHO Radio Station
McDuffie Mirror Newspaper
McDuffie Progress Newspaper

OTHERS

Three(3) citizens attended.

PUBLIC INPUT

Speakers: None
Adjournment: 6:30 PM

ZONING HEARING

1. **David Moore – Extended Stay (Camper) - Cedar Rock Road:**
Chairman Newton asked Fred Guarrant, Director of the Planning Board, to address this issue.

Fred reported that he had received an application from David Moore requesting a variance relating to the maximum length of time a camper or RV could remain in one location in an R-1 zoning district. He explained that David was planning to install four (4) camper/RV sites behind his residence located at 1353 Cedar Rock Road. Zoning regulations permit camper sites, however, the length of stay allowed for a camper or RV in the R-1 Zoning district is limited to 120 days. David's variance request indicated that his father-in-law from Augusta wished to place his camper at David's residence year- round. Input from surrounding residents in the Mattox Creek had been noted and some inquired whether or not charges (rent) for the sites would be involved. David responded to the residents/visitors stating that his father-in-law's camper would be located there year-round, the visitors campers would be for shorter time periods, would be his friends or relatives and would not exceed the 120 day limit. David added that no rent or other compensation would be received and indicated that the location of the sites would be in the middle of the property directly behind his grandparents'

former house and would not be seen from the highway. The Planning Commission recommends conditional approval of the four proposed camper/RV sites contingent upon the following conditions:

- 1) The sites are to be located in the area indicated by David on the aerial photo that the location of the sites would be in the middle of the property directly behind his grandparents' former house;
- 2) The extended stay site is approved for the father-in-law only; should he cease to stay or use the site, the extended stay site is revoked;
- 3) The remaining three sites shall adhere to the zoning 120 day limitation.

2. **William "Bill" Corley – Zoning Change - Mesena Road:**

Chairman Newton asked Fred Guarrant, Director of the Planning Board, to address this issue:

-2-

Fred reported that he had received an application from Bill Corley requesting a conditional use approval for a proposed eight (8) acre light industrial site to be designated on the eastern side of his 165+ acre property located at 2565 Mesena Road. Fred stated that prior to moving to McDuffie County, Bill had lived in North Augusta and owned an advertising sign fabricating industry. After having sold the North Augusta industry, Bill has since purchased a farm on Mesena Road and established a new sign company with the intent to survey out the eight acre parcel and construct a 7,200 sq. ft. steel building on the site noting that he manufactures high-rise (billboard) signs for distribution throughout the south. He currently has 4 employees and anticipates an increase to twelve in the near future.

Fred stated that the Planning Commission had a lengthy discussion with Mr. Corley regarding a conditional use approval versus a zoning change for the proposed industrial site. Such issues as penalties resulting from the breach of conservation covenants, future (income) tax consequences, the future sale of the industry, and the industry being properly described and recognized as light industry. The Planning Commission agreed with Mr. Corley that the eight acre parcel be rezoned from R-1 to I-1 and recommended approval of the zoning change.

Adjournment: 6:55 PM

COMMISSION MEETING

CALL TO ORDER

Chairman Newton called the meeting to order and welcomed everyone in attendance.

INVOCATION & PLEDG OF ALLEGIANCE

Reverend/Commissioner Fred Favors led the invocation which was followed by the Pledge of Allegiance.

APPROVALS

Minutes (Re-Scheduled Regular Commission Mtg. 4-4-06)

A motion to approve the minutes of the Commission Meeting held on April 4, 2006, with corrections made prior to this current meeting was made by Wilson, seconded by Wester and passed unanimously.

Agenda (Current)

Commissioner/Revered Favors asked for an Executive Session to be held to discuss personnel at this time. A motion to approve the current Commission Agenda with an added Executive Session was made by Wester, seconded by Favors and passed unanimously.

INFORMATION & ANNOUNCEMENTS

1. **Announcement: April 22-25, 2006, ACCG Annual Conference, Savannah, GA.** All commissioners and county manager will be attending.
2. Commissioners Wilson and Favors announced that they both were going to run for re-election to the Board of Commissioners for the next term.

OLD BUSINESS

1. Recommended Delinquent Account "Write-Offs": Chairman Newton asked Jimmy Whitaker, County Finance Director, to present this matter.

Jimmy presented a list of companies with their respective amounts which the county auditors had recommended be written-off since they were delinquent

-3-

and had been on the books for several years being uncollectible. Jimmy stated that McDuffie County currently has several accounts receivable that are 120 days or more delinquent. The accounts receivable being recommended as "write-offs" are listed below and made a part of these minutes:

Wilkes County	\$53,793.46
Lincoln County	\$16,663.25
Glascock County	\$ 608.57
City of Thomson	<u>\$ 2,012.06</u>

TOTAL **\$73,077.34**

At this time, Jimmy along with Don Norton, County Manager, stated that even though the accounts were being recommended to be written off, they would continue to be pursued as much as plausible in the collection process.

Also, Jimmy presented a summary of the Solid Waste accounts which were delinquent and uncollectible in accordance with the county auditors who advised the “write-off”. They are:

City of Crawfordville	\$ 7,030.90
Extreme Tree and Stump	\$ 846.17 (out of business)
WWG Company LLC(Wheeling Foundry)	<u>\$ 5,788.33</u> (bankrupt)

TOTAL **\$12,655.29**

NEW BUSINESS

1. **Planning Board Recommendations:** Chairman Newton presented the two recommendations heard earlier in the Zoning Hearing and asked for consideration and action to be taken on the matters.
 - 1) **David Moore – Extended Stay (Camper) – Cedar Rock Road:**
A motion was made by Wester to uphold the Planning Commissioner’s three conditions listed previously plus the additional condition that the Father-In-Law’s RV be restricted from visibility from Cedar Rock Road; motion was seconded by Favors and passed unanimously.
 - 2) **William “Bill” Corley – Zoning Change – Mesena Road:** After a lengthy discussion, a motion was made by Wester to postpone this matter to a later date and for additional information can be obtained from Mr. Corley; motion was seconded by Wilson and passed unanimously. Note was made that a zoning change for the area to be considered was not a considered an appropriate option.
2. **Alcoholic Bev. License (1 Day Only) Blind Willie Blues Festival, May 20, 2006:** Chairman Newton presented a request from Don Powers who is organizing the festivities for the Blind Willie Blues Festival to be held May 20, 2006, at the Stagecoach Road (200 yards east of Hwy. 17) site. This non-profit organization also known as Blind Willie McTell Blues Festival has been held at this site on a 1-day basis for several years on an annual basis. An estimated number of attendees is about 1200 people, security will be provided and the required \$100 license fee has been paid.

After discussion, a motion to approve this request was made by Wester, seconded by Wilson and passed 2 to 1; Favors abstained for religious reasons.

-4-

3. **Alcoholic Bev. License Regarding Wholesale Wine Requirements & Fee Structure:** Chairman Newton reported he had recently been requested to research the possibility of having a “wholesale” wine license in McDuffie County.

Chairman Newton reported that after researching the Alcoholic Beverage License Ordinance, he found that under Wholesale Distributors, for “wholesale beer and wine”, the maximum amount at any time allowed by the official code of Georgia 3-5-43 which stipulates that “no county other than the home county where the company resides can charge more than \$100” for a wholesale license. This refers to people who come into the county to do business. Our Ordinance does not require a wholesale beer and wine license.

After a lengthy discussion, a motion was passed by Wester to approve asking the County Attorney to amend the Alcohol Beverage License Ordinance to require any distributor coming into McDuffie County to pay a required “wholesale” license fee for the opportunity of distributing and/or selling beer and wine in McDuffie County (distilled spirits license requirements already exists) and to authorize County Manager Don Norton to write a letter to the State of Georgia, Department of Revenue, stating that in accordance with the state law, 1810 as a “farm winery”, is not required at this time. Also, a second motion was made by Wester to approve the structured fee of \$500 for the 1st year, \$300 for subsequent years in McDuffie County for any wholesale distributor selling beer and wine and who is not a “farm winery” ; motion was seconded by Wilson and passed 2 to 1; Favors abstained for religious reasons.

4. **Appointment – DFACS:** Chairman Newton presented a letter received from DFACS County Director Ms. Mary Beth Lukich stating that Mr. Donald Newsome’s term on the Board of Family and Children Services would expire June 30, 2006, however, he had indicated his interest to remain on the Board.

After discussion and noting that he had served as a very satisfactory replacement for Mr. Raymond Harrison’s terms, a motion was made by Wester to appoint Mr. Donald Newsome to the McDuffie County Board of Family and Children Services to a 5-year term effective July 1, 2006 ending June 30, 2011; motion was seconded by Wilson and passed unanimously.

5. **Precision Planning Invoice/CDBG 2006 Application, Hayes Line:** Chairman Newton presented an invoice in the amount of \$1000 received from Precision Planning for their services in re-submitting a new 2006 CDBG Grant Application to the Ga. Department of Community Affairs for sewer services in the Hayes Line area. When the re-submittal of this application was presented to the Board earlier (February 1, 2006), he failed to include the cost of Precision Planning's services for this particular service.

After discussion, a motion to approve the payment of this invoice in the amount of \$1,000 with funds coming from contingency was made by Favors, seconded by Wilson and passed unanimously.

6. **Surplus Vehicle – Recreation:** Chairman Newton asked Chris Pelly, Director of Public Works to address this matter.

Chris stated that the following vehicle, currently assigned to the Recreation Department, listed below and made a part of these minutes, was being scheduled for the next "Surplus Auction", date yet to be determine but hopefully during the 2nd week of May:

-5-

Vehicle	Make	Description
1	1990 Chevrolet Corsica	1G1LT54T6LY190892 V6 auto/air, power steering, blue exterior with light blue interior, body in good condition, all glass is in place, has good tires with good hub caps, drivable.

After discussion, a motion to declare the 1990 Chevrolet Corsica as described above was made by Wilson, seconded by Favors and passed unanimously.

7. **Bid – Recreation/Office Furniture-Sweetwater Gym & Offices:** Chairman Newton asked Bob Howard, Director of Recreation, Rural Transportation and Leisure Services, to present this matter.

Bob stated that originally \$53,000 had been budgeted/allocated for office furniture when the new Sweetwater Gym facility was being planned. Now, two (2) bids had been received for the office furniture planned for purchase and they are as follows:

After discussion, a motion to approve the low bid amount of \$23,692.72 from Office Depot was made by Wilson, seconded by Favors and passed unanimously.

8. **Inmate Pay Telephone Agreement:** Chairman Newton asked County Manager Don Norton to address this issue.

Don presented Evercom Systems' original contract stating that the Sheriff is working with Evercom to determine if a signing bonus of \$5000 will be received as in the past and if a new contract can be obtained with minor changes in accordance with the County Attorney's advice. The anticipated new contract was approved subject to the County Attorney's final review.

9. **CSRA RDC Grant – Solid Waste Regional Feasibility Study:** Chairman Newton asked Don Norton to address this matter.

Don reported that a letter had been received from the CSRA RDC stating they had been requested to conduct a feasibility assessment to determine if a regional recycling program would prove cost effective in the CSRA. The RDC is preparing to submit an application to the U.S. Department of

Agriculture for a Solid Waste Management Grant for this purpose with the ultimate outcome of the grant demonstrating how to best implement a regional recycling program throughout the CSRA. A formula for a match portion based on County populations results in \$966.11 for McDuffie County

with the City and County contributing \$483.50 each with the county's funds coming from contingency.

After discussion, a motion was made by Wester to approve the project, seconded by Wilson and passed unanimously.

10. **Monthly Budget Report:** Chairman Newton asked Don Norton to present the monthly budget report for March 2006.

Don reported that with 25% of the year lapsed, the County has collected 16.5% of the projected YTD Revenue. Don also reported that with 25% of the year lapsed, the YTD General Fund expenditures were \$3,062,966.62 or 25.1% as of March 31, 2006.

11. **Monthly Financial Report:** County Finance Director Jimmy Whitaker presented reports on all bank accounts showing a grand total balance of \$12,205,886.90 as of March 31, 2006, a monthly Hotel/Motel Report reflecting a YTD \$30,510.18 plus approximately \$15,800 from the new owner of Holiday Inn as of 4/18/06 reflecting an increase over 2005 revenue; Local Option Sales Tax Collections YTD at \$566,948.73 (an increase/decrease of \$54,581.76 or 10.25% over 2005) and a SPLOST IV Revenue/Expenditure Report with a total revenue of \$ 6,951,322 with expenditures of \$2,370,718 leaving an available balance of \$4,580,604.

At this time, Chairman Newton stated that an Executive Session to discuss personnel was in order as had been requested earlier by Commissioner Favors. A motion to go into an Executive Session was made by Favors, seconded by Wilson and passed unanimously.

EXECUTIVE SESSION

Topic of Discussion: Personnel

At the end of the Executive Session, doors were opened and the the media was asked to return to the room. A motion to leave the Executive Session and resume the regular Commission Meeting was made by Favors, seconded by Wilson and passed unanimously.

Action Taken:

Chairman Newton announced that discussion had been held concerning specific personnel relating to how better access could be given to the public by the county government offices and stated that more thought and research will have to be made in that regard. When plans are more tangible, the media will be advised.

ADJOURNMENT

There being no further business to come before the Board of Commissioners at this time, a motion to adjourn was made by Favors, seconded by Wester and passed unanimously.

McDUFFIE COUNTY BOARD OF COMMISSIONERS

Charles G. Newton IV, Chairman

ATTEST:

Annette Finley, County Clerk