



**MINUTES
SEPTEMBER 26, 2017
5:30 P.M.**

**STEPHENS COUNTY BOARD OF COMMISSIONERS
HISTORICAL COURTHOUSE COURTROOM**

PRESENT FOR MEETING: Vice-Chairman Michelle Ivester, Commissioners Dean Scarborough and Dennis Bell; County Clerk Beth Rider; County Administrator Phyllis Ayers; County Attorney Brian Ranck

2nd PUBLIC HEARING FOR SIGN ORDINANCE

Mr. Ranck opened the public hearing for anyone wishing to speak for or against the proposed sign ordinance. No one spoke in favor or against; Mr. Ranck closed the public hearing.

LAND USE PUBLIC HEARING

1. REZONING REQUEST FROM JOSH SCHAEFER 1124 S. POND STREET, TOCCOA, GA 30577. PARCEL T21 140. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL COMMUNITY. PROPOSED ACTION TO BE TAKEN IS TO REZONE THE PROPERTY TO COMMERCIAL GENERAL FOR A CHURCH.
2. CONDITIONAL USE REQUEST FROM JOSH SCHAEFER 1124 S. POND STREET, TOCCOA, GA 30577. PARCEL T21 140. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL COMMUNITY. PROPOSED ACTION TO BE TAKEN IS A PROPOSED CHURCH USE.
3. VARIANCE REQUEST FROM JOSH SCHAEFER 1124 S. POND STREET, TOCCOA, GA 30577. PARCEL T21 140. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL COMMUNITY. PROPOSED ACTION TO BE TAKEN IS A LOT SIZE VARIANCE.

Ms. Ayers stated this is for Josh Schaefer to allow a community church. In your packet you have your recommendation from the Planning Commission, the surrounding zoning and analysis. It is .68 acres and was grandfathered in; it is currently an abandoned commercial building. The zoning would be commercial community; for a church there requires a conditional use; and a variance for the lot size because they are doing something new to it. Ms. Ayers opened the public hearing for anyone wishing to speak in favor or against the request. No one spoke in favor or against.

4. CONDITIONAL USE REQUEST FROM CHRIS GOETHE, 35 KNOX DRIVE, TOCCOA, GA 30577. PARCEL 064F 006. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY DISTRICT. PROPOSED ACTION TO BE TAKEN IS TO HAVE A HOME BASED FRANCHISE CONSULTING BUSINESS.

This is 1.62 acres, currently a residence there and he did meet all the requirements in section 1411 for a home based business. Ms. Ayers opened the public hearing for anyone wishing to speak in favor or opposition, no one spoke. Ms. Ayers closed the public hearing at 5:40 p.m.

REGULAR MEETING

Vice Chairman Michelle Ivester called the regular meeting to order at 6:24 p.m. and welcomed those present. Mr. Teasley gave the invocation and led the Pledge of Allegiance.

II. APPROVE AGENDA

Ms. Ayers stated we will have an add to the agenda, item #15 to read: Board to consider motion to declare Stephens County a local emergency as a result of Hurricane Irma on September 11, 2017; #16 will read: Board to consider motion to pay for a Hotel Feasibility study split 50/50 with the City of Toccoa in the amount of \$3500.00. Item #17 will read: Board to consider motion to pay for a Retail Feasibility Study split 50/50 with the City of Toccoa in the amount of \$4,750.00 for three years. Item #18 Budget Amendment for Economic Development and Tourism

Commissioner Ivester stated this is to add two different feasibility studies to the agenda to pay in connection with the City; we would pay half and the City would pay half. One is for \$3500.00 and the other is \$4,750.00.

Commissioner Ivester stated these are two different studies; the first one is a hotel feasibility study. They will come in and tell us if we need a hotel and we all know we desperately need a hotel. Commissioner Ivester stated she foresees them coming back and saying yes. We can then contact the hotels; this is the first step and looks good to the hotels for us to have this done. It goes somewhat hand in hand with the NextSite which is a retail feasibility study with our connections with Georgia Power they have told us if we can get them the numbers from the industries here for hotel nights used per year they will plug it into a formula and they can tell us if we need to go forward with a feasibility for the hotel. We feel like we have the room nights but if they give us that number and they plug it in the formula and say we don't have the means to have a hotel, we won't go further; we would not spend the \$3500.00 at that point. That is the Hospitality one. The next one is the Retail Feasibility study, a guy came in and they are partnering with Georgia Power. They will come in and give you all kind of data; where your money is being spent here and what retail business fits your community; we all know we are not going to get a Saks Fifth Avenue. They will compare our community to other communities that is called a peer community and show what those communities have gotten and success stories and hopefully brings those here. They will go out and recruit those businesses they find a need for here and hopefully bring them here. They go to all kinds of retail conferences and will promote our town there. He said there are over 60 communities in Georgia that have committed to doing this study with Georgia Power; normally the studies are \$30,000.00 a year but because we are partnering with Georgia Power they are offering to us for \$9500.00 a year which we will split with the city and will be \$4750.00 a piece which is a great thing we need to know what we need here first and need somebody that can go out and have connections with these businesses to get them here. Commissioner Scarborough asked if this is a onetime thing. Ivester stated yes, this is a three year commitment and will be \$4750.00 per year for three years and after your third year you can decide if you want to continue; if you are having success of course you would want to but, if you are not you can drop it at that point. The Hospitality study is just a onetime fee of \$3500.00 Commissioner Scarborough stated you are committing to a three year even if you are not happy with the

data from the first year. Commissioner Ivester stated yes, and he showed us how they get this that most of us don't think about; but with phones they can tell you within so many minutes after you leave Walmart where these people are going or if they are going to eat and then going to Walmart. It is scary how much data they can get. Commissioner Scarborough stated that is data mining and it is there.

Ms. Ayers stated item #16 will read: Board to consider motion to pay for a Hotel Feasibility study split 50/50 with the City of Toccoa in the amount of \$3500.00. Item #17 will read: Board to consider motion to pay for a Retail Feasibility Study split 50/50 with the City of Toccoa in the amount of \$4,750.00 for three years.

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Commissioner Ivester stated these do not target the small things like a boutique in downtown; this is going to show you what you need like a Target or a Hobby Lobby, places like that that are big retail franchises they are looking at.

Ms. Julie Paysen stated as far as the Hospitality Feasibility study we are actually in conversation with a couple of national hotel chains and in order for them to generally their locations are from investors; they have to get investors to have one from each territory; for them to present to get valid investors they have got to have this feasibility study. These guys are not going to plunk out their money if they don't have the data that is required. For the Hospitality Industry they have to have a specific Hospitality study that is different from the other thing we talked about which is more in general; hotels have to have a specific feasibility study to justify what the traffic count is and we are gathering information from our local industries how many hotel nights a year or people that comes to do business with you how many hotel nights does your company utilize and it is validated. We are sending a lot of people to Lavonia and Cornelia to spend the night. We have gotten great feedback from them but they have to have the material. It is valid for about a year but we feel now is the time because we have people interested. The retail marketing piece is a great opportunity. Rope Roberts from Georgia Power contacted us a couple of months ago to see if we would be interested in participating in this. Of course we said yes and want to know more. From Georgia Power's standpoint they had partnered with NextSite360 which is a new company only because they have created this company to partner with Georgia Power. These guys who run this company have been in business for over 20 years, they are a consulting firm that does studies in individual communities. The reason Georgia Power is doing this is because these small communities cannot afford to do this, there is no way we could have come up with \$35,000.00 a year for three years to reap the benefits of all this data they are collecting. Georgia Power is deferring that cost, in our situation we have three corridors they have designated; downtown, Big A Road, and the bypass. The reason for the three separate corridors is they will have to pitch each of those areas differently. People coming downtown are not the same people that are going to locate next to Walmart. After they collect the data and present it, they represent us on a big scale to developers and retailers nationwide. They have relationships with people that we couldn't have on a local level. The question was raised, you gather this information and some big retail store is not going to locate on Main Street why are we spending money on Main Street. This data they collect on our Main Street district will give us a solid package to present to potential businesses that will locate downtown. That will allow us to focus on small mom and pop shops while they are representing us on a larger scale nationally. They do attend the 12 conferences you mentioned, to date they started this relationship with Georgia Power 12 weeks ago and to date there was 60 communities they have partnered with and there is a potential of about 360 communities how many of those can actually come up with the funding is up to them. We feel really privileged to be able to be beneficiaries of this kind of information that we could otherwise not be able to afford. Commissioner Ivester stated in the past everybody said we want this community to be a retirement community. Commissioner Ivester stated she is sitting here saying we do not want this community to be a retirement

community. We want this community to thrive and grow and we want our people here to have things to do, places to go, places to eat and places to stay. This is a great first step in getting these businesses here.

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve agenda with the addition of item #15, 16, 17 and 18. **Motion carried unanimously.**

III. APPROVE MINUTES

1. **AUGUST 22, 2017– REGULAR MEETING**
2. **SEPTEMBER 1, 2017 – CALLED MEETING/EXECUTIVE SESSION**

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A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve minutes as presented. **Motion carried unanimously.**

IV. OLD BUSINESS

1. BOARD TO CONSIDER MOTION TO ADOPT THE SIGN ORDINANCE AND AUTHORIZE CLERK TO CODIFY WITH MUNICODE

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to adopt the sign ordinance and authorize Clerk to codify. **Motion carried unanimously.**

2. BOARD TO CONSIDER MOTION TO ACCEPT INFANTRY DRIVE INTO THE COUNTY ROAD SYSTEM, TO ACCEPT RIGHT OF WAY DEEDS TO INFANTRY DRIVE AND ADOPT RESOLUTION AND AUTHORIZE CHAIRMAN TO SIGN

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to accept Infantry Drive into the County road system, accept right of way deeds and adopt resolution and authorize Chairman to sign. **Motion carried unanimously.**

3. BOARD TO CONSIDER MOTION TO AWARD SENIOR CENTER BUS TO THE BUS CENTER IN THE AMOUNT OF \$123,887.00 AND ADDITIONAL AMOUNT OF \$4,565.00 FOR A SEVEN YEAR WARRANTY PLAN

Ms. Ayers stated you have a formal bid package and formal bid opening with three bids turned in and all documentation, this has been before you several times but originally we were going to use the sells from the Goodwill building. Commissioner Scarborough stated that is still what we are planning on using. Ms. Ayers stated as far as she knew. Commissioner Scarborough stated we are still planning to use these funds which we got that we didn't know we were getting; that is why Commissioner Scarborough stated he made the recommendation to get the bus with it instead of using tax money. Commissioner Bell stated his issue with it and this had been discussed with Lisa when she was with him, Commissioner Whitlock and Commissioner Ivester and something he would like for the board to consider, we took \$25,000.00 from Meals on Wheels and we need to put \$25,000.00 back for Meals on Wheels and hold off on the bus and do the \$30,000.00 we had talked to you about at the Airport offsite for the charter bus. If we do that, it is going to help us in a lot of

ways; first and biggest thing is liability issue, you are the Director and know who it would fall back on. Maintenance issues and just a lot of things we have to look at, to be honest Commissioner Bell stated he did not know the budget was in such bad shape until we got to the dollar and cents of it. Commissioner Bell stated he does not want to see the seniors do without but hope they understand feeding people is more important than a bus and hope they understand where he is coming from. Commissioner Scarborough stated just to give you an example of your \$30,000.00 a year, the Toccoa First Methodist church bus is a little over 12 years old; \$30,000.00 for 12 years is \$360,000.00 that to me is not that great of a trade off. This would have been the perfect year, if we had said ok from now on hopefully the County Commissioners are going to vote for \$30,000.00 to lease a bus every time you go; guarantee that would have been cut in half because of how tight the budget was. We cut Meals on Wheels no less, and sure we would have cut the bus. Commissioner Scarborough stated that is what he foresees in the future, we have one opportunity with a pot of money that is not tax money, which is not in our regular budget, and think this would be a wise expense or otherwise, Lisa you are going to have a fight every year for that money. Commissioner Ivester stated she had actually spoken to some of the seniors, she had one come by her office; he felt

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like he was speaking for the majority that they actually would rather have a charter bus and use the money for Meals on Wheels. They would rather see the money go to Meals on Wheels because they understand there are people that need that service. Commissioner Ivester stated she is leaning with Dennis on this one and doing the \$30,000.00 for the charter and hope it will come in less than that and putting \$25,000.00 back into Meals on Wheels program. Commissioner Scarborough asked if that money that was a State grant be used for something tangible like this for Meals on Wheels; it doesn't have to be a capital improvement. Ms. Ayers stated no, that she had actually checked on that when Ms. Jamieson came and was wanting it for Open Arms Clinic. Commissioner Ivester asked Lisa what her thoughts were. Ms. Lisa Thomas stated of course at the end of the day it is your decision, but we do need the money for Meals on Wheels. Ms. Thomas stated she had a lady that has cancer come in to donate \$20.00 with all the bills she has; she said the Lord laid it on her heart because she does not want to see anyone go hungry. Ms. Thomas stated she did not tell the seniors this was going to be on the agenda or they would have been here; because anything involving the center or their family they want to be involved and they would like to have the bus. We have been cut an employee, plus Meals on Wheels and we are trying to do fundraisers and just don't want to rely on fundraisers. Ms. Thomas stated for someone to get a meal that is her issue; the way it is now we would have to cut 37 people and who, who would it be that would be a hard choice. Commissioner Bell stated he remembered Lisa saying it would be hard and he does not want to see anyone out here hungry. Commissioner Scarborough stated you guys were the ones that voted to take it away from them previously. Commissioner Ivester stated she voted for the bus originally but didn't know how bad the budget was and looking at such drastic cuts. Commissioner Scarborough stated you do realize this is only one year that you probably get this money put back in because you have to face the same kind of budget next year. Ms. Thomas stated with a charter bus it does take the liability off of her but she does have her CDL's and don't mind driving. Ms. Thomas stated she knew there was a conflict with someone saying something about socialization, but it is so important for the seniors it makes them feel like they belong, it keeps their mental health better for a lot longer; we just need it all. Commissioner Scarborough asked if they wanted to go on a shopping trip in the next county you would be chartering a bus. Ms. Thomas stated if more than 15 people want to go and on any given Tuesday we will have 70 to 80 people. When we offer a trip it is hard to cut it off at 14, you have to count the driver. We have been fortunate that Susan lets us use the 4H bus and

then we have to find another driver because we don't have anybody to drive it for us. Ms. Ayers stated she didn't read the grant documents but remember when Ms. Jamieson came before you because she got that grant. Commissioner Scarborough stated he was on the board with Ms. Jamieson before it merged with Goodwill.

A motion was made by Commissioner Scarborough to move to purchase the bus with funds of the sale of the Goodwill building. **The motion died for lack of second.**

Commissioner Bell made a motion to give the Senior Center \$25,000 back for Meals on Wheels and make sure \$30,000 is there for the charter bus and still come back and talk about this later.

Commissioner Scarborough stated \$25,000 is coming out of general fund right.

Commissioner Bell stated coming out of the money for the Goodwill building. Ms. Ayers stated yes.

Commissioner Scarborough asked if the \$30,000 was coming out also. Commissioner Bell stated

\$30,000 is already in there we had that budgeted. Ms. Ayers stated the \$30,000 was already budgeted for when we adopted the budget the last day of the FY the \$30,000 was in there.

Commissioner Scarborough stated he remembered we talked about that just didn't know we included it at that time we didn't need it, so we voted on it even though we didn't need it at that time; that is only going to be out of the budget that's already budgeted and the \$25,000 out of Goodwill and what are we doing with the rest of the Goodwill money. Commissioner Bell stated we need to revisit our plan on a few things and look at what the necessities are in the County instead of things we actually

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want compared to the things we actually need. Commissioner Scarborough stated he thinks some of the money needs to be probably to reinstate some of the money cut from the Development Authority.

Commissioner Ivester asked if we could use some of that money for the feasibility studies.

Commissioner Scarborough stated we could, that was going to be his suggestion later on.

Commissioner Scarborough stated he thinks we need to reinstitute some of that money for the Development Authority, that's all part of the package. Commissioner Ivester stated she was ok with reinstating some money to the Development Authority. Commissioner Bell stated he would be too, but he thinks we need to look at those feasibility studies and add those in and thanked Commissioner Scarborough for bringing that up, that is a great idea. Commissioner Scarborough stated he thought it would be a good use for the money.

Commissioner Ivester seconded the motion. **Motion carried unanimously.**

V. NEW BUSINESS

1. DANNY YEARWOOD TO UPDATE BOARD ON DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPEMENTAL DISIBILITIES

Danny Yearwood stated one thing they are proud to get done SAMHSA awarded them over \$11 million dollars to be used in different areas. Mr. Yearwood stated he fought hard for the expansion of medicated assisted treatment and does not agree with Methadone. We are proud of what we have done and have to spend it wisely and he stated he was advocating to get some here in the local community. One recommendation was to build some informational centers to put in different areas in the community with informational pamphlets. Another thing we talked about that we may need your help in our community, we have a great website with DBHDD but learning how to navigate it and access the services. Maybe a town hall meeting for them to teach us how to navigate their website. It helps families with members that have mental health issues to do this on their own and frees us up. Our jails are filling up with mental health issues. We came up with another program that

we have been working with in City Court through AVITA; it is for people that have low grade felony's getting them out and putting them in a program and saving the tax payers money. We have been able to apply some things down there and it is a great program. Thank you for allowing me to serve. **No motion needed.**

2. BOARD TO CONSIDER MOTION TO RE-APPOINT DANNY YEARWOOD TO THE DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES BOARD FOR A THREE YEAR TERM

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to re-appoint Danny Yearwood to the DBHDDDB Board for a three year term. **Motion carried unanimously.**

3. BOARD TO CONSIDER MOTION TO ADOPT PERMIT FEES FOR SIGNS

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to adopt permit fees for signs at \$50.00 flat fee and \$1.50 per square foot for face of sign. **Motion carried unanimously.**

4. BOARD TO CONSIDER MOTION TO APPROVE FY2018 BUDGET AMENDMENT FOR CLERK OF COURT AND AUTHORIZE CHAIRMAN TO SIGN RESOLUTION

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A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve FY2018 budget amendments and authorize Chairman to sign resolution. **Motion carried unanimously.**

5. BOARD TO CONSIDER MOTION TO ACCEPT \$49,845.54 FROM THE INACTIVE BANK ACCOUNT OF MAGISTRATE COURT OF STEPHENS COUNTY INTO THE GENERAL FUND OF STEPHENS COUNTY GOVERNMENT

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to accept \$49,845.54 from the inactive bank account of Magistrate Court into the General Fund of Stephens County Government to be applied to Capital Projects. **Motion carried unanimously.**

6. BOARD TO CONSIDER MOTION TO APPOINT A VOTING DELEGATE FOR THE ACCG LEGISLATIVE CONFERENCE OCTOBER 12, 2017

A motion was made by Commissioner Scarborough, seconded by Commissioner Ivester to appoint Commissioner Bell. **Motion carried unanimously.**

7. REZONING REQUEST FROM JOSH SCHAEFER 1124 S. POND STREET, TOCCOA, GA 30577. PARCEL T21 140. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL COMMUNITY. PROPOSED ACTION TO BE TAKEN IS TO REZONE THE PROPERTY TO COMMERCIAL GENERAL FOR A CHURCH

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve the rezoning request as recommended by the Planning Board. **Motion carried unanimously.**

8. CONDITIONAL USE REQUEST FROM JOSH SCHAEFER 1124 S. POND STREET, TOCCOA, GA 30577. PARCEL T21 140. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL COMMUNITY. PROPOSED ACTION TO BE TAKEN IS A PROPOSED CHURCH USE

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve the conditional use request as recommended by the Planning Board. **Motion carried unanimously**

9. VARIANCE REQUEST FROM JOSH SCHAEFER 1124 S. POND STREET, TOCCOA, GA 30577. PARCEL T21 140. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL COMMUNITY. PROPOSED ACTION TO BE TAKEN IS A LOT SIZE VARIANCE

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve the variance request as recommended by the Planning Board. **Motion carried unanimously**

10. CONDITIONAL USE REQUEST FROM CHRIS GOETHE, 35 KNOX DRIVE, TOCCOA, GA 30577. PARCEL 064F 006. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY DISTRICT. PROPOSED ACTION TO BE TAKEN IS TO HAVE A HOME BASED FRANCHISE CONSULTING BUSINESS

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to approve conditional use request. **Motion carried unanimously.**

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11. BOARD TO CONSIDER MOTION TO AWARD LANDFILL ENVIRONMENTAL MONITORING SERVICES TO ADVANCED ENVIRONMENTAL MANAGEMENT, INC.

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to award the Landfill Environmental Monitoring Services to Advanced Environmental Management for a five year contract. **Motion carried unanimously.**

12. BOARD TO PROCLAIM SEPTEMBER 17-23, 2017 AS NATIONAL SURGICAL TECHNOLOGIST WEEK

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to proclaim September 17-23 as National Surgical Technologist week. **Motion carried unanimously.**

13. BOARD TO CONSIDER MOTION TO AUTHORIZE CHAIRMAN TO SIGN THE RESPONSE LETTER TO BROCK SMITH, GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS IN REGARDS TO THE SLOW PROGRESS LETTER FOR THE CDBG GRANT FOR SOUTHEAST METALS RECYCLING, LLC

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to authorize Chairman to sign letter. **Motion carried unanimously.**

14. BOARD TO CONSIDER MOTION TO AUTHORIZE CHAIRMAN TO SIGN STATE OF GEORGIA LAW ENFORCEMENT CERTIFICATION PROGRAM AGENCY APPLICATION AND PARTICIPATION AGREEMENT

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to authorize Chairman to sign State of Georgia Law Enforcement Certification Program Application and Agreement. **Motion carried unanimously.**

15. BOARD TO CONSIDER MOTION TO DECLARE STEPHENS COUNTY A LOCAL EMERGENCY AS A RESULT TO HURRICANE IRMA ON SEPTEMBER 11, 2017

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to declare a local emergency. **Motion carried unanimously.**

16. BOARD TO CONSIDER MOTION TO PAY FOR A HOTEL FEASIBILITY STUDY SPLIT 50/50 WITH THE CITY OF TOCCOA IN THE AMOUNT OF \$3500.00

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to approve the Hotel Feasibility study. **Motion carried unanimously.**

Commissioner Ivester stated the Development Authority does have three quotes; one came in at \$4500.00; one came in at \$6,000.00; and one came in at \$14,000.00 it varies on how much detail you want. The \$14,000.00 one would be awesome and hopefully Georgia Power will help us in the money to get that particular one but we are only asking for \$3,500.00. Commissioner Bell asked if this one be a onetime. Commissioner Ivester stated yes, it is one time and they are only good for about a year. Commissioner Scarborough stated the reason they are only good for a year is data changes. There is a tangible effort to do this study. Commissioner Ivester stated we might be able to

milk it for a year and a half not much changes here. Commissioner Bell asked if this would be paid out of the Goodwill building. Ms. Ayers stated yes.

17. BOARD TO CONSIDER MOTION TO PAY FOR A RETAIL FEASIBILITY STUDY SPLIT 50/50 WITH THE CITY OF TOCCOA IN THE AMOUNT OF \$4,750.00 EACH FOR THREE YEARS

Commissioner Scarborough stated this one he has a little trouble with because it is a three year commitment at \$4,750.00. He stated he can't feel the tangibility of this right now because our population is not growing right now. We get our sales tax data and just have a little issue with spending that kind of money. Commissioner Ivester asked Mr. Ranck, given next year is an election year and there could be three of the board members that come off can we bind future boards for this money. Mr. Ranck stated conceivably another board could come in and change your mind; some of that would be is there going to be a written contract in connection with that. Commissioner Ivester

stated she was pretty positive there is, between either the Chamber of Commerce or Economic Development Authority not necessarily us; we are just voting to fund it for three years. Ms. Ayers stated you could have one that decides not to fund it in the budget process. Mr. Ranck stated yes it could still be a budget issue and technically still be pulled. Commissioner Ivester stated then the Development Authority would have to come up with that money for those years. Mr. Ranck stated what he would want to make sure and he may have to pass this to Janney because he handles the Development Authority side of it, would be to make sure there is a termination clause in the contract; it probably has automatic renewal provision so if the future board doesn't budget for it the Development Authority could terminate if they don't have the funds to cover it. Mr. Ranck stated he was not sure where that gets you if you get one out of three years of the study and don't know if there is a benefit or not if that were to happen or less than three, that would at least protect the Development Authority if there are no budgeted funds for it. Commissioner Ivester stated she was ok with going ahead and moving forward and putting that money aside. Mr. Ranck stated one way to do it would be to pay the full three years to the Development Authority now and do it as a budget amendment to them and they hold the money and have control over what happens to it and this board already approved just under \$15,000. That may be the most prudent way of proceeding instead of running the risk of having a future board change their mind and pay it all out now if you are going to do it. Commissioner Bell stated he was going to fall back on Commissioner Scarborough because he knows this retail stuff really good. Commissioner Bell asked Commissioner Scarborough what his thoughts were about doing all three years at one time. Commissioner Scarborough stated he was not sold on this type of feasibility study; he stated he had actually talked to this group and does not see the tangible result in it. If you are looking at a chain operation they come in and send their people all the way down to a National Sandwich shop they send their people in and do traffic counts, they do sales, that data is available to them just as good as it is available to anybody. Obviously they market and you are paying for their marketing efforts. The data mining is available to any of the people that are looking for a location here. We were in six different cities; we didn't just call someone and say we are coming. As little as we were we would go and do our homework. Commissioner Scarborough stated he was not sold on that type of feasibility study as feared we would get our money's worth out of it and it would be on the shelf. Commissioner Bell asked if this would be something that would be marketed. Commissioner Ivester stated yes, they will create a really nice poster not really a poster but information that tells everything about your county and they take it to the retail conferences. The conferences are in a huge room with a ton of retail people there. Dunkin Donuts, Krispy Kreme; Target, you have them all and go from booth to booth and try to get them to come to your town. Years ago if you didn't have the population they would not come. Commissioner Scarborough stated it is still the same. Commissioner Ivester stated these people try to pull from different things; they try

to say well they may not have the population per say in their county but they are right there at a major interstate or something to that nature. Commissioner Scarborough asked how many counties are they representing in Georgia. Commissioner Ivester stated they are doing about 60 and it gives us a tool to use, it is a living document that is updated several times a year. Commissioner Scarborough stated for three years. Commissioner Bell stated we have got the new bypass or Parkway coming through now and hearing what both of you are saying that is why he questioned it because he is not familiar with retail and it is going to be marketed. Commissioner Ivester stated it is going to be marketed and can tell you from a real estate standpoint it is a great idea to get some of these people looking at our community. It is hard for Tim to go out and do industry and retail, it is hard to reach all of those avenues and it gives us somebody to go and do this for us. Commissioner Scarborough

stated the most important thing we did was get water and sewer; we are going to have the traffic count, you have water and sewer that is the most important thing. Commissioner Ivester stated hopefully if we get a hotel and it can locate down there, other things will follow and these people can jump on board and push more things our way. They do have success stories and they are going to send us several success stories they have had in counties like ours. Commissioner Bell stated with the new Parkway we have a good traffic count coming through our county and if something does happen down there it would be a win win for the County and the City as far as taxes coming in.

A motion was made by Commissioner Bell, seconded by Commissioner Ivester to do the Retail Feasibility study and put up front the three years so it cannot be messed with in the future from the sale of the Goodwill building. **Motion carried 2-1; Commissioner Scarborough opposed.**

18. BOARD TO CONSIDER MOTION TO APPROVE FY2018 BUDGET AMENDMENT FOR \$3,500 FOR ECONOMIC DEVELOPMENT AND \$4,750 FOR THREE YEARS UP FRONT FOR TOURISM AND AUTHORIZE CHAIRMAN TO SIGN RESOLUTION

A motion was made by Commissioner Bell, seconded by Commissioner Scarborough to approve FY2018 budget amendment to be paid from the sale of the Goodwill building. **Motion carried unanimously.**

INVOICES OVER \$5,000

1. **BROWN'S ASPHALT MAINTENANCE - \$26,132.53**
2. **B & C MECHANICAL - \$8,960.00**
3. **ACREE OIL - \$9,086.51**
4. **ACREE OIL - \$5,924.46**
5. **ACREE OIL - \$7,067.13**
6. **ACREE OIL - \$9,854.04**
7. **SOUTHEAST EMULSIONS - \$24,021.90**
8. **HADDOCK COLLISION - \$12,099.54**
9. **C.W. MATTHEWS - \$45,001.28**
10. **C.W. MATTHEWS - \$45,905.75**
11. **C.W. MATTHEWS - \$52,770.66**
12. **C.W. MATTHEWS - \$30,597.47**
13. **C.W. MATTHEWS - \$14,150.11**
14. **C.W. MATTHEWS - \$43,116.55**
15. **C.W. MATTHEWS - \$13,004.46**
16. **C.W. MATTHEWS - \$50,225.05**
17. **C.W. MATTHEWS - \$37,154.92**

18. **GIS1, LLC – \$5,623.00**
19. **PARKER TRAFFIC MARKINGS - \$9,097.93**
20. **PATROL UPFITTERS - \$36,913.84**

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to pay the invoices. **Motion carried unanimously.**

I. MATTERS FROM DEPARTMENTS

1. ADMINISTRATOR/FINANCE REPORT
2. DEPARTMENT REPORT
3. COMMISSIONERS REPORT

Commissioner Bell and Commissioners thanked all the County employees that worked during the storm and commended all departments involved in a job well done.

Commissioner Bell stated our World and Country is in mess, we are broke; there is so much hatred out there and we need to be praying. Commissioner Bell asked for us to help in getting a Prayer Vigil set up for November.

II. MATTERS FROM CITIZENS – TIME LIMIT OF THREE (3) MINUTES

III. EXECUTIVE SESSION – PERSONNEL & LITIGATION

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to enter into executive session for personnel and possible litigation. **Motion carried unanimously.**

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to reconvene regular meeting at 7:20 p.m. **Motion carried unanimously.**

IV. ADJOURNMENT

A motion was made by Commissioner Scarborough, seconded by Commissioner Bell to adjourn regular meeting at 7:20 p.m. **Motion carried unanimously.**

Approved this _____ day of _____, 2017

Debbie Whitlock, Chairman

Attest:

Beth Rider, County Clerk