

The Agenda Setting Meeting of the Oconee County Board of Commissioners was held on Tuesday, February 24, 2004, at 7:00 p.m. in the Commissioners Meeting Chambers at the Oconee County Courthouse.

Members Present:

Chairman Melvin Davis  
Commissioner Johnny Pritchett  
Commissioner Donald H. Norris  
Commissioner Margaret Hale  
Commissioner William E. Wilkes

Staff Present:

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

John Gentry, Interim Parks & Recreation Director  
Wayne Provost, Planning Director  
Matt Forshee, Senior Planner  
William White, Project Coordinator  
Gary Dodd, Utility Director  
Chris Thomas, Assistant Utility Director  
Mike Leonas, County Engineer  
Dan Wilson, Assistant County Engineer

Media Present:

Vinnie Williams, The Oconee Enterprise

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

**Parks Plan:** Ed Czyscon, Project Manager for W.K. Dickson & Company, presented the Parks Master Plan to the Board of Commissioners, along with estimated costs to complete each project. The plan for the new park on Hwy. 53 featured a Soccer Complex with four lighted fields, a Baseball/Softball Complex with three softball fields and one baseball field with stadium seating, a Community Center Complex with two gymnasiums and a parks administration office building, a Little League Complex with four lighted fields, a Senior Center Complex, a Swimming Pool Complex with an 8 lane, 25 yard pool, a Tennis Complex with 12 lighted courts and one stadium court, a Nature/Environmental Center Complex, a Maintenance Complex with a 5000 sq. ft. maintenance building and covered storage area, and an open space free-play area in the northern end. Infrastructure for the park included a main road, utilities, a 100 ft. buffer area with a 4' – 6' berm and chain link fence, park trail and drainage swales. Parking, open spaces and picnic/playground areas were scattered throughout the park. A Veteran's Memorial would be located near the park entrance.

Mr. Czyscon recommended Phase I construction of the new park include the Soccer Complex (\$1,283,000), the Baseball/Softball Complex (\$1,625,000), 3 fields at the Little League Complex (\$865,000), the Community Center Complex (\$2,327,000), the Senior Center Complex (\$1,193,000), the Maintenance Building (\$245,000) and the majority of the infrastructure (\$1,519,000). The total cost of Phase I, as recommended, with contingency, would be \$11,273,000.

Mr. Czyscon stated the Swimming Pool Complex was not included in Phase I because sewer is not available to the site and the cost of \$3,357,000 is 35% of the total budget for the park. He suggested the County open dialog with the YMCA which has expressed interest in working with the county to build a pool.

Plans for the three existing county-owned parks were also presented. Heritage Park would be divided into five major zones: Arena Area, Historic Village, Arts/Culture Environment Area, Camping Area and Trails. The recommendation for Phase I construction of Heritage Park included 600 parking spaces, lighting, two access points and a feeder barn in the Arena Area (\$600,000), realignment of the bike/pedestrian trails, improving the roadway and adding historic buildings to the Historic Village (\$264,000), an Environmental Center and a free-form grass amphitheater in the Arts/Cultural Environment Area (\$1,389,000), and 4.1 miles of bike trails and 2.4 miles of pedestrian trails (\$50,000). The total cost of Phase I would be \$2,911,000.

Recommendations for Herman C. Michael Park included removing one existing softball field and the volleyball court, relocating the basketball courts and playground, constructing a Skate Park and a Youth Roller Hockey Rink, repaving and reorienting the parking lots, realigning Elder Road, upgrading the remaining softball fields and batting cages and refurbishing the John T. Brannen Building. The total cost for Herman C. Michael Park would be \$1,300,000.

Plans for the Bogart Recreation Complex included paving and reorienting the parking lot, constructing a gymnasium with classrooms and a weight room and upgrading the older ball fields into two ball fields with a shared press box. The total cost for the Bogart Recreation Complex would be \$2,300,000.

Mr. Bob Grey reported on possible funding options. He noted the impact from "sports tourism" would bring \$800 - \$1,400 per team into the county. Mr. Grey explained direct revenues could be derived from volunteers, user fees, entry fees for league play and tournament play, a Pro Shop, parking fees, concession fees, admission fees, sponsorships, scoreboards, advertising and field naming rights. Other possible funding sources include public/private partnerships, cost sharing with private athletic organizations, a Parks Foundation, grants, revenue generating facilities and membership fees.

Mr. Czyscon noted the Board of Commissioners and the Board of Education would be discussing the Parks Master Plan at its joint retreat on February 28, 2004. Implementation could begin in April 2004 and construction in November 2004, with the new park to open in the fall of 2005.

**Hard Labor Creek Reservoir:** Utility Director Gary Dodd reported on the status of the Hard Labor Creek Reservoir and Water Treatment Plant. The Walton County Water and Sewerage Authority, Oconee County Board of Commissioners and the City of Winder propose to evaluate the advantages of forming a partnership for the design and construction of the Hard Labor Creek Reservoir and Water Treatment Plant Project. The Walton County Water and Sewerage Authority initiated the preliminary studies and permitting activities for the project in the mid 1990's. The US Corps of Engineers released the 404 Permit on February 20, 2004. The engineering firms of Jordan, Jones and Goulding, Inc. and Precision Planning, Inc. have been tasked to develop a Project Implementation Plan, which will address project phasing, projected annual expenditures and cost allocation to assist in the implementation of the Intergovernmental Agreements.

**Georgia Bioscience Joint Development Authority:** On motion by Commissioner Norris and second by Commissioner Pritchett, the Board unanimously approved a resolution to create and activate the Georgia Bioscience Joint Development Authority to function in Athens-Clarke County, Barrow County, Gwinnett County and Oconee County. The major purpose of the four-county Joint Development Authority is for marketing purposes and to provide the best tax credits to an industry located within the borders of the participating counties. *See Documentation in Ordinances and Resolutions Book No. 13.*

**Zoning Regulations Amendment – Conditional Use Permits:** The Board held the First Reading of an Amendment to the Oconee County Zoning Regulations to revise in which districts certain conditional use permits are allowed and to clarify procedures for conditional use permits regarding submittal requirements and review procedures. The Board will hold a Second Reading and take final action on this amendment at the March 2, 2004 meeting.

**Subdivision Regulations Amendment – AR-3 and AR-4 Districts:** The Board held the First Reading of an Amendment to the Oconee County Subdivision Regulations to allow for Conservation Subdivisions in the AR-3 and AR-4 zoning districts. The Amendment also specifies how subdivisions are developed in these zoning districts. The Board will hold a Second Reading and take final action on this amendment at the March 2, 2004 meeting.

**Zoning Maps:** Senior Planner Matt Forshee presented the Oconee County Zoning Maps, which reflect all rezones adopted during the previous calendar year. The Board will act on the annual adoption of the Official Zoning Maps at the March 2, 2004 meeting. The Zoning Maps were available at the meeting for viewing.

**Drug and Alcohol Use Policy:** Administrative Officer Alan Theriault presented the Oconee County Drug and Alcohol Use Policy for annual review and adoption. Mr. Theriault stated there were no changes to the policy. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**Fiscal Policies:** Administrative Officer Alan Theriault presented the Oconee County Fiscal Policies for annual review and adoption. Mr. Theriault stated the Fiscal Policies have been revised to clearly define the procedures for procurement, to increase the limit for departmental purchase orders to \$750 and to incorporate the capitalization thresholds established by Oconee County. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**Motor Vehicle Policy:** Administrative Officer Alan Theriault presented the Oconee County Motor Vehicle Policy for annual review and adoption. Mr. Theriault stated the policy was revised to clearly define how county vehicles are to be used in the normal conduct of county business. The policy also defines the applicable conditions for authorization to drive vehicles to and from home. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**Travel Policy:** Administrative Officer Alan Theriault presented the Oconee County Travel Policy for annual review and adoption. Mr. Theriault stated the policy establishes the procedures for receiving authorization to travel and clarifies what travel expenses are reimbursable. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**Human Resources Policies:** Administrative Officer Alan Theriault presented the Oconee County Human Resources Policies for annual review and adoption. Mr. Theriault stated the policy defines payment for unused leave and overtime payment and incorporates the smoking and tobacco use policy. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**Street Light Tax District – Sims Crossing:** On motion by Commissioner Wilkes and second by Commissioner Hale, the Board unanimously approved the creation of Street Light Tax District No. A-1C-L1 for Sims Crossing Subdivision. *See Documentation in Ordinances and Resolutions Book No. 13.*

**Tappan Spur Road and Branch Road – Triple Surface Treatment:** Assistant Engineer Dan Wilson presented the bid for triple surface treatment on Tappan Spur Road (1.45 mi) and Branch Road (1.22 mi) from US 441 to the bridge over Freeman Creek. A single bid was received from Carnes Construction Company, Inc. in the amount of \$125,163. Mr. Wilson reported the bid accurately reflects the value of the work to be performed and recommended that the contract be awarded to Carnes Construction Company, Inc. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**2003 Water System Improvements:** Assistant Utility Director Chris Thomas presented the bids for the installation of 16,600 feet of 12-inch water main on Clotfelter Road and 7, 270 feet of 8-inch water main on McRee Mill Road. The low bid was received from Heritage Construction Group, Inc. in the amount of \$632,152. Mr. Thomas recommended the contract be awarded to Heritage Construction Group and a notice to proceed be issued for the water main on McRee Mill Road at a cost of \$163,416. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**Interchange Landscaping – SR316/Epps Bridge Road and US441/SR53:** Planning Director Wayne Provost presented the bids for interchange landscaping at SR316/Epps Bridge Road and US441/SR53. The low bid was received from Piedmont Lawn Maintenance of Atlanta, LLC in the amount of \$100,150. Mr. Provost recommended the contract be awarded to Piedmont Lawn Maintenance of Atlanta, LLC. By consensus, this item will be placed on the Consent Agenda for March 2, 2004.

**March 2, 2004 Agenda:** The agenda for the March 2, 2004 meeting was reviewed.

**Citizen Remarks:** Mr. Mike Streetman asked about the process for establishing a Street Light Tax District. Mr. Glen Burrell said the recreation questionnaire showed a swimming pool is high priority to the citizens and asked that it be incorporated in Phase 1 of the new park construction. Ms. Eileen Carroll said she also supported a swimming pool.

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

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County Clerk

Chairman

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Date