

**GORDON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
JUDICIAL BUILDING ASSEMBLY ROOM
AUGUST 16, 2022 AT 5:30 P.M.**

MEMBERS PRESENT

**CHAD STEWARD, VICE CHAIRMAN
M. L. BUD OWENS, COMMISSIONER
KEVIN CUNNINGHAM, COMMISSIONER
BRUCE POTTS, COMMISSIONER**

OTHERS PRESENT

**JIM LEDBETTER, COUNTY ADMINISTRATOR
ANNETTE BERRY, COUNTY CLERK
MEDIA
APPROXIMATELY 8 GUESTS**

Vice Chairman Steward called the meeting to order.

County Administrator Ledbetter explained to the Board members the Zoning Application and the New Business items on the agenda for tonight's Regular meeting.

Ashley Bailey with the Tax Assessor's Office explained the two items on the Board's agenda concerning the request from the Board of Assessors to appeal the sales ratio findings from the State Department of Audits and also the Board of Assessors request to appoint Penny Rickett to fill an unexpired term on the Board of Assessors from 8/16/2022 to 6/10/2025.

Commissioner Cunningham made a motion to go into the Executive Session for real estate, personnel, and legal matters. Commissioner Potts seconded the motion. Executive Session began at 5:40 p.m. and adjourned at 6:10 p.m.

Commissioner Owens made a motion to close the Work Session. Commissioner Potts seconded the motion and all voted aye.

There being no further business, the Work Session adjourned at 6:10 p.m.

Annette Berry, County Clerk

Chad Steward, Vice Chairman

**GORDON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
JUDICIAL BUILDING ASSEMBLY ROOM
AUGUST 16, 2022**

The Gordon County Board of Commissioners held their Regular Meeting on August 16, 2022 beginning at 6:00 p.m. in the Judicial Building Assembly Room.

MEMBERS PRESENT

**CHAD STEWARD, VICE CHAIRMAN
M. L. BUD OWENS, COMMISSIONER
KEVIN CUNNINGHAM, COMMISSIONER
BRUCE POTTS, COMMISSIONER**

OTHERS PRESENT

**JIM LEDBETTER, ADMINISTRATOR
ANNETTE BERRY, COUNTY CLERK
MEDIA
APPROXIMATELY 11 GUESTS**

Vice Chairman Steward called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was led by Commissioner Owens. Vice Chairman Steward led the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Vice Chairman Steward asked if there are any additions, omissions, or deletions to the Minutes for the Work Session and Regular Meeting of August 2, 2022. Commissioner Cunningham made a motion to approve the Minutes. Commissioner Owens seconded the motion and Commissioners Owens, Potts, Cunningham, and Steward voted aye. Motion passed.

ADMINISTRATOR'S REPORT

Administrator Ledbetter read the report (copy attached).

COMMISSIONERS' REPORT

Commissioner Owens reported on the General Administration Committee meeting. Commissioner Potts reported that he talked with Fairmount mayor, attended the Keep Calhoun/Gordon Beautiful meeting, attended OP5 ribbon cutting, attended Airport Authority meeting, he also gave department reports from Building and Grounds, Public Works and Fleet Management.

Commissioner Cunningham reported on the Public Safety Committee meeting.

Commissioner Potts made a motion to go into the Public Hearing for zoning. Commissioner Owens seconded and all voted aye.

PUBLIC HEARING FOR ZONING

Application #Z22-13 Harry Borders and Rosalind Borders Request to Rezone from A-1 to R-1 low density residential

Administrator Ledbetter read the application for a request to rezone from A-1 to R-1 for Harry Borders and Rosalind Borders for a 2.2 acre tract located on Pleasant Hill Road in Ranger. He would like to divide the parcel into two separate 1.1 acre parcels for a home site on one and a home site for his son on the other. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed up to speak for or against the rezoning.

Commissioner Potts made a motion to approve the rezoning from A-1 to R-1. Commissioner

Cunningham seconded the motion and Commissioner Owens, Potts, Cunningham and Steward voted aye. Motion approved.

Commissioner Cunningham made a motion to close the Public Hearing for Zoning. Commissioner Potts seconded the motion and Commissioners Cunningham, Potts, Owens, and Steward voted aye.

CONSIDERATION OF UNFINISHED BUSINESS

None

CONSIDERATION OF NEW BUSINESS

REQUEST FROM THE BOARD OF ASSESSORS TO APPEAL SALES RATIO FINDINGS FROM STATE DEPARTMENT OF AUDITS

Administrator Ledbetter advised the Board that Ashley Bailey explained this item to the Board during the Work Session. Mr. Bailey advised that the Board of Assessors questions the State's methodology that bleeds across the January 1 deadline and gets into end of year and beginning of year sales that they haven't looked at yet. The Board of Assessors questions their methodology. All surrounding counties are also appealing the State's methodology.

Commissioner Potts made a motion to approve the request from the Board of Assessors to appeal the sales ration findings from the State Department of Audits and to approve the Administrator to send the letter to appeal. Commissioner Owens seconded the motion and Commissioners Cunningham, Potts, Owens, and Steward voted aye. Motion passed.

REQUEST FROM THE BOARD OF ASSESSORS TO APPOINT PENNY RICKETT TO FILL AN UNEXPIRED TERM 8/16/2022 TO 6/10/2025

Administrator Ledbetter advised that this is a request from the Board of Assessors to appoint Penny Rickett to fill an Donna Reeve's unexpired term from 8/16/2022 to 6/10/2025.

Commissioner Cunningham made a motion to approve the appointment of Penny Rickett to fill an unexpired term from 8/16/22 to 6/10/2025. Commissioner Potts seconded the motion and Commissioners Owens, Cunningham, Steward, and Potts voted aye. Motion passed.

AGREEMENT WITH DASTON CORPORATION FOR A 3-YEAR TERM FOR GOOGLE WORKSPACE ENTERPRISE

Administrator Ledbetter advised the Board that this is a contract that is part of our Google workspace hosting; it is a cost of doing business in the amount of \$149,000 per year. This saves the County substantial money by entering a 3-year deal.

Commissioner Owens made a motion to approve the Agreement with Daston Corporation for a 3-year term. Commissioner Cunningham seconded the motion and Commissioners Cunningham, Potts, Steward, and Owens voted aye. Motion passed.

APPOINTMENT FOR MATT HIBBERTS TO THE DEVELOPMENT AUTHORITY FOR AN UNEXPIRED TERM ENDING 5/31/2025

Administrator Ledbetter advised that this is appointment for Matt Hibberts to the Development Authority for an unexpired term ending 5/31/2025 left by Larry Roye's retirement.

Commissioners Potts made a motion to approve. Commissioner Owens seconded the motion and Commissioners Potts, Owens, Steward, and Cunningham voted aye. Motion passed.

RE-APPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION FOR JEFF HENDERSON AND JAMES WEAVER FOR 3-YEAR TERMS ENDING 6/1/2025

Administrator Ledbetter advised that this is the re-appointment to the Historic Preservation Commission for Jeff Henderson and James Weaver for three-year terms for each ending 6/1/2025.

Commissioner Cunningham made a motion to approve. Commissioner Potts seconded the motion and Commissioners Cunningham, Potts, Owens, and Steward voted aye. Motion passed.

DECLARATION OF SURPLUS PROPERTY FOR A 2007 CHRYSLER PT CRUISER VIN#579386 AND A 2001 FORD TRUCK VIN#B06634

Administrator Ledbetter advised that this is a Declaration of Surplus Property for a PT Cruiser and a Ford Truck. These will be up for the auction that is coming up in the next couple of weeks.

Commissioner Potts made a motion to approve the declaration of Surplus Property. Commissioner Owens seconded the motion and Commissioners Cunningham, Owens, Potts, and Steward voted aye. Motion passed.

APPOINTMENT FOR JIM ROSENCRANCE TO FILL UNEXPIRED TERM ENDING 3/20/2024 ON THE JOINT DEVELOPMENT AUTHORITY

Administrator Ledbetter advised that this is an appointment for Jim Rosencrance to fill an unexpired term of Jim Mathis ending 3/20/2024 on the Gordon/Floyd Joint Development Authority.

Commissioner Potts made a motion to approve the appointment of Jim Rosencrance to the Joint Development Authority. Commissioner Cunningham seconded the motion Commissioners Potts, Cunningham, Owens and Steward voted aye. Motion passed.

ADJOURNMENT

Commissioner Cunningham made a motion to adjourn the Regular Meeting. Commissioner Potts seconded the motion and all voted aye.

There being no further business, the meeting adjourned at 6:35 p.m.

MEETING GORDON COUNTY BOARD OF COMMISSIONERS

SPECIAL MEETING MINUTES

GORDON COUNTY AGRICULTURAL BUILDING

AUGUST 27, 2022 AT 8:00 A.M.

MEMBERS PRESENT

BECKY HOOD, CHAIRMAN

CHAD STEWARD, VICE CHAIRMAN

KEVIN CUNNINGHAM, COMMISSIONER

BUD OWENS, COMMISSIONER

BRUCE POTTS, COMMISSIONER

OTHERS PRESENT

JIM LEDBETTER, ADMINISTRATOR

ANNETTE BERRY, COUNTY CLERK

KEITH KING, ASSISTANT TO ADMIN

4 GUESTS

Chairman Becky Hood called the meeting to order.

The Gordon County Board of Commissioners met in a planning session on Saturday, August 27, 2022 at the local Ag Center beginning at 8:00 a.m. The Board of Commissioners, County Administrator, several employees and some members of the public attended.

New Finance Director, Andrea Bramlett, opened the meeting and shared several steps to reduce spending, refine the budget process and maximize the return on revenue and reserves. The Finance Director recognized that the county runs efficiently, but there are areas she believes we can achieve savings. Bramlett proposed that we leverage the county's buying power with annual bids for things such as paper products and other regularly used items. She also recommended a more detailed budget process involving expanded input from department heads. Gordon County typically has several million dollars in the Bank. Currently the money is held in Ga. Fund One and generates interest at 1% or less. She suggests investing some of the funds in legal government backed securities that could realize higher rates of return which, in turn, could give some relief to taxpayers.

The Finance Director also addressed the F/Y 2022-2023 budget and new millage rate. The current budget is \$4.2 million over last year with county reserves covering the increase. Increased personnel costs, insurance premiums and inflation are the primary reasons for

the increase. Additionally, well over \$1 million in increased costs are already projected for next year to replace aging equipment and infrastructure. To reduce the use of reserves and keep up with inflation, the county is tentatively setting the millage rate at the current rate of 9.515 mills. This is still the lowest rate in over 10 years. However, increased property value assessments will actually result in higher tax bills as shown on the notices of assessment that went out in June if the millage rate stays the same.

New Building Inspector, Derron Brown, followed with his report. Mr. Brown has reported on some immediate changes in customer service. Permit Applicants now have the option to apply online instead of in person if they choose to do so. Plan review turnaround is decreasing from 15 days to 5 days in most cases. Fire inspectors and Building inspectors are now interconnected for increased efficiency. More improvements are in the works with upcoming "Geo-Permitting" that will link virtually all departments in an online portal with almost limitless opportunities for connectivity and public access. Mr. Brown also has conducted a permit fee study revealing the county is lagging behind our neighbors on permit fees. He recommends adopting the ICC fee schedule that is adjusted for our region and is tied to actual changes of fair market value whether up or down. The increase in county industrial projects has exposed a need for an additional qualified soil and erosion expert. If this position is created, the revised permit fees may be able to offset the cost of the additional employee.

County Administrator Jim Ledbetter reviewed a few proposed changes to the county ordinances and Unified Land Development Codes. These changes may include the adoption of Chapter 1 of the International Code Council, allowing double-wall polymer pipe to be used for driveway installations, and to archive the county minutes in three ring binders. Mr. Ledbetter continued by discussing the potential of instituting Developmental Impact fees paid by large industrial developers to help cover the cost that development has on local public services. After discussion it was recommended that the County Administrator contact professionals that help with this matter and report back to the Board.

Mr. Ledbetter's assistant, Keith King, gave a report on current SPLOST projects. The Courthouse renovations are coming together and the project remains on schedule. Gordon County just recently began the renovations of the Senior Center and the goal is to have the seniors back in their new home in time for Thanksgiving. Mr. King met last week with Momon Construction and the County's Parks and Recreation Director Craig Sparks at the Salacoa Campsite and Beach to look at renovations needed for the bathhouses. This project is estimated to begin November 2022. The Brookshire Park project will begin in

the spring of 2023. The renovation to the Administration building is tentatively scheduled for summer of 2023. Mr. King stated that there needs to be another stakeholders meeting for the Evidence Building and Morgue to determine the exact location and to move the project from conceptual to a set of plans.

County Administrator Jim Ledbetter updated the Board of Commissioners on the current Comprehensive Plan Update. The first public hearing will be on August 30, 2022 at 4pm at the Gordon County Judicial Building Assembly Room located at 101 South Piedmont Street. The county will also host Stakeholder Meetings on September 15th and October 20 at 6pm at the same locations.

Mr. Ledbetter continued the meeting by discussing the Broadband project. Andy Macke, V.P. for external affairs, from Comcast will meet with the County on September 6, 2022 and will present an update at the Board of Commissioners meeting that evening. Mr. Ledbetter stated that this project was being funded by American Rescue Plan Act (ARPA funds). Other projects funded by ARPA funds included scanning old documents for Probate Court and the balance needed for the Courthouse Renovations.

The next item on the agenda was to discuss the potential location and use of the Multi-Purpose Ag Facility. The Commissioners reviewed the schematic drawing provided by the current architects. After some discussion, the Board of Commissioners entered executive session to discuss potential real estate matters. The Board convened the executive session and then took a small break for lunch.

After lunch, County Administrator announced to the Board of Commissioners that SPLOST planning would begin soon. The current SPLOST ends in April of 2024. The County and cities will generate a new project list to submit to voters on the ballot for November 7, 2023 to be effective on May 1, 2024. The Board was also presented with a list of aging equipment from Public Works and there was a consensus that road improvements and public works equipment must be considered in the 2024 SPLOST. Mr. Ledbetter also stated that the Fire Department is in need of a ladder truck in order to service the large developments in the county. The commissioners discussed going to their districts to see what other items would be desired for the 2024 SPLOST.

The last item on the agenda was the proposed millage rate. After hearing all of the data presented at the meeting, the consensus among the commissioners was to advertise the millage rate at 9.515, which is still the lowest millage rate in over 10 years. It was noted that the estimated tax burden at 9.515 mils is very close to the amount already mailed to the taxpayers on their assessment notices in June and that this is not in addition to that

amount. The commissioners will host a public hearing on September 6th at 11am and 6pm and on September 20th at 6pm. All hearings will be in the Assembly room of the Judicial Building.

Before the meeting concluded, the Board of Commissioners heard a recommendation to approve an emergency repair to the Public Works Building in the amount of \$32,678 from Momon Construction to repair substantial roof leaks. Finance Director Andrea Bramlett stated that the capital project could be funded by SPLOST funds and recommended approval. Commissioner Bud Owens motioned to approve the expenditure and Commissioner Bruce Potts seconded the motion, and all commissioners voted aye. Motion carried

There being no further business the meeting concluded at 1:15 p.m.

Annette Berry, County Clerk

Becky Hood, Chairman