

**TOWN OF SHARPSBURG
MINUTES OF THE TOWN COUNCIL
MEETING**

August 29, 2011

A special called meeting of the Sharpsburg Town Council was held Monday, August 29, 2011, at 6:00pm, at the Coweta County Commissioners Chambers on 22 E. Broad Street, Newnan.

Present were the following: Wendell Staley, Mayor; Celene Davenport, Council Member; Connie Turner, Council Member; Donna Camp, Town Clerk. Council Members Rhodes and Anderson was absent.

Please see the attached minutes from the Coweta County Deputy Clerk for the meeting on August 29, 2011.

There being no further business coming before the Council, the meeting was adjourned.

Donna M. Camp
Town Clerk

COWETA COUNTY BOARD OF COMMISSIONERS

MINUTES

CALLED MEETING/REGULAR MEETING SESSION

August 29, 2011

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The Honorable Board of Commissioners met in CALLED MEETING/REGULAR MEETING SESSION, Monday, August 29, 2011, with the following commissioners present: Chairman Rodney Brooks, Commissioner Paul Poole, Commissioner Tim Lassetter, Commissioner Bob Blackburn, and Commissioner Al Smith. The following staff members were present: County Administrator Theron Gay, Administrative and Operations Director Tom Corker, Assistant County Attorney Jerry Ann Conner, Public Affairs Director Patricia Palmer, and Deputy Clerk Shannon Zerangue.

The following were also in attendance:

- Mr. Jim Sells, Mayor of Grantville
- Mr. Mike Renshaw, Grantville City Manager
- Mr. Mark Mithell, Attorney for Grantville and Moreland
- Mr. Johnny Cooks, Grantville Councilmember
- Mr. Barham Lundy, Grantville Councilmember
- Mr. Ted Bateman, Mayor of Haralson
- Mr. Josh Evans, Mayor of Moreland
- Mr. Keith Brady, Mayor of Newnan
- Mr. Cleatus Phillips, Newnan City Manager
- Mr. Brad Sears, Attorney for Newnan
- Ms. Della Hill, Clerk of Newnan
- Mr. Clayton Hicks, Newnan Councilmember
- Mr. Ray DuBose, Newnan Councilmember
- Mr. George Alexander, Newnan Councilmember
- Ms. Cynthia Jenkins, Newnan Councilmember
- Mr. Robert Coggin, Newnan Councilmember
- Mr. John Miller, Mayor of Palmetto
- Mr. Terry Todd, Palmetto City Manager
- Ms. Lorraine Allen, Palmetto Councilmember
- Mr. Robert Belisle, Mayor of Senoia
- Mr. Richard Ferry, Senoia City Administrator
- Mr. Maurice Grover, Senoia Councilmember
- Mr. Bobby Graham, Senoia Councilmember
- Mr. Wendell Staley, Mayor of Sharpsburg
- Ms. Celine Davenport, Sharpsburg Councilmember

Ms. Connie Turner, Sharpsburg Councilmember
Ms. Donna Camp, Sharpsburg Town Clerk/Finance Officer
Mr. Alan Starr, Mayor of Turin

Chairman Brooks called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was led by Chairman Brooks.

Invocation was given by Commissioner Smith.

AWARDS AND PRESENTATIONS

RM1108417 SEPTEMBER 11th MEMORY WALK (PRESENTATION GIVEN)

Ms. Verna Funk, 45 Darby Drive, Newnan gave a brief presentation regarding a Memory Walk planned by the Boy Scouts of America in remembrance and commemoration of the tenth anniversary of the terrorist attacks on the United States of America on September 11, 2001. She explained that the walk will begin at 3:00 p.m. on September 11, 2011 at the Veterans' Memorial Plaza and invited all the municipalities and the Board of Commissioners to attend.

ON MOTION of Commissioner Lassetter, seconded by Commissioner Poole, passing unanimously, the Board voted to open the Regular Meeting Session.

REGULAR SESSION

RM1108011 MINUTES (APPROVED)

ON MOTION of Commissioner Poole, seconded by Commissioner Lassetter, passing unanimously, the Board voted to approve the minutes of the Public Hearing/Regular Meeting Session held on August 18, 2011.

PUBLIC COMMENT

Chairman Brooks asked for comments regarding any item on the agenda. There were none.

RM1108418 2013 SPLOST AND SPLOST RELATED PROJECTS (DISCUSSED)

The various municipalities called their council meetings to order.

County Administrator Gay explained that the purpose of the meeting is for the discussion of the continuation of SPLOST, which is the first step before calling for a referendum to go before the voters. He explained that the general consensus of the entire group is to have the 2013 SPLOST vote on the ballot in conjunction with the Presidential Preference Primary, which will be held sometime in February or March 2012. He also explained that the division of 2013 SPLOST revenues, which are estimated at \$120 million [over a six (6) year period] needs to be discussed along with the various projects that will be included on the referendum. He clarified that the municipalities will need to determine if they are interested in advanced funding. If they do not indicate in the referendum that they are interested in advanced funding, they cannot exercise that option at a later date. He presented each municipality with a draft intergovernmental agreement (IGA) and explained that each of them will need to consider execution of said agreement, which will provide for a six (6) year term for the 2013 SPLOST [versus a five (5) year term if no IGA is executed]. He asked that the municipalities review the draft IGA for any changes that need to be made and explained that they would need to execute the IGA in September because the Board of Commissioners will have to adopt all pertinent documents and call for the referendum no later than October 18, 2011. He emphasized that the timeline to call for the referendum is critical.

Regarding the distribution of the estimated \$120 million, Mr. Gay explained that the division of those funds is recommended to be based upon the 2010 census information. He further explained that according to the census, the population percentages for some of the municipalities actually decreased. The Board of Commissioners is proposing to take the 2010 base funding level and guarantee those levels of funding for those towns that lost population percentages (not those towns that increased population percentages) for the first two (2) years of the 2013 SPLOST. He explained that this subsidy for the first two years will come from the County's proceeds. After those two years, funding will revert back to the straight division of revenues based on the census.

Mr. Gay informed the Board and the municipalities that with the previous two (2) SPLOSTS there were Level I projects (i.e. Justice Center project and Historic Courthouse rehabilitation) to which SPLOST funding was allocated prior to being divided among the County and the municipalities. With the 2013 SPLOST, there are no Level I projects that will require said allocation prior to the division of funds.

Mr. Gay gave a brief outline of the County's proposed SPLOST projects. In closing, he restated that the IGA will allow for a six (6) year term for the 2013 SPLOST, the critical timeline to execute the IGA and to call for the referendum, and the importance of determining the need for advanced funding.

Mayor Ted Bateman stated that the 2010 census shows that Haralson grew, but they will receive a decrease in funds with the proposed 2013 SPLOST distribution. He questioned the reason for the decrease.

Mr. Gay explained that in the overall population of Coweta, the County, City of Newnan, and others grew faster, so a City can grow in population, but lose in population percentage.

City Manager Mike Renshaw, City of Grantville, asked about a provision/clause in the IGA that allows funds to be transferred from a completed SPLOST project to another category.

Administrator Gay and Attorney Conner verified that the transfer of funds from a completed SPLOST project to another category is allowed by State law. Ms. Conner stated that this provision could easily be added to the IGA if the group desires.

Mr. Renshaw confirmed that the City of Grantville would like for said provision/clause to be added to the IGA.

It was the consensus of the entire group to review the division of the proceeds, project lists and the IGA for approval and execution in September.

The various municipalities adjourned their council meetings.

**RM1108368 AMENDMENT TO ARTICLE 25A. TREE PRESERVATION
ORDINANCE. SECTION 253A. TREE PRESERVATION AND
PROTECTION OF THE COWETA COUNTY ZONING AND
DEVELOPMENT ORDINANCE (DISCUSSED; COMMITTEE
APPOINTED)**

Chairman Brooks informed the Board that there were some requests received to speak about the County Tree Ordinance. He called for any comments.

Mr. Jonathan Parker, 330 Lake Coweta Trail, Newnan explained that he is a registered forester who has worked with small, non-industrial landowners since 1985. He informed the Board that one trend over the years is that more and more commercial timber land is now in the hands of private landowners. A lot of these private landowners inherited their land and they do not view their property in terms of preservation, but as an investment. He further explained that most have good intentions about how to manage their property, but many of them are confused about what they are allowed to do to reach their objectives. Everyone would like for their investment to be worth more in the future than it is at the current time and real estate values are an important part of that. If an opportunity for an improved land use (i.e. development) presents itself to a

landowner within a timeframe less than five (5) years (per the current ordinance) since they last forested the land, he feels that the County should be supportive of that opportunity for the landowner. He wants to encourage all the potential investment opportunities associated with forestation for landowners in Coweta County including the potential to develop land within the five (5) year timeframe. In closing, he cited potential energy saving measures associated with the use of harvesting trees/wood.

Mr. Danny Royal, 2255 Gordon Road, Moreland explained that he has been a forester in Coweta county for thirty (30) years. He explained that forestry is very important in Coweta County because it supplies green space, wildlife habitat, and produces income on a periodic basis for landowners and the County. He stated that forestry is one of the few remaining agricultural products in Coweta County and the surrounding areas. He further stated that forestation has been viewed as a necessary evil in the past and that some issues have arisen with permitting and loggers. He explained that loggers are basically contractors who work for the landowners who want to timber their land. He stated that some negative comments have been made about clear-cutting and explained that there are time when clear-cutting is sometimes the best option and management tool for a stand of timber (i.e. disease or pest infestation). He clarified that he encourages landowners to replant with pine trees, but that the decision is entirely theirs. In closing, he stated that he believes that thinning of a timber stand should not be considered an infraction by a landowner because that is a natural succession of the forest stand.

Commissioner Smith questioned why pine trees are encouraged for replanting.

Mr. Royal stated that the pine trees are more marketable here and they are easy to plant and harvest.

Commissioner Smith asked about the five (5) year period to develop a piece of property after timbering it.

Chairman Brooks stated that he had met with County Arborist Roy Matthews to discuss the tree ordinance. The ordinance currently states that if property is developed within five (5) years of removing the timber, you must replace it with sixteen (16) density units per acre. However, if property is developed five (5) years or more after the timber is removed, the replacement is only twelve (12) density units per acre. He would like to see the ordinance be more streamlined and does not support the five (5) year requirement.

Commissioner Lassetter clarified that those property owners who utilize their property for timber harvesting and plan to continue to do so without developing the property are not "penalized" in any manner.

The Board and Administrator Gay discussed density units, open tracts, and the previous tree ordinance.

Commissioner Lassetter stated that he would like for the ordinance to be reviewed and amended as necessary so that it is fair for everyone.

Commissioner Poole stated that he supports the idea of forming a committee to review the current ordinance and present any recommendations to the Board at a future meeting.

Commissioner Blackburn stated that he harvests timber from his property and plans to continue to do so, but has no interest in developing his timber tracts within the next five (5) years. In his opinion, the current ordinance allows for governmental micromanagement of a major industry and income producer in Coweta County. He also believes the current ordinance is too difficult to read and understand unless you are a professional landscaper or architect. He stated that the current ordinance may be overreaching because the State and Federal governments have many regulations regarding timbering. In his opinion, the maintenance of Coweta's rural character and timber harvesting are codependent upon each other. Periodic cutting and thinning of the timber allows landowners to generate income to maintain the beauty and rural character of their property.

Commissioner Smith stated that he would be interested in the methodology that was used to determine the five (5) year window and its purpose before the Board decides to delete it from the

ordinance. He is curious about the ordinances or practices utilized by other counties regarding this issue to determine if there is a happy medium.

In response to a question from Commissioner Blackburn, Mr. Royal stated that Coweta's ordinance is one of the more stringent in the industry. Sometimes the expenses associated with the requirements of the ordinance (i.e. performance bonds, permits, etc.) are too great and it is too costly for a timber company to perform the job for a landowner.

It was the consensus of the Board to appoint Commissioner Poole and Commissioner Blackburn to a committee to work with staff, Mr. Parker and Mr. Royal (if they are available) to examine the current tree ordinance and to present their recommendations to the Board at a future agenda.

PUBLIC COMMENT

Chairman Brooks asked for comments regarding any item not on the agenda. There were none.

There were no items to be discussed in Executive Session.

ON MOTION of Commissioner Smith, seconded by Commissioner Blackburn, passing unanimously, the Board voted to adjourn the meeting.

Chairman

Read, approved, and adopted this
the ____ day of _____, 2011

ATTEST:

County Clerk