

The Agenda Setting Meeting of the Oconee County Board of Commissioners was held on Tuesday, December 19, 2006, at 7:00 p.m. in the Commissioners Meeting Chambers at the Oconee County Courthouse.

Members Present:

Chairman Melvin Davis  
Commissioner Jim Luke  
Commissioner Margaret Hale  
Commissioner Donald H. Norris  
Commissioner Chuck Horton

Staff Present:

Administrative Officer Alan Theriault  
County Attorney Daniel Haygood  
County Clerk Gina M. Lindsey

Jeff Benko, Finance Director  
BR White, Planning Director  
Gary Dodd, Utility Director  
Chris Thomas, Assistant Utility Director  
John Gentry, Parks & Recreation Director

Media Present:

Vinnie Williams, The Oconee Enterprise  
Merritt Melancon, Athens Banner Herald

Chairman Davis began the meeting with a Moment of Silence. Commissioner Hale led the Pledge of Allegiance.

**Board of Tax Assessor:** The Board interviewed Charles R. Baugh for appointment to the Oconee County Board of Tax Assessors for a 6-year term, expiring March 31, 2013. Applicant James F. Miller was unable to attend. The Board will take action on this appointment at the January 2, 2007 meeting.

**Driveway Access:** Planning Director BR White reported a request had been received for approval of Condition No. 3 of Zoning Amendment 081-B to allow driveway access to Tax Parcel #B-06-022I from Loch Lomond Circle. Condition No. 3 of the Zoning Amendment stated "Driveway access to Loch Lomond Circle shall not be utilized without approval of the Board of Commissioners with plan review at that time based on traffic density on the residential street".

Jim Bob McElroy, representing the property owner, said the Georgia Department of Transportation has confirmed they will not allow access to the property from Experiment Station Road. The only other road frontage is Loch Lomond Circle. Mr. McElroy noted the property owner is willing to upgrade Loch Lomond Circle from the 20" sanitary sewer easement to Experiment Station Road.

Four residents of Killarney West Subdivision spoke in opposition to the driveway access from Loch Lomond Circle, citing concerns for increased traffic, pedestrian safety and runoff into the lake.

Following brief discussion, the Board agreed by consensus to place this item on the January 2, 2007 agenda for action.

**Tax Adjustment:** County Clerk Gina Lindsey presented a request from Greg Conley Construction Company for an adjustment on property taxes paid on Tax Parcel #A-06E-052D and Tax Parcel #A-06E-053D due to possible errors on the condition of the properties on January 1, 2006. Ms. Lindsey explained Mr. Conley missed the appeal period that ran from April 17, 2006 to June 1, 2006. However, in an attempt to conciliate the matter, it was brought before the Board of Tax Assessors on July 11, 2006. Mr. Conley's special request to reopen both the return and the appeal period was unanimously denied by the Board of Tax Assessors.

County Attorney Daniel Haygood explained the Board of Commissioners has no legal authority to interfere with the decisions made by the Board of Tax Assessors.

By consensus, the denial of this request will be placed on the Consent Agenda for January 2, 2007.

**Oconee Community Complex – Change Order:** On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved Change Order No. 7 to the contract with F.E. Sims Enterprises in the amount of \$37,500 for trench rock that was encountered at the Oconee Community Complex.

**Oconee Community Complex – Tree Planting:** Administrative Officer Alan Theriault presented the bids for the Oconee Community Complex Tree Planting project. Mr. Theriault stated it was the recommendation of WK Dickson to accept the lowest qualified bid of \$67,597 by College Pro Landscaping for tree installation at the new park. By consensus, this item will be placed on the Consent Agenda for January 2, 2007.

**Rezone Request No. 5253 – RJC Land Development:** On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved a request by the applicant to table Rezone Request No. 5253 by RJC Land Development, Inc., ±307.59 acres, located on Price Mill Road and Gober Road, from A-3 and FP to A-1, to the February 8, 2007 Board of Commissioners meeting.

**Annexation Policy:** Administrative Officer Alan Theriault reviewed the proposed Policies and Procedures for Annexation Notifications. The proposed policy would authorize the Commission Chair to serve timely written notice of the County's intent to object to annexation notifications received from any municipality located within Oconee County, thereby insuring that all relevant issues related are identified. By consensus, this item will be placed on the Consent Agenda for January 2, 2007.

**Water Line Extension Policy:** Administrative Officer Alan Theriault presented a proposal to utilize SPLOST funding for water line extensions to 13 problematic subdivisions currently served by privately owned water companies. Mr. Theriault explained the installation of the water lines would address both fire protection and potable water options for those residences that currently operate on private water systems. Utility Director Gary Dodd estimated the cost of engineering and construction of water lines for those subdivisions to be \$3.61 million.

Finance Director Jeff Benko noted funding would come from many different sources, primarily SPLOST funds and Enterprise funds. He recommended to the Board that adequate funding would be available for the multi-fiscal year project.

Mr. Theriault stated the County Attorney has indicated the Board can rescind its earlier establishment of the Birchmore Hills Special Tax District for water line extensions and utilize SPLOST funding as an alternative funding source for the construction cost of this water line project.

On motion by Commissioner Norris and second by Commissioner Luke, the Board voted unanimously to rescind the establishment of the Birchmore Hills Subdivision Special Tax District. On motion by Commissioner Luke and second by Commissioner Horton, the Board unanimously approved funding the Birchmore Hills water line extension project from SPLOST revenues.

After further discussion, County Attorney Daniel Haygood recommended the Board of Commissioners adopt a policy approving the concept of extending county water lines into existing subdivisions served by private water systems, with the initiation of each project conducted in accordance with existing County fiscal policies. By consensus, the Board agreed to place the Water Line Extension Policy as an item on the January 2, 2007 agenda.

**Sewer Request - City of Bogart:** Utility Director Gary Dodd and Planning Director BR White reported on a request from the City of Bogart to provide sewer capacity to the proposed Bogart Business Park. Mr. Dodd said the development will be business use and estimated approximately 30,000 gallons per day of sewer capacity would be required. He indicated this amount is available.

Mr. White noted lots 14, 15, 16 and 17 of the proposed Business Park are zoned B-1 with the remaining lots zoned B-2. He stated the project would be developed according to the City of Bogart's standards which are more restrictive than Oconee County.

By consensus, this item will be placed on the Consent Agenda for January 2, 2007.

**Barnett Shoals Reservoir Update:** Wayne Haynie, Sr. Vice-President of Jordan, Jones and Goulding, presented an update on the water supply alternatives for Oconee County. Mr. Haynie noted the Hard Labor Creek Reservoir and the Barnett Shoals Reservoir projects proved to be the most viable solutions for the County.

Studies on the Barnett Shoals Reservoir site confirmed a minor amount of wetlands and 50+ gravesites. The Updated Reservoir Yield Analysis determined 13 MGD annual average safe yield.

The Surface Water Withdrawal Permit Application was submitted to EPD on October 30, 2006 and the preliminary comments were received on December 11, 2006.

Mr. Haynie reported the updated cost estimate for the Barnett Shoals Reservoir as follows: Reservoir Dam Permitting and Land Cost, \$46.0 Million; Treatment Plant Facilities/Raw Water Intake (Phase 1), \$26.2 Million; and Transmission Mains, \$5.8 Million. He stated the Water Treatment Plant expansion could be constructed in a future phase at an estimated cost of \$30 Million.

In comparing the two water supply alternatives, Mr. Haynie said the Hard Labor Creek Reservoir project has a lower initial cost and higher long-term operational costs. He noted the reservoir has been permitted by EPD, but Oconee County would lose its Apalachee River Withdrawal Permit if it partners with Walton County. The Barnett Shoals Reservoir project has a higher initial capital cost and lower long-term operational costs. Mr. Haynie explained the county would be pumping a shorter distance, making it a more reliable project. Also, by keeping the Apalachee River Withdrawal Permit, the County would diversify its future water supply options.

The Board members expressed concern for the changing cost estimates of the Barnett Shoals Reservoir. No action was taken.

**January 2, 2007 Agenda:** The agenda for the January 2, 2007 meeting was reviewed by the County Clerk.

**Executive Session:** On motion by Commissioner Norris and second by Commissioner Luke, the Board voted unanimously to adjourn into Executive Session to discuss personnel and land acquisition matters. No action was taken.

On motion by Commissioner Hale and second by Commissioner Norris, the Board adjourned Executive Session.

On motion by Commissioner Luke and second by Commissioner Horton, the Board adjourned back into Regular Session.

There being no further business, on motion by Commissioner Horton and second by Commissioner Norris, the meeting was adjourned.

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County Clerk

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Chairman

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Date