

**GORDON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES  
APRIL 21, 2015**

The Gordon County Board of Commissioners held a Work Session Tuesday, April 14, 2015 at 5:30 p.m. in the conference room of the Administration building.

**MEMBERS PRESENT**

**BECKY HOOD, CHAIRMAN  
CHAD STEWARD, VICE CHAIRMAN  
NORRIS SEXTON, COMMISSIONER  
JEFF GAZAWAY, COMMISSIONER  
KEVIN CUNNINGHAM, COMMISSIONER**

**OTHERS PRESENT**

**JOHN KING, COUNTY ADMINISTRATOR  
JIM LEDBETTER, COUNTY ATTORNEY  
ANNETTE BERRY, COUNTY CLERK  
21 GUESTS**

Chairman Hood called the meeting to order.

The Board discussed the agenda for the Regular Meeting and made no changes or additions.

County Attorney Jim Ledbetter reviewed the contract with BB&T for the purchase of real estate. Attorney Ledbetter explained that the real estate is about 1.4 acres, the building consists of about 18,000 square feet, and the purchase price is at appraised value of \$1,090,000. This contract has a 90-day inspection period that is favorable to the County. If the building is found not to be suitable for the county's intended use, basically for any reason, we can get our money back. If the Board approves the contract at the Regular meeting, the study period will end July 14, 2015. There is one special condition of the contract and that is that the property cannot be sold to anyone, nor can anyone sell it in the future, for banking use.

The Board received an update on the enforcement roll and activities from Ranger Shawn Elmore, with the Georgia DNR Wildlife Resources Division. Ranger Elmore showed the Board a PowerPoint presentation of the activities of the Wildlife Resources Division.

Mr. Eddie Smith came before the Board to speak about his concerns with the problems created for adjoining property owners by poultry houses. He stated that he feels worried about what is happening in Gordon County with the prolific construction of mega poultry houses. In the ULDC there is not much in there to help the adjoining property owners. He suggests that the rule of 100 ft. from the property line go to 200 ft. and there be an undisturbed buffer on the 200 ft. The retention ponds required by the State can currently be designed to be put right against the property line. There should be a limit of how many houses can be built on a certain amount of acreage; he suggested 1 house on 10 acres of land. These changes need to be implemented as soon as possible.

Director Garah Childers, County Human Resources Director, came before the Board to update the Board on the County's employee health insurance and the claims involved in this fiscal year. Ms. Childers also spoke about ways our insurance carrier is helping employees improve their health with a Wellness Program. John Meadows with Starr-Mathews Insurance, our employee health insurance consultant, also spoke to the Board concerning the County's health insurance and future projections for claims and costs.

Commissioner Cunningham made a motion to close the Work Session. Commissioner Sexton seconded the motion and all voted aye. There being no further business the Work Session adjourned at 6:00 p.m.

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**Annette Berry, County Clerk**

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**Becky Hood, Chairman**

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**GORDON COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
APRIL 21, 2015**

The Gordon County Board of Commissioners held their Regular Meeting on Tuesday, April 21, 2015, at 6:00 p.m. in the conference room of the Administration Building.

**MEMBERS PRESENT**

**BECKY HOOD, CHAIRMAN  
CHAD STEWARD, VICE CHAIRMAN  
KEVIN CUNNINGHAM, COMMISSIONER  
NORRIS SEXTON, COMMISSIONER  
JEFF GAZAWAY, COMMISSIONER**

**OTHERS PRESENT**

**JOHN KING, COUNTY ADMINISTRATOR  
JIM LEDBETTER, COUNTY ATTORNEY  
ANNETTE BERRY, COUNTY CLERK  
MEDIA  
15 GUESTS**

Chairman Hood called the meeting to order.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was led by Rev. John Allen. The pledge of allegiance was led by Chairman Hood.

**APPROVAL OF MINUTES**

Chairman Hood asked if there are any additions, omissions, or deletions to the Minutes for the Work Session April 14, 2015, and the Regular Meeting April 14, 2015. Commissioner Cunningham made a motion to approve the minutes. Commissioner Sexton seconded the motion and Commissioners Cunningham, Sexton, Steward, and Gazaway voted aye. Minutes approved.

**ADMINISTRATOR'S REPORT**

County Administrator King read the report into the record (copy attached).

Commissioner Gazaway asked if the Board needs to give their approval about opening the parking deck for the weekend activities planned to be held on Saturday. County Attorney advised that receiving the certificate of Substantial Completion and obtaining insurance coverage would be necessary before the parking deck would be turned over to the county and it is a good idea to have approval from the Board.

County Commissioner Gazaway made a motion to open the parking deck for the weekend activities subject to obtaining a Substantial Completion certificate and insurance beforehand. Commissioner Sexton seconded the motion Commissioners Gazaway, Steward, Sexton, and Cunningham voted aye. Motion passed.

**COMMISSIONERS' REPORT**

Commissioner Gazaway reported that he had attended the ACCG Annual conference in Savannah and the Community Government Affairs meeting at the Chamber. Chairman Hood advised that they all went to the conference in Savannah and all learned from it.

**CONSIDERATION OF UNFINISHED BUSINESS**

None

**CONSIDERATION OF NEW BUSINESS****BOARD APPROVAL OF CONTRACT WITH BRANCH BANKING TRUST COMPANY FOR REAL ESTATE PURCHASE**

County Attorney Ledbetter advised that this is the contract between the Board of Commissioners and Branch Banking Trust Company for the purchase of the property and building located next door to the Administration Building. This consists of 1.4 acres more or less and a building with a little more than 18,000 sq. ft. of facility. The price is no more than the appraised value of \$1,090,000. With a \$5,000 earnest money deposit, the balance of \$1,085,000 will be paid at closing and satisfaction of contingency which will include inspection. Inspection provision has an out where, if the property is not suitable for the county's intended uses, the county can obtain a refund of the earnest money and walk away from the deal with the only loss being our inspection costs. The one principal factor in the deal is that BB&T does not want the property to be sold to a banking competitor. The contract has come about after extensive negotiation; the commissioners hung tough for a long time waiting before finally receiving a substantial concession on the price from BB&T. Based on conversations with other, to build a building of this nature and acquire the land would cost over \$3.5 million.

Commissioner Steward made a motion to approve the contract. Commissioner Cunningham seconded the motion and Commissioners Steward, Cunningham, Sexton, and Gazaway voted aye. Motion passed.

**ADJOURNMENT**

Commissioner Sexton made a motion to adjourn the meeting. Commissioner Gazaway seconded the motion and all voted aye. There being no further business, the meeting was adjourned at 6:20 p.m.

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Annette Berry, County Clerk

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Becky Hood, Chairman