

The Lincoln County Board of Commissioners Public Works Committee met in a work session on Friday, February 20, 2009 at 4:00 p.m. in the commissioner's conference room. Those present were H. Wade Johnson, Chairman; Commissioner Darrell Henderson, District One; Commissioner Cooper Cliatt, District Three; Mr. Roby Seymour, Public Works/Planning and Zoning Director; Mr. Barry Fleming, County Attorney; and Mrs. Roxanne B. Ashmore, County Clerk. Commissioner Collins was not in attendance.

1.

### **Call Meeting to Order**

Commissioner Henderson, Chairman of the Public Works Committee, called the meeting to order.

2.

### **Invocation**

Commissioner Cliatt opened the meeting with prayer.

3.

### **Pledge of Allegiance**

The Pledge of Allegiance to the Flag followed the invocation.

4.

### **Subdivisions**

#### **Stillwater Coves**

Director Seymour gave each committee member and the county attorney a book that contained a summarization of Stillwater Coves Subdivision, which contained all the legal documentation from the Chapter 11 Bankruptcy on October 30, 2008 in Federal Court in Florida, the subdivision improvements between Land Resources and the county, etc.

Director Seymour informed the committee that the subdivision infrastructure is about eighty percent complete, all the road are in and paved, and all of the water lines and sewer lines inside the subdivision are done. He said that the wastewater is about seventy to eighty percent complete, but that the water line extending from Highway 79 to Stillwater Coves Subdivision has not been done.

Director Seymour said that the purpose of this meeting is to find out where we stand and what our options are with the bankruptcy case. He said that it is his understanding that since we are the bond holders that we are a part of the Chapter 11 because we are a creditor.

Director Seymour said that the county is still holding the full amount of the bond right now and that it is his understanding that bonds don't have an expiration date, that they expire when the county releases them after the project if fully complete.

County Attorney, Barry Fleming, said he needed to go through all of the information and try to figure out where we stand and advise the board on what you need to do. He said his main goal will be to find out what the county's status is with the bankruptcy and to figure out where we are with the bonds and if we can go after the bonds to try to get some of the subdivision completed or not.

There was no recommendation from the committee at this time on this matter.

### **Long Leaf Pointe**

Director Seymour said that he had received a letter from Mr. Clint Brady with Long Leaf Pointe subdivision requesting that the county accept Pine Noll Road and Long Leaf Way into the county road registry.

Director Seymour informed the committee that there are 70 lots in the subdivision, but no homes have been built. He also stated that the roads are one year past the warranty period and they are approximately three quarters of a mile.

Following some discussion concerning build out and accepting these roads into the county road registry, the committee agreed to have Director Seymour to call around to other counties and ACCG to find out what they require for subdivision build outs.

There was no recommendation from the committee at this time on this matter.

### **Serenity Pointe**

Director Seymour informed the committee that the county is holding \$505,971.26 in cash escrow for Serenity Pointe. He said that one infrastructure is complete and that the county is holding the twenty-five percent for the one year warranty period.

Director Seymour said that developers do not have any operating capital because we are holding their money and that they have asked that the county release the twenty-five percent cash escrow and they will replace it with a letter of credit or bonds. Director Seymour said he thinks they are pursuing bonds at this time.

This was given as information only. No action was needed.

5.

### **Adjourn**

The meeting was adjourned at 5:00 p.m.

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H. Wade Johnson, Chairman

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Roxanne B. Ashmore, County Clerk