

MINUTES FOR THE REGULAR BUSINESS MEETING OF THE WHITFIELD COUNTY BOARD OF COMMISSIONERS HELD MONDAY, JULY 11, 2022, AT 6:00 P.M. AT THE WINK THEATRE LOCATED AT 115 W. CRAWFORD STREET

REGULAR BUSINESS MEETING

The Chairman called the meeting to order.
Pledge of allegiance to the Flag
Roll call to determine quorum

The following members were present:

Jevin Jensen, Chairman
Barry W. Robbins, Vice-Chair (ABSENT)
Robby Staten, Member
John Thomas, Member
Greg Jones, Member

Others Present:

Robert Smalley, County Attorney
Robert Sivick, County Administrator
Department Heads
Citizens
Press

Motion was made by Commissioner Jones and seconded by Commissioner Staten to amend the agenda by adding Item # 28 – Approval of 2021 Financial Audit. The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

Approval of Consent Agenda Item: Approve any budget amendment for 2021 as needed by our financial auditors and in compliance with all state regulations for approved items and passing votes from last month's public Board of Commissioners meeting.

Approval of Minutes: Motion was made by Commissioner Thomas and seconded by Commissioner Jones to approve the June 13, 2022 Regular Business Meeting Minutes as presented. The motion was approved 3-0, with Commissioners Jones, Staten and Thomas in agreement.

Chairman Jensen recognized Carter Chance as Employee of the Month for May 2022. Mr. Chance works at the Fire Department.

PUBLIC HEARING

Chairman Jensen called for a Public Hearing to hear any comments or concerns the public may have regarding an alcohol license application for Deep Springs Vineyard, LLC located at 1606 Beavertdale Rd. Dalton, GA.

There being no questions or comments, Chairman Jensen declared the public hearing closed.

Chairman's Report: Chairman Jensen noted the grand opening of the Rocky Face Ridge Park will be held on July 25 at 4:30 p.m. Jensen further noted that a grand opening for the Courthouse renovations will be held in August. Jensen reminded the audience that the Board of Commissioners do not set the property assessment amounts, that is done by the Board of Assessors, the BOC does have plans to roll-back the millage rate in August and encourages citizens to appeal their assessments by August 15.

Report from Commissioners:

Commissioner Thomas, Jones and Staten did not have any reports.

County Administrator Report:

County Administrator Robert Sivick updated the Board on Local Non-Profit Grant Committee Update CHIP Grant Implementation, Georgia DDS Building Ribbon Cutting, Georgia Mountain Moonshine Cruizin (Big Event at the Convention Center and the County's Involvement.)

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May 2022 Financial Statement: Motion was made by Commissioner Jones and seconded by Commissioner Staten to approve the May Financial Statement as presented by Finance Director James Garvin. May collections of \$1,217,194 were 14.5% greater than budgeted collections of \$1,062,500. This was 4% less than April collections of \$1,268,289. YTD collections of \$5,828,390 were 12% greater than PY collections of \$5,205,669 for the same time frame. TAVT collections: May collections of \$449,334 were 14.25% less than April collections of \$523,278. YTD collections of \$2,238,196 were .50% less than PY collections of \$2,248,228 for the same time frame. YTD actual revenues of \$16,878,934 were greater than projected revenues of \$16,191,865 by \$687,069 or 4.25%. YTD actual expenditures of \$20,081,486 were greater than projected expenditures of \$19,508,386 by \$573,100 or 3%. The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

PUBLIC COMMENTS:

Matt Coker, who resides at 4485 Cohutta Varnell Rd, read a statement regarding his opposition of the rezoning request of Dave Canter who plans to develop the property into a residential community on 401± acres off of Cleveland Hwy and Strain Road.

Carol Matthews, who resides at 324 Marla Rd., also voiced her opposition for the Dave Canter rezoning request.

Mary Smith, who resides at 4607 Cohutta Varnell Rd., also voiced her opposition for the Dave Canter rezoning request.

Daniel Alt, who resides at 1060 Cohutta Varnell Rd., also voice his opposition for the Dave Canter rezoning request.

Issac Wheat who resides at 2509 Hwy 2, spoke on behalf of Mark Cady who is requesting to rezone property from Suburban Agriculture (SA) to General Commercial (C-2). Mr. Wheat requested to the Board to send the rezoning request back to the Planning Commission so they have more time to reevaluate their application.

PRESENTATION:

2021 Auditors Discussion & Analysis – Mauldin & Jenkins: James Bense from Mauldin and Jenkins gave brief overviews of the independent auditors report, the Annual Comprehensive Financial Report, financial statements, footnotes, compliance reports, and audit scope and procedures to the Board regarding the 2021 audit.

Chairman Jensen noted the reports will be online at the County’s website for the public to review.

2021 Audit Presentation – Mauldin & Jenkins: Motion was made by Commissioner Jones and seconded by Commissioner Staten to accept the 2021 Audit Presentation from Mauldin and Jenkins pending a 30-day review period. In discussion, James Bense from Mauldin and Jenkins gave a brief summary to the Board regarding the 2021 audit. The motion was approved 3-0, with Commissioners Jones, Thomas, and Staten in agreement.

Alcohol Beverage License Application – DeepSprings Vineyards, LLC: Motion was made by Commissioner Staten and seconded by Commissioner Thomas to approve the pouring/package wine licenses for Deep Springs Vineyards, LLC located at 1606 Beavertdale Rd. The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

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Rezoning Recommendation: Motion was made by Commissioner Thomas and seconded by Commissioner Jones to approve the following rezoning request of Dave Canter to rezone from Low Density Single Family Residential (R-2) to Planned Unit Development (PUD) tracts of land totaling 401.19 acres located on 4616 Cleveland Highway, Dalton, GA. Parcels (11-121-12-000, 11-133-01-000, 11-132-01-000, 11-121-10-000). The motion was approved with the following conditions; Rezoning to PUD (based on site plan): (1) Minimum 30 foot vegetative buffer along entire boundary of the residential development; (2) Limit commercial space to retail/restaurants with no more than 20,000 square feet for any one tenant; (3) Limit commercial signage to Cleveland Highway, monument only, maximum 15 feet height; (4) Limit commercial lighting to LED downward facing to limit light pollution (5) Require developer to assume costs of any GDOT requirements for the ingress/egress in the development and the Cleveland Highway/Strain Road intersection; (6) Minimum heated space for residential as follows: (a) 1600 square feet for single family dwellings (b) 1200 square feet for each multi-family unit. The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

Rezoning Recommendation: Motion was made by Commissioner Jones and seconded by Commissioner Staten to approve the following rezoning request of Alexander Tucker to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling .50 acres located at 1475 Cohutta Beaverdale Road, NE, Dalton, Georgia. Parcel (10-111-02-000). The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

Rezoning Recommendation: Motion was made by Commissioner Jones and seconded by Commissioner Staten to approve the following rezoning request of Tammy Jo Kirk to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.20 acres located at 838 Cavender Road, Dalton, Georgia. Parcel (12-354-09-000). The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

Rezoning Recommendation: Motion was made by Commissioner Staten and seconded by Commissioner Thomas to deny the request of Mark Cady to rezone from Suburban Agriculture (SA) to General Commercial (C-2) a tract of land totaling 5 acres located on Dawnville Road, Dalton, Ga. Parcel (09-074-01-004). The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

City of Tunnel Hill Annexation – parcel 12-076-01-007: Motion was made by Commissioner Jones and seconded by Commissioner Staten for no land use classification objection to tax parcel number 12-076-01-007. The motion was approved 3-0, with Commissioners Staten, Jones and Thomas in agreement.

Re-appointment to the Dalton Whitfield Library Board: Motion was made by Commissioner Thomas and seconded by Commissioner Staten to re-appoint Kathryn Sellers to the Dalton Whitfield Library Board to a three year term to expire June 2025. The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

2023 Budget Calendar: Motion was made by Commissioner Staten and seconded by Commissioner Jones to approve the 2023 Budget Calendar. The timeline will be as follows; August and September 2022 - Meetings between Departments and the Budget Team. October 2022 - Proposed budget presented to the Commissioners and available to the public. November 2022 - BOC considers amendments to the proposed budget. Only amendments included in the meeting agenda prior to the meeting will be considered. December 2022 - BOC approves budget as amended. In addition to the above, the BOC will conduct a public hearing on the budget as required by State law, following all prescribed rules for advertising and timelines. The motion was approved 3-0, with Commissioners Staten, Thomas and Jones in agreement.

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Resolution to Authorize Application – Bridge Investment Program: Motion was made by Commissioner Jones and seconded by Commissioner Thomas to a resolution to apply for a 2022 Bridge Investment Program planning grant. These planning activities would be in preparation for applying for a future Bridge Investment Program capital grant. Funds will be awarded on a competitive basis to planning projects that replace, rehabilitate, preserve and protect bridges on the National Bridge Inventory (NBI) by improving the safe and efficient movement of people and goods over bridges or by improving the condition of bridges in poor and at-risk conditions. The maximum local match is 20%. The application deadline is July 25, 2022. The attached resolution authorizes the filing of the application and further authorizes the Chairman and designated County staff to act in connection with the application. The motion was approved 3-0, with Commissioners Jones, Staten, and Thomas in agreement.

2022 CHIP (Community Home Investment Program) Grant: Motion was made by Commissioner Thomas and seconded by Commissioner Jones to approve the following resolutions and policy in connection with the 2022 CHIP grant award. 1. CHIP Policies & Procedures Resolution, 2. CHIP Homeowner Eligibility and the CHIP Section 3 Policy. The County was awarded and accepted a CHIP Grant from the Department of Community Affairs for \$400,000 and our local match is \$40,174 which will be approximately \$26,320 in cash match and \$13,854 in in-kind match. This grant will allow the County to rehabilitate owner-occupied single-family homes of qualified residents. The motion was approved 3-0, with Commissioners Staten, Jones and Thomas in agreement.

Hammond Creek Covenant Amendment: Motion was made by Commissioner Jones and seconded by Commissioner Staten to approve the amendments to the Hammond Creek Covenants. The amendment removes any obligations of the Master HOA related to the Tax Commissioners Office in the Commercial Neighborhood and in the Villas at Hammond Creek Neighborhood. Additionally, the document is designed to allow the current owner of the property that was to have been developed for as the commercial condominium Neighborhood to develop that property for other uses. It will benefit the County in that it removes these restrictions and fees from the County owned property. The motion was approved, 3-0, with Commissioners Staten, Thomas and Jones in agreement.

Fire Department – Portable Trailer Purchase: Motion was made by Commissioner Staten and seconded by Commissioner Jones to approve the GSA purchase of the restroom trailer from SPLOST 2020 Funds for \$33,986.01. This includes delivery and all items to set this up at each station. After the completion of the renovations we plan to use the portable trailer at our Training Facility. During heavy rain seasons we are unable to use the building restrooms due to septic tank issues. WCFD requests the purchase of the Alpha 2 Shower Combo through GSA Purchasing Contract (GS-07F-325AA) from AMS Global. Delivery is expected in 6-8 weeks by using this purchasing contract. The motion was approved, 3-0, with Commissioners Staten, Thomas and Jones in agreement.

Parks &Recreations – Westside Park Lighting & Turf: Motion was made by Commissioner Staten and seconded by Commissioner Thomas to approve the following purchases for Westside Park. 1. Westside Sports Lighting - Sourcewell agreement with Mucsko Lighting for the purchase and install of the Westside Soccer field Lighting for \$307,000. 2. Turf for Soccer Field enter into agreement with Shaw Sports Turf for the purchase and install of a FIFA Soccer Field, at a cost of \$486,225 utilizing the Co-Op Purchase plan. The motion also approved up to \$4,000 of SPLOST funds for signage at Edwards Park similar to Riverbend Park. The motion was approved 3-0, with Commissioners Staten, Jones and Thomas in agreement.

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Tunnel Hill Historic Site – Apartment Lease: Motion was made by Commissioner Jones and seconded by Commissioner Staten to approve leasing the apartment at the Tunnel Hill Historic Site with the City of Tunnel Hill. The County owns the Clisby Austin House at the Tunnel Hill Historic Site and the lease will include a termination clause. The City of Tunnel Hill would like to house one of its officers in the building. The County would benefit by having someone residing on the site after hours, which would discourage undesirable and illegal activity. Additionally, having the officer maintain the lawn would eliminate the need for the County Public Works Department to do so. The motion was approved 3-0, with Commissioners Thomas, Jones and Staten in agreement.

Appointment of Interim Public Works Director: Motion was made by Commissioner Staten and seconded by Commissioner Thomas to appoint Steve Bratton as the interim public works director for Whitfield County. Chairman Jensen noted Dewayne Hunt resigned effective June 30, 2022. Mr. Bratton has worked in the Public Works Department for five (5) years and was the second in command under Mr. Hunt. The motion was approved 3-0, with Commissioners Thomas, Staten and Jones in agreement

Public Works – McGaughey-Chapel Road at Old Prater Mill Road intersection: Motion was made by Commissioner Thomas and seconded by Commissioner Staten award the bid for McGaughey Chapel Rd. & Old Prater Mill Rd. Intersection improvements to Bartow Paving for their bid valued at \$298,095.44 using 2020 SPLOST funds. The motion was approved 3-0, with Commissioners Thomas, Jones and Staten in agreement.

Public Works – Creeks Edge Subdivision Engineering Services: Motion was made by Commissioner Jones and seconded by Commissioner Staten award the professional services agreement to Southeastern Engineering, Inc., in the amount of \$12,000. The Creeks Edge Subdivision needs a Full Depth Reclamation (FDR) to repair existing substandard roadways. SEI will perform the following tasks; Task 1 - Resurfacing Plan Level Development SEI will develop Preliminary Plans based on arial photography, and Whitfield County GIS, Task 2 — Geotechnical Exploration and Engineering (S&ME) SEI has engaged S&ME to conduct a visual sight inspection of the existing streets and Task 3 -Contract Documents, Advertisement, Bid Support & Awarding Contract. The motion was approved 3-0, with Commissioners Thomas, Jones and Staten in agreement.

Project Status Updates: County Engineer Kent Bensen updated the Board on the status of the following projects;

1. Options to improve safety on Dawnville Beaverdale Road
2. Courthouse Parking Deck facade repairs
3. Westside Park field drainage
4. Subdivision Regulations update

PUBLIC COMMENTS:

TJ Kaikobad addressed the Board about the recent property assessments.

Daryl Long addressed the Board to say that they need to do what is best for the Citizens.

Tiffany Livengood addressed the Board and told them they work for the people of Whitfield County.

Margaret Thigpen informed the Board and audience of two events happening in the next few weeks. The YBOA National Championships and Tunnel Hill at night.

Nick Voyles addressed the Board regarding the recent property assessments.

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Holly Tucker addressed the Board to say they should listen to the people.

Timothy Daniel addressed the Board and asked them not to make a four lane road on Cleveland Hwy.

ADJOURN Unanimous



JEVIN JENSEN, CHAIRMAN
WHITFIELD COUNTY BOARD OF COMMISSIONERS



BLANCA CARDONA, COUNTY CLERK

DATE: 8/8/2022