

**Transcript of Discussion of TDR Committee Report
Oconee County Board of Commissioners Meeting
Jan. 27, 2009**

The transcript begins after Wayne Provost, director of Strategic and Long-Range Planning, delivered the report of the Transfer of Development Rights Study Committee and Committee members Wayne Jordan and Russ Page gave additional introductory comments.

Chairman Melvin Davis:

I think all of us are interested in wanting to know more details on how this could be implemented in the county effective and efficiently. I think all of us of course have a concern about the funding at this particular point in time. Not the fact that 30 to 50 thousand may not be appropriate but given our current economic situation and would we wouldn't have at the end of the year that may be something that may that is in the back of all of the commissioners' minds. What about this? Could we ask Wayne and ask the Committee to remain together at this point? Ask Wayne to meet with the Committee and maybe based on the discussion we've had tonight come back to us next month or the following or whatever with maybe a staged approach with maybe more information is needed and Wayne maybe you could put together a staff comment and where you would go from there. I would try to get something that would be acceptable to the board.

Provost:

Mr. Chairman.

Davis:

Why don't we go ahead and ask them to put together a detailed scope of work? And put it out for an RFP?

Commissioner Chuck Horton:

Then we know what the price is. It doesn't bind us to anything.

Davis:

That way the Committee can work with Wayne in putting together that detailed scope of work that is needed and then move forward with it.

Committee Member Sam Mitchell:

I think we know enough to develop an RFP. Then people that are interested in responding. It is common practice for them to come and make a presentation. That would be the person with the expertise and would communicate to the board specifically the types of activities that would be required. The type of research and the potential payoff, the potential benefits to the county. To concerned citizens and other stakeholders. And then that information could be used to make a decision to go forward or not. That is the cost of doing business if you are a consultant. Is to sell your client on the services you have to offer. So maybe that would be a reasonable next step. We just anxious as a Committee that a responsible next step...

Provost:

That follows the procurement procedures we have in place anyway.

Jeff Benko, Finance Director:

The Board does not have to accept or make an act on that RFP. But you can at least put in and get the information needs to you and then make a decision.

Davis:

One other scenario would be a detailed scope of services be prepared by the Committee. Advertised. Contact all the various consultants. Get the quotes back in. Then, in fact, I'd like to see the Committee interview those consultants and then bring some to us to look at. Two or three to talk to. At any rate, that's a good possibility. Then you would know what dollars you are dealing with.

Horton:

You also would know by the time those quotes come in we probably would have a better idea what is happening probably on (unintelligible) too.

Commissioner Jim Luke:

What would the time line be if we approved what the Committee asked tonight? what would the time line have been? How long does it take?

Provost:

Two or three months.

Luke:

And where would we have gotten the money? Budget amendment? This year?

Provost:

An RFP you wouldn't need.

Luke:

No, I'm talking about if we did the whole. If we elected to go out and spend this \$50,000 straight on. How would you.

Provost:

Time wise you are probably talking six months to a year to get to a point where you've got a program in hand to consider.

Davis:

We actually I think budgeted money this year for I think a consultant to work with.

Benko:

Impact fees.

Davis:

Thank you.

Benko:

\$75,000 that the board approved in Long-Range and Strategic Planning's budget. With the board's decision on the Citizen Advisory Committee I'd say those funds still remain there except for you may need to amend the line item in his budget for facilitators for that group brought up to that point in the report. Same thing with TDR. The money still remains there. (The Board postponed action on Impact Fees.)

Luke:

So all that money is still in this year's budget?

Benko:

That is correct. Now whether or not it would be executed by the end of the year that again could be determined after the RFP and you look at the time line.

Luke:

But you would approve,

Davis:

To allocate.

Benko:

You would allocate it based on the time line of the project.

Davis:

Any other comments?

Luke:

Commissioners, I would be ok if we offer to move forward. We have budgeted money. It is not new money. We saved money. The truth of the matter is, we are going to dance around it. I think a lot of time is still not really known. I think I'm going to change my mind and suggest that we just go on and ask for a quote on services and plan on moving forward unless we discover something in that process that we don't like.

Horton:

To me, this gives us the option to go ahead and write the RFP on what needs to be done and send it out. You know, if the quotes come back real high, that gives you an idea. That way if there is folks out there that is really hungry. That gives us. Or if something happens where we would need to change the money somewhere else. That is also an option too so it just doesn't bind us you know.

Benko:

The other thing the board may want to consider is experience by the proposer about getting funds and research that ability to leverage private/public venture and so forth. Grant money obviously is getting tight. Maybe some experience level that these people have in various states where it could offset revenue.

Luke:

And I hope the Committee would (unintelligible).

Davis:

What I hear you saying is this. That you want to ask the Committee to come up with a detailed scope of work. And advertise for a RFP. And keep the Board informed during that process and will be coming back with information about the RFP. Is that the way you see it?

Horton:

That is the way I see it.

Davis:

I'd like to hear that in the form of a motion.

Commissioner John Daniell:

That is no committment?

Horton:

No.

Commissioner Margaret Hale:

I make that motion.

Horton:

Second.

Davis:

The motion is made by Commissioner Hale and seconded by Commissioner Horton to authorize the Committee that Wayne is the coordinator there to come up with a detailed scope of services for the RFP to get a competitive quote to present to you a proposal. Is that correct? Any discussion?

Daniell:

I hope we don't underestimate the level of special we've got in staff plus at the University of Georgia where we have expert economists. Some of the professors live out here and I'm sure would donate their time us. So keep that in the back of your mind as we go forward.

Committee Member Page:

And they have already volunteered.

Daniell:

Right. So I just want to make a plug again for doing or forcing Wayne or challenging or whatever you want to call it to step up and come through with. You can probably do most of the stuff we're asking the consultant to do and then take those skills and retire and make millions of dollars consulting around the state.

Davis:

He is coming.

Provost:

Mr. Chairman, can I just make. Just to thank the Committee for what is a tremendous.

Davis:

Let's do that right after we get this motion finished. OK? I'm close, so let me alone.

Provost:

OK.

Davis:

Any other discussion? All those in favor please say aye.

Daniell, Hale, Horton, Luke:

Aye.

Davis:

Opposed no. Motion carries.