

The Board of Commissioners of Fayette County, Georgia met in Official Session on Wednesday, February 1, 2006, at 3:30 p.m. in the public meeting room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

COMMISSIONERS PRESENT: Greg Dunn, Chairman
 Linda Wells, Vice Chair
 Herb Frady
 Peter Pfeifer

STAFF MEMBERS PRESENT: Chris Venice, County Administrator
 William R. McNally, County Attorney
 Carol Chandler, Executive Assistant
 Peggy Butler, Chief Deputy Clerk

Chairman Dunn called the meeting to order, offered the invocation and led the pledge to the flag.

PRESENTATION:

Brian Cardoza, Fayette County Development Authority, presented a framed jersey, autographed by Lance Armstrong, to the Board of Commissioners for their support of the 2005 Tour de Georgia.

Chairman Dunn said this was perfect timing on this gift as this Tour de Georgia will be happening here soon. He said for those who were involved last year it was a lot of fun. It was great for the whole community.

NEW BUSINESS:

DEMOLISH EXISTING BUILDING AT KELLY PARK:

Discussion by Anita Godbee, Director of Parks and Recreation, to demolish an existing building at Kelly Park. She said they were in the beginning stages of construction at Kelly Park. She said at the existing site of Kelly Park there was an old metal building sitting near the front entrance. She said this building was used by the Fayette County Water System for years as the distribution plant. She said before they could proceed with any of the park construction, there was a need to decide what to do with this building.

Ms. Godbee said to assist in determining what to do with this building, she contacted Bill Cushing, Director of Permits and Inspections, to inspect the building as to the feasibility of the building's use. Mr. Cushing determined that the steel of the building was in good shape, but before the building could be used, the electrical would need to be brought to code, the plumbing and HVAC needed to be repaired, and all the sheet rock would need repair.

Ms. Godbee said next she contacted Greg Ownby, Director of Maintenance, to ask him to assess some different possibilities of the use of the building. He determined one use could be to move the building to another location such as to the Maintenance location, for a wood working and painting shop. It was discovered to move this building the cost would be approximately \$110,000. Mr. Ownby also found in checking the site he wanted to move the building to that it was not large enough to accommodate the building.

Mr. Ownby also looked at auctioning off the building. It was determined the amount received from this would be unknown. Mr. Ownby also researched the possibility of selling the building for scrap. He said the metal from

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the building would have to be cut to four to six foot lengths and the average cost was \$5-\$6 per 100 pounds. Mr. Ownby estimated the building contained approximately \$10,000 pounds of scrap metal which would bring the county approximately \$600. He said the labor cost to disassemble the building would be greater than \$600.

Mr. Ownby then looked into the possibility of storing some of the building, which the only item worth storing was the steel. He said the cost of disassembling the building and storing the steel in an indoor steel may be greater than the savings of buying new steel for a structure down the road.

Mr. Ownby also researched renovation of the building. He said items to be done for restoration would be bringing the heating, plumbing, electrical and septic up to code. He said ADA restrooms would have to be installed. He said removal of the metal siding and lighting on one end of the building and having an open pavilion on the other end of the building would have to be done. He said installation of handrails on the old loading dock would have to be done, painting of the inside and outside, pressure washing, insulation of the new sheet rock and installation of a new roll up door would have to be done. He said a minimum cost to do this work would be \$50,000.

Ms. Godbee said they then looked at the cost of building a new storage/restroom facility as designated on the master plan. Mallett Consulting preliminary cost estimate was \$75,000 to \$100,000. She said the demolition of the old building would be included in the park construction process.

Ms. Godbee said the staff was recommending that the building be demolished due to the amount of upgrades needed for renovation and the selling of the material was not cost effective.

Commissioner Wells asked in reference to the actual design of the new facility that was on the master plan that had not been drawn yet, but the new building would cost between \$75,000 and \$100,000 based upon what. Ms. Godbee said that was based upon anticipated needs which was 25' x 25' building and based upon what construction costs were going for a similar building of that size.

Commissioner Wells asked what was the size of the existing building. Ms. Godbee said she thought it was 40' x 100'.

Commissioner Wells confirmed that the demolition costs, if they built the new building, would be included in the park, so there would be an additional cost that would have to be absorbed outside of the \$75,000 to \$100,000, Ms. Godbee said that was correct. She said there would be a demolition cost for the entire park.

Commissioner Wells said if they could renovate a larger structure and what was needed was a service storage restroom facility, for \$50,000 versus well over \$100,000 to build a smaller structure, she was not sure that was the best utilization of the money.

Ms. Godbee said one thing was that the larger structure would change the overall appearance of front entrance of the park. She said she was not sure if it would or would not extend into the exercise path area. She said there is also the fact that there would be an old building in a new park. She said renovation of the existing would make it look better, but there would still be an old building in a new park.

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Commissioner Frady said he was wonder of it could be face lifted, do something to it to make it both a storage room and restroom facility.

Ms. Godbee said they looked into that idea and it was determined it would cost approximately \$50,000 to do a basic face lift.

Commissioner Frady said if it could not be made to look as good as the rest of the park, he would hate to have a sore thumb in the park. He said he would like to see if it could be salvaged some how.

Commissioner Wells said there were all kinds of facade that can put on things. She said she just hated throwing something away of that size. She said if it extended slightly into an area, you have to look at the cost benefits of it. She said she was not convinced that they cannot utilize what they currently had.

Commissioner Frady asked if Greg Ownby could come up with something, a rendering that would show what kind of facing could be put on the existing building.

Ms. Godbee said if the project manager, Mallett Consulting, was approved, he could possibly create a rendition of a renovated building verses a brand new building, including a cost estimate.

Commissioner Frady said he would like to see that.

Chairman Dunn said he thought the park was great and would be an enhancement to that area. He said before presented the cost of taking the building down, he had assumed the building would be raised or moved. He said he still felt rather than trying to put a pig in a poke, this building does not fit into the design. He said it was too big, they did not want an activities building, this was a very passive park built for aesthetics more than anything else. He said it was an ugly building but he agreed that if someone could come up with a design to make it fit, he would certainly be willing to look at it. He said he agreed with the staff at this point that to take it down would be the best thing.

Chairman Dunn asked if they took it down there was a lot of good metal in that building. He asked if there was any use for that.

Ms. Godbee said according said the only good part would be the steel beams. She said the rest of the materials, once they started to take it down, would be damaged and would not be useable. She said there would still be the problem of finding a storage place for the steel beams.

Chairman Dunn said that had been an ugly site that the people of Peachtree City had always hated. He said he was hoping they could stick with their plan to do something beautiful there.

Commissioner Wells said she would still like to see the possibilities, and if was going to continue to be ugly and a sore thumb, then tear it down.

Commissioner Frady said it thought it was worth the effort.

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Chairman Dunn agreed. He said if it could be made beautiful with the design and fit in with the aesthetics why not. He said on the other hand it was a big building and they did not want an activities building there. He said this was suppose to be a restroom facility and storage for the lawn mowers.

It was the consensus of the Board for Ms. Godbee to bring back to the Board a remodeled rendering of the existing building to see if it could be used at the park. A copy of the request and pictures of the existing building, identified as "Attachment No. 1", follow these minutes and is made an official part hereof.

REVISION OF THE KELLY PARK MASTER PLAN TO ELIMINATE OVERLOOKS:

Anita Godbee, Director of Parks and Recreation, discussed the revision of the Kelly Park Master Plan to eliminate overlooks. She said one was located over the detention pond and other was a stream overlook. She said the Master Plan was approved by the Board in March 2005. She said at that time the entire plan was voted on but since that time concerns had been brought to her attention about these overlooks and she wanted to bring these concerns to the Board today.

Ms. Godbee said in regards to both of the overlooks there is one way in and one way out. She said it would be a safety concern for the patrons. She said they could get trapped and there would be no way out.

Ms. Godbee said another concern was that building would be done in the buffer zones. She said in order to build in there they would have to get a variance from the Georgia EPD.

Chairman Dunn asked what they would do in the corner if they took out the overlook. Ms. Godbee said that the detention pond would still be there but there would not have the overlook and the walkway would still be there.

Motion was made by Commissioner Wells, seconded by Chairman Dunn, to eliminate the overlooks from the Kelly Park Master Plan. Motion carried 4-0. A copy of the request and map of the overlooks, identified as "Attachment No. 2", follows these minutes and is made an official part hereof.

CONSENT AGENDA: Motion was made by Commissioner Wells, seconded by Commissioner Frady, to approve the Consent Agenda as presented. Motion carried 4-0.

AWARD OF ADDITIONAL PROFESSIONAL SERVICES FOR KENWOOD PARK TO MALLETT CONSULTING:

Consideration of approval to award additional professional services for Phase 1 of Kenwood Park to Mallett Consulting, Inc., in the lump sum of \$51,100 plus reimbursable direct expenses. A copy of the proposal, identified as "Attachment No. 3", follows these minutes and is made an official part hereof.

AWARD OF PROFESSIONAL SERVICES FOR KELLY PARK TO MALLETT CONSULTING:

Consideration of approval to award engineering and project management services of Kelly Park to Mallett Consulting, Inc. A copy of the proposal, identified as "Attachment No. 4", follows these minutes and is made an official part hereof.

APPROVAL OF 2006 WATER COMMITTEE MEETING SCHEDULE:

Consideration of approval of 2006 Water Committee meeting schedule. A copy of the schedule, identified as "Attachment No. 5", follows these minutes and is made an official part hereof.

APPROVAL OF BOARD MINUTES:

Approval of minutes for Board of Commissioners meeting held on January 12, 2006.

PUBLIC COMMENT:

Members of the public are allowed up to five minutes each to address the Board on issues of concern other than those items which are on this evening's agenda.

There was no public comment.

STAFF REPORTS:

ATTORNEY DAVENPORT: County Attorney Dennis Davenport requested an Executive Session to discuss six legal items.

Motion was made by Commissioner Wells, seconded by Chairman Dunn, to adjourn to Executive Session to discuss six legal items. Motion carried 4-0.

EXECUTIVE SESSION:

LEGAL: Attorney Davenport discussed a legal item with the Board.

No action was taken on this matter.

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No action was taken on this matter.

EXECUTIVE SESSION AFFIDAVIT:

Motion was made by Commissioner Wells, seconded by Commissioner Frady, authorizing the chairman to execute the Executive Session Affidavit affirming that six legal items were discussed in Executive Session. Motion carried 4-0. A copy of the Affidavit, identified as "Attachment No. 6", follows these minutes and is made an official part hereof.

There being no further business to come before the Board, Chairman Dunn adjourned the meeting at 5:45 p.m.

Peggy Butler, Chief Deputy Clerk

Gregory M. Dunn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 27th day of April, 2006.

Peggy Butler, Chief Deputy Clerk