

**DEVELOPMENT AUTHORITY OF THE CITY  
OF JEFFERSONVILLE AND TWIGGS COUNTY  
REGULAR MEETING  
January 26, 2017**

**6:30 P.M.** Development Authority Office; dinner provided by Attorney Kevin Brown. Invocation by Mr. Ashby.

**PRESENT:** Mr. Jerry Fincher, Chairman; Mrs. Cindie Nobles, Secretary-Treasurer; Mr. Eddie Stephens, Mr. Walt Ashby, and Mrs. Louise Wimberly, Board Members. Mrs. Judy Sherling, Executive Director, Mr. Kevin Brown, Attorney. Absent: Mr. Cecil Fountain Jr., Vice-Chair and Mr. Derrick Height.

**VISITORS:** James Tidwell, Twiggs Times; Tom Harrold and Drew Philpot, First Solar; Tom Mann – Hollingsworth Co.; Mr. Scott Radebaugh and Mrs. Sharon Radebaugh, Flatwood Skid Steer, LLC.

**MINUTES:** Mr. Ashby made a motion to approve the Oct. 27, 2016 minutes as presented with a second by Mrs. Nobles. Unanimous Vote of the five present. Motion Carried.

Mr. Stephens made a motion to approve the January 18, 2017 Called Meeting minutes as presented with a second by Mrs. Wimberly. Unanimous Vote of the five present. Motion Carried.

**TREASURER’S REPORT:** Mr. Stephens made a motion to approve the September 30, 2016 Treasurer’s Report as presented. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried.

**APPOINTMENTS:**

Mr. Tom Harrold and Mr. Drew Philpot were present to discuss terms for a new solar project. Mr. Harrold, as legal counsel for the project and Authority attorney Kevin Brown have discussed terms that would make the project successful in the bidding process for Georgia Power. This would be the company’s first venture into the southeast and the largest solar project to date in Georgia. They also manufacture their own panels. Chairman Fincher made a motion to allow Attorney Brown to finalize the negotiation within the terms discussed at a called meeting of the Authority on Jan. 18, 2017. The motion was seconded by Mrs. Nobles. Unanimous Vote of the five present. Motion Carried. Attorney Brown will finalize a Memorandum of Understanding to be sent to Mr. Harrold within the next week. Further discussions for legal advice and real estate will be moved to executive session.

Mr. Tom Mann with The Hollingsworth Companies presented an update on prospective business for this location but noted that the condition of the property is not suitable to show a prospect. He requested that the road be closed and the rubble dumped on the ground be removed. Mr. Ashby made a motion to proceed with the investment to clear the 13-acre portion of the site to include raking, grubbing, grading, grass and silt fence. Unanimous Vote of the five present. Motion Carried.

Mr. Scott Radebaugh, assisted by Mrs. Sharon Radebaugh, presented a proposal for land clearing using new equipment he recently purchased. He would like to clear a small patch to demonstrate what he can do with the equipment. The work will include brush clearing only as this equipment is not a grader. Mr. Ashby made a proposal to pay Mr. Radebaugh \$4,000 and allow him to clear as much land as that amount would afford. Mrs. Nobles seconded. Unanimous Vote of the five present. Motion Carried. Mrs. Sherling will meet with Mr. Radebaugh to specify the area to be cleared on the land optioned to the Hollingsworth Company. This will address two concerns. An advertisement is currently running in the Twiggs Times to seek contracted land clearers for the 53-acre tract if the EQUITY grant is awarded.

**NEW BUSINESS:**

The invoice for the renewal of D&O insurance was presented by Mrs. Sherling for payment. There was no increase over prior year or budget. Mr. Ashby made a motion to pay the invoice and continue the same coverage. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried.

Mrs. Nobles presented the Letter of Engagement from Mauldin & Jenkins and noted that the price increase is just \$400. She made the recommendation to continue with the same auditing firm for the 2016 audit. Mr. Ashby made a motion to accept Mrs. Nobles' recommendation, seconded by Mr. Stephens. Unanimous Vote of the five present. Motion Carried.

**ONGOING BUSINESS:**

**AMBULANCE PROGRAM UPDATE** – Mrs. Sherling reported that progress is being made toward establishing the ambulance service in Twiggs County. A pole has been placed at the rear of this property where the ambulance will plug in to power when it is parked. CHCS is also preparing a room to house the drivers during times they are not on calls. The local nursing home has now opened with a ribbon cutting held earlier on Jan. 26, 2017. The initial matching funds of \$130,000 have been pledged. Final funding will need to be paid, including the check for \$10,000 from the Authority approved at a prior meeting. Mrs. Sherling will get the details and an invoice in order for Mrs. Nobles to prepare the check.

**EXECUTIVE DIRECTOR'S REPORT:**

**LONG RANGE PLANNING RETREAT** – the retreat planned for Jan. 24 has been postponed until February or March when it will be combined with the planning session for the Comprehensive Plan update. Mrs. Sherling will confirm a date and notify the board.

**HVAC SYSTEM** - Mrs. Sherling also reported that a repair to the HVAC system had been required in December due to a non-functioning cooling coil. The technician with Wilson-Bryant Air Conditioning was able to get the part replaced under warranty, saving the Authority over \$4000. Kevin Bryant would like to come out and do an analysis of the air handling system to see why we are having so many problems.

**EXECUTIVE SESSION** – Mr. Ashby mad a motion to enter Executive Session for purposes of real estate discussion and legal advisement. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried. The Authority entered Executive Session at 8:52 PM and returned to open session at 9:19 PM. No further action was needed upon return to open session.

**ADJOURN:** Mr. Ashby made a motion to adjourn. Mrs. Wimberly seconded. Unanimous Vote of the five present. Motion Carried. The meeting ended at 9:20 PM.

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Mr. Jerry Fincher, Chairman

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Mrs. Cindie Nobles, Secretary-Treasurer