POLK COUNTY BOARD OF COMMISSIONERS

SPECIAL CALLED MEETING MINUTES

DECEMBER 17, 2024 5:15 PM

COMMISSIONERS PRESENT:

Commissioners Ray Carter, Hal Floyd, Jordan Hubbard, Linda Liles (via phone conference), Gary Martin, and Chuck Thaxton.

OTHERS PRESENT:

County Manager Matt Denton, Assistant County Manager Connor Hooper, County Attorney Brad McFall, and County Clerk Jaime Armstrong. City of Cedartown Commissioners Jessica Peyton and Dale Tuck, City Manager Edward Guzman, Finance Director Amy Orebaugh, and Developers Tyler Morris and Andy Camp.

MEDIA PRESENT:

Jeremy Stewart, Polk County Standard Journal.

CALL TO ORDER:

Chairman Hal Floyd called the meeting to order at 5:15 p.m.

APPROVAL OF AGENDA

1. **Consider approval of agenda for the Called Meeting of December 17, 2024.**

   Chairman Floyd called for a Motion. Motion was made by Commissioner Thaxton to approve the agenda for the Called Meeting of December 17, 2024 with the amendment to add: Consider appointment to the Board of Elections, District 2, for a 4-year term beginning January 01, 2025 to fill the expiring term of Elaine Boring, Consider appointment to the Board of Assessors for a 4-year term beginning January 01, 2025 to fill the expiring term of Derinda Stephens, Consider appointments to the Planning and Zoning Commission: District 1, for a 3-year term beginning January 01, 2025 to fill the expiring term of David Sullins; District 2, for a 3-year term beginning January 01, 2025 to fill the expiring term of Steve Wells; District 3, for a 3-year term beginning January 01, 2025 to fill the expiring term of David Gilmer; Alternate at Large, for a 3-year term beginning January 01, 2025 to fill the expiring term of Kathy Miller. Second by Commissioner Carter. Motion passed with Commissioners Carter, Hubbard, Liles and Thaxton voting in favor; Commissioner Martin voted against.

DELEGATES

1. **City of Cedartown Presentation of a Proposed Development Project.**

   City Manager Edward Guzman presented a draft of the northern and central Tax Allocation District (TAD) parcel map for the purpose of discussing what a Tax Allocation District is and the benefits that potential TAD projects can provide for the community.

EXECUTIVE SESSION FOR ECONOMIC DEVELOPMENT PURPOSES

Chairman Floyd called for a Motion. Motion was made by Commissioner Hubbard to enter into Executive Session for Economic Development Purposes. Second by Commissioner Thaxton. Motion passed with Commissioners Carter, Hubbard, Liles, and Thaxton voting in favor; Commissioner Martin voted against.

RECONVENE CALLED MEETING

Chairman Floyd called for a Motion. Motion was made by Commissioner Hubbard to reconvene the Special Called Meeting. Second by Commissioner Thaxton. Motion passed with

Commissioners Carter, Hubbard, Liles, and Thaxton voting in favor; Commissioner Martin voted against.

BUSINESS

1. **Consider support for a proposed Tax Allocation Plan based upon project information dated December 17, 2024 associated with a proposed commercial development within the City of Cedartown identified as project "Winter" with the understanding that official Board approval will be required prior to adoption of the finalized Tax Allocation Plan.**

   Chairman Floyd called for a Motion. Motion was made by Commissioner Hubbard to support for a proposed Tax Allocation Plan based upon project information dated December 17, 2024 associated with a proposed commercial development within the City of Cedartown identified as project "Winter" with the understanding that official Board approval will be required prior to adoption of the finalized Tax Allocation Plan. Second by Commissioner Liles. Motion passed with Commissioners, Hubbard, Liles, and Martin voting in favor; Commissioners Carter and Thaxton voted against.

2. **Consider appointment to the Board of Assessors for a 4-year term beginning January 01, 2025 to fill the expiring term of Derinda Stephens.**

   Chairman Floyd called for a Motion. Motion was made by Commissioner Carter to reappoint Derinda Stephens with the stipulation that she continues to be a resident of Polk County and serve only until someone is appointed as her replacement for that position. Second by Commissioner Hubbard. Motion passed unanimously.

3. **Consider appointment to the Board of Elections, District 2, for a 4-year term beginning January 01, 2025 to fill the expiring term of Elaine Boring.**

   Chairman Floyd called for a Motion. Motion was made by Commissioner Carter to appoint Jacqueline "Jackie" Tadlock to the Board of Elections, District 2, for a 4-year term beginning January 01, 2025 to fill the expiring term of Elaine Boring. Second by Commissioner Hubbard. Motion passed unanimously.

4. **Consider appointments to the Planning and Zoning Commission: District 1, for a 3-year term beginning January 01, 2025 to fill the expiring term of David Sullins; District 2, for a 3-year term beginning January 01, 2025 to fill the expiring term of Steve Wells; District 3, for a 3-year term beginning January 01, 2025 to fill the expiring term of David Gilmer.**

   Chairman Floyd called for a Motion. Motion was made by Commissioner Carter to appoint the following to the Planning and Zoning Commission: Nick Rainey, District 1, for a 3-year term beginning January 01, 2025 to fill the expiring term of David Sullins; Art Clay, District 2, for a 3-year term beginning January 01, 2025 to fill the expiring term of Steve Wells; Zach Arnold, District 3, for a 3-year term beginning January 01, 2025 to fill the expiring term of David Gilmer. Second by Commissioner Liles. Motion failed with Commissioners Hubbard, Martin and Thaxton voting against; Commissioners Carter and Liles voted in favor.

ADJOURN

Chairman Floyd called for a Motion. Motion was made by Commissioner Thaxton to adjourn. Second by Commissioner Hubbard. Motion passed unanimously.

POLK COUNTY BOARD OF COMMISSIONERS

_____

HAL FLOYD, CHAIRMAN

ATTEST:

_____

JAIME ARMSTRONG, COUNTY CLERK