



**BOARD OF COMMISSIONERS**

Jack Smith, Chairman  
Herb Frady, Vice-Chairman  
Robert Horgan  
Eric Maxwell  
Peter Pfeifer



**STAFF**

Jack Krakeel, Interim County Administrator  
Scott Bennett, County Attorney  
Carol Chandler, Executive Assistant  
Karen Morley, Chief Deputy Clerk  
Floyd Jones, Deputy Clerk



**MEETING LOCATION**

Commissioners Conference Room  
Administrative Complex  
140 Stonewall Avenue  
Fayetteville, GA 30214



**MEETING TIMES**

1<sup>st</sup> Wednesday each month at 3:30 p.m.



**COMMISSION OFFICE**

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# Action Agenda

Board of Commissioners

May 7, 2008

3:30 P.M.

Call to Order by Chairman.

**Chairman Smith called the Wednesday Workshop Meeting to order at 3:31 p.m..**

Acceptance of Agenda.

**Commissioner Frady motioned to accept the agenda as published and was seconded by Commissioner Horgan. The motion passed unanimously.**

**CONSENT AGENDA:**

1. Approval of the Vehicle Replacement Committee's recommendation to retire a 2003 Ford Crown Victoria, VIN 113146, and replace it with a 2008 Dodge Charger, including necessary additional equipment. The vehicle is operated by the Sheriff's Department, Traffic Enforcement Division.
2. Approval to allow items to be auctioned at the County auction to be held on May 17. These items of equipment and vehicles have been determined to be of no further use to the County government and are considered surplus property at this time.
3. Approval of staff's recommendation that Haddonstone Subdivision be approved as a Street Light District, as requested by the developer.
4. Approval of staff's recommendation that a contract for road milling and patching be awarded to C.W. Matthews in the amount of \$1,103,020 for roads to be resurfaced using Special Local Option Sales Tax funds.
5. Approval of the Road Department's recommendation to award annual contract for CRS-2h tack material, Bid #664, to Blacklidge Emulsions, Inc.
6. Award of staff's recommendation that a contract be awarded to the Miller Group, Inc. in the amount of \$672,567.50 for full depth reclamation work on six county roads, to be funded with Special Local Option Sales Tax funds.
7. Approval of Water Committee's recommendation that the Water System participate in the Environmental Protection Agency's WaterSense Program and authorization for the Chairman to execute the Partnership Agreement for same.

8. Approval of Water System Director's request to be allowed to expend approximately \$110,000 to relocate waterlines on Highway 74 South, as a result of the widening project currently underway by the Georgia Department of Transportation.
9. Approval of Water Committee's recommendation to begin survey work for a potential water tank site located in the northwest portion of the county.
10. Approval of Water Committee's request to order an additional 250 Water Saver Kits to be provided free to Fayette County Water System customers in homes built prior to 1994.
11. Approval of request from the Water System Director for the County to enter into a Preliminary Engineering Agreement with Georgia Department of Transportation which will allow GDOT to reimburse the County for costs incurred for engineering work necessary for relocating waterlines along a portion of SR 74 South, in the amount of \$3,535.

**Commissioner Horgan motioned to approve consent agenda items 1-11 and was seconded by Commissioner Pfeifer. The motion passed unanimously.**

#### **OLD BUSINESS:**

- A. Approval of the New Fee Schedule and Microchipping Service as proposed by Animal Control.

**Commissioner Pfeifer motioned to approve the new fee schedule and microchipping service as proposed by Animal Control, and was seconded by Commissioner Horgan. The motion passed unanimously.**

- B. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-9. Single family dwelling, B. Port Cochere and Article III. Definitions, Carports, attached; Carport, detached; and Port Cochere as presented by the Planning and Zoning Department.

**The Board's consensus was to give the Planning and Zoning Department permission to advertise the proposed amendments to the Planning Commission for public hearing.**

#### **ADMINISTRATOR'S REPORT**

**Old Friendship Center:** Interim County Administrator Jack Krakeel informed the Commissioners about the recent analysis of the Old Friendship Center and its ability to be renovated. He said the analysis showed that to bring the building up to code, given the multitude of problems currently in the facility, would be cost prohibitive. He stated there were two options currently available in lieu of not repairing the facility: to solicit bids from interested parties that may be interested in purchasing the property in order to relocate and restore the facility, or demolish the building and remove it from the property. He said the building could be left as it is currently, but that would not negate the fact that it is not suitable for occupancy in its current state and would require a significant expenditure to bring it up to code. The Board's direction was to make every effort to save the building by asking Main Street if they have any interest in the property.

**Intergovernmental Agreement:** Mr. Krakeel said several meetings earlier he had informed the Board about an initiative between Fayette County and the Town of Tyrone with respect to patching and milling work, and said the County has received the intergovernmental agreements to initiate that effort. He said the intergovernmental agreement had language in it that would protect the County's milling and patching schedule and that the schedule would not be adversely affected. He asked for authorization for the Chairman to sign the intergovernmental agreement. **Commissioner Pfeifer motioned to authorize the Chairman to sign the intergovernmental agreement between Fayette County and the Town of Tyrone for patching and milling work, and was seconded by Commissioner Horgan. The motion passed unanimously.**

**Performance Appraisals:** Mr. Krakeel reminded the Board that last year the County had suspended its process of conducting performance appraisals due to problems associated with the performance appraisal system that was in use. He said there had been meetings with Carl Vinson Institute of Government officials and asked them to provide a quote in order to assist the County in developing a performance appraisal system. He said Carl Vinson has provided two options: the first costing \$6,800 and the second costing \$8,100. He said the first option is for the County to develop its own in-house instrument and the Carl Vinson Institute will provide some technical assistance and then train one hundred plus County supervisors and managers on utilization of the performance appraisal system. He said the second option would be a process where committees would be established of various department managers and the Carl Vinson Institute would facilitate that process by creating a performance appraisal form with feedback from the County and County staff, and the training element would be included as well. Mr. Krakeel said he wanted to get this project started soon, and anticipated it would take four to five months to complete. Mr. Krakeel said his and Human Resources recommendation is to use Option 2 at a cost of \$8,100 in order to solicit and utilize a committee process made up of three or four different committee meetings, and to give him the ability to select the department heads who would serve on the committee, so it would be an inclusive process.

**Commissioner Maxwell motioned to approve Option 2 at \$8,100 for a Performance Appraisal by the Carl Vinson Institute and was seconded by Commissioner Frady. The motion passed unanimously.**

**Level 4 Drought Classification:** Mr. Krakeel informed the Commissioners that the Environmental Protection Division for the State of Georgia issued a press release yesterday afternoon regarding certain modifications to the Level 4 Drought Advisory affecting various counties in the State. He said the press release reclassified a number of counties throughout the State of Georgia, but did not change the Level 4 Drought classification for Fayette County. He mentioned that Spalding County was reclassified from a Level 4 Drought to a Level 2 Drought. Mr. Krakeel stated that within the press release, the Environmental Protection Division is allowing for communities and counties to petition the EPD for modification to the current drought response classification, meaning Fayette County may have the potential, once the rules are published and disseminated around May 16<sup>th</sup>, to consider petitioning the Georgia Department of Natural Resources and Environmental Protection Division for consideration of reclassifying Fayette County from the current classification under the under Level 4 Drought Advisory to some other designation. He said doing so could possibly ease water restrictions on Fayette County residents, and said he has asked Tony Parrott to conduct an analysis to determine the feasibility on this issue, that the analysis will be completed prior to May 16<sup>th</sup> and it will be formally presented to the Board at the May 22<sup>nd</sup> meeting with a recommendation from staff. He added the County's reservoirs are all at full pool with the exception of Lake Horton which is down by approximately one foot, and he thought the County was in excellent shape with respect to its water supply. He reiterated that a recommendation will be provided at the May 22<sup>nd</sup> meeting with respect to potentially easing water restrictions by petitioning EPD for reclassification of the County's current classification, and the recommendation would come from the Water Committee.

**Increased Healthcare Cost:** Mr. Krakeel said he had been in touch with ACCG concerning the increases that have been quoted to the County from its healthcare insurance provider. He said the County is having an independent analysis conducted of the requested increase as well as its claims history to determine if the increase that has been quoted is warranted, and added the analysis is being conducted at no cost to the County by ACCG's healthcare consultant. He said there would be a meeting with staff in the middle of May to further discuss the findings, and more information would be forthcoming once that meeting takes place and the independent analysis is available.

**Inmate Healthcare Costs:** Mr. Krakeel said he has asked the Finance Department to conduct a comprehensive review of the last three years regarding inmate healthcare costs, specifically as they relate to hospitalization or healthcare services that are provided outside of the contract for the jail. He said a new insurance program is being made available by the ACCG in partnership with Blue Cross/Blue Shield for healthcare coverage for inmates for hospitalization. He said this is somewhat different than traditional insurance programs in that there is no premium associated with the program, but there is an administrative fee that is charged for each case based on the amount of money paid by Blue Cross/Blue Shield to the medical facility. He said he spoke to the medical director who has the contract for providing inmate healthcare who said, currently, if an inmate is transported to a hospital and needs to be hospitalized or seen in the emergency room, those are services that are beyond the scope of the current contract, and that he attempts to negotiate those rates directly with the hospital to try to reduce them as low as possible. He said the advantage of the program being offered by ACCG is recaptured Blue Cross/Blue Shield HMO rates that hospitals have a contract with Blue Cross/Blue Shield to provide. He said this would lead to substantial savings in terms of healthcare costs associated with this program, but he wanted to understand what the fiscal exposure has been over the past three years with regards to the costs associated with the inmate population, specifically with hospitalization and hospital visits to see what the potential savings are before he will make a recommendation to the Commissioners. He said he has not spoken with the Sheriff Department's staff, but that he was intending to do so over the course of the next week. He said the discussions would be ongoing in order to achieve substantial cost savings.

**Donated Vehicle:** Mr. Krakeel stated that a number of departments including the Sheriff's Department, Fire and Emergency Services, Environmental Health and others conduct various programs countywide and one program is called Ghost-Out Program. He said the Ghost-Out program is a program where the departments go to schools around the county and do a re-enactment of a crash scene with a vehicle in order to give students who are preparing to drive a visual representation of what can occur when a vehicle is wrecked. He said the program is very effective, and has been in operation for a number of years. He said the problem with the program is that generally a car is obtained from a junkyard, and part of the problem is the constant potential for that vehicle having belonged to someone's family in Fayette County. He said other problems are that the vehicles usually have broken glass and protruding metal associated with them. He informed the Commissioners that a donation is being made to the Sheriff's Department by AllState Insurance Company for a late model vehicle that has been crashed but the interior is fully intact so it does not pose any damage potential or injury potential to the participants in the program. He said since this is a donation, it was something that would have to be approved by the Board, but in addition to it, there is actually a ceremony that will take place at Atlanta Motor Speedway on May 17<sup>th</sup> where the transfer of title will take place. He said he received a request from the Sheriff to have Fayette County accept the vehicle for the purposes as described and to extend an opportunity to the Board of Commissioners to attend the ceremony as well.

**Commissioner Horgan motioned for the County to accept a vehicle which is donated by AllState Insurance Company in regard to the Ghost-Out Program which is to be presented at the Atlanta Motor Speedway on May 17<sup>th</sup>, and Commissioner Pfeifer seconded the motion. The motion passed unanimously.**

**Bond Refinancing:** Mr. Krakeel said at the last workshop meeting, the Board met with representatives of Merchant Capital who provided them an overview of a potential program for the refinancing of Water System Bonds, and that the staff met with Merchant Capital in order to get additional information as well as to look at additional opportunities. He said staff has looked at the issue and essentially would not recommend a variable rate or synthetic fixed rate approach to refinancing. He said the County currently has about six different loans that would be appropriate for refinancing, and one of those is the Series 1998 Bonds, with a principal amount outstanding of \$15,215,000 and then five Georgia Environmental Facilities Authority (GEFA) Loans with an aggregate principle outstanding amount of \$6,831,722. He said the net effect of refinancing these loans at this time under two alternative scenarios are, accordingly, a traditional placement through a publically offered fixed rate instrument that would yield savings of approximately \$920,126 present value, and a direct placement, which would be a placement that would be made directly by the bond firm with a financial institution such as a bank versus a publically offered process, would yield a present value savings of approximately \$1,061,000. He said Merchant Capital would like to conduct business with the County and they are prepared to move forward and do all the necessary documentation, paperwork, and all other work. He said over the course of the last 30 days, staff has worked aggressively to develop a Request for Proposals (RFP) should the Board wish to issue an RFP for potential bond refinancing, and asked for the Board's direction on how staff should proceed on the matter. Some discussion followed. **Commissioner Horgan motioned to establish a Bond Committee for the purpose of recommending what bond company to use; and to allow for the negotiation of a bond council to the Board and to make a recommendation to the Board. Commissioner Pfeifer seconded the motion. The motion passed unanimously.**

Commissioner Pfeifer exited the meeting at this time.

**Commissioner Horgan motioned for Chairman Jack Smith, Commissioner Eric Maxwell, Interim County Administrator Jack Krakeel, Finance Director Mary Holland, Water System Director Tony Parrott, and County Attorney Scott Bennett to serve on the newly formed Bond Committee. Commissioner Frady seconded the motion. The motion passed 4-0 with Commissioner Pfeifer not present for the vote.**

## ATTORNEY'S REPORT

Commissioner Pfeifer returned to the meeting.

**City of Fayetteville Contract:** County Attorney Scott Bennett informed the Commissioners that the City of Fayetteville has approached the County about the need to purchase right-of-way from the County on Lee Street near Melears Way for the purpose of installing sidewalks. He said the city has State and Federal funds for this project, and has offered the County \$5,406 as their appraised value for 2,422.6 feet of right-of-way and 6,193.5 feet of easement. He said the County has two options: either to accept their money or to donate the right-of-way. He said the money is not coming from the City of Fayetteville but is coming from State and Federal funds. He asked if the Board wanted to donate the land or accept money from the State and Federal Government, and for authority for the Chairman to sign the contract. Some discussion followed. **Commissioner Frady motioned for the County to accept the money and to authorize the Chairman to sign the right-of-way contracts as discussed. Commissioner Horgan seconded the motion. The motion passed unanimously.**

**Kenwood Park Landscaping:** Mr. Scott Bennett said there was a contract for landscaping at Kenwood Park for \$65,288, said the bid had already been awarded, and asked for authorization for the Chairman to sign the contract. **Commissioner Frady motioned to approve the contract with Trammell-Horton for Phase One Landscaping at Kenwood Park and to authorize the Chairman to sign said contract. Commissioner Horgan seconded the motion. The motion passed unanimously.**

**Jimmie Mayfield Widening Project:** Mr. Scott Bennett said the Jimmie Mayfield Widening Project was awarded to Southeastern Site Development for \$2,327,517.90, and that the contract was available. He said he had reviewed the contract to make sure everything is in order but also looks at the performance bonds and the insurance requirements. He said he had signed that he had reviewed those. He reiterated the payment bond and the insurance is in order in the contract, and the contract is in order. **Commissioner Horgan motioned to approve the contract with Southeastern Site Development for widening Jimmie Mayfield Boulevard and to authorize the Chairman to sign said contract. Commissioner Frady seconded the motion. The motion passed unanimously.**

## **STAFF REPORTS**

**Public Awareness:** Mr. Rick Fehr of Environmental Health stated that the State District Office recently invited emergency responders for the twelve counties in the Health District to participate in a program to make the public aware of the need to be prepared for disasters and emergencies where citizens may have to remain in their homes for a number of days or weeks. He said Environmental Health would be working with other county departments to make the public aware of the effort. He then presented the Chairman with a clock and gave each Commissioner a CD that has information on how to be prepared for emergencies.

## **BOARD REPORTS**

**Defined Benefit Plan:** Commissioner Frady said he wanted to clarify a report that has been circulated regarding the County's Defined Benefits plan. He said there was a letter to the editor in a local paper that stated only one Commissioner voted against the Defined Benefit plan, and he said he knew he was the one who voted against it. Commissioner Frady asked the Deputy Clerk to read a portion of the April 2<sup>nd</sup> minutes to the Board stating he voted in opposition. Commissioner Frady asked the newspaper reporters to clarify the report since he was the one who voted against a Defined Benefits plan. He said the only reason he brought this up was to clarify what happened with the media.

**Employee Holiday:** Commissioner Horgan asked for the Board's consideration to grant the County employees an additional holiday on December 26, 2008. Commissioner Horgan made a motion to grant the County employees an additional holiday on December 26, 2008, and was seconded by Commissioner Frady. The motion passed unanimously.

## **EXECUTIVE SESSION**

None.

## **ADJOURNMENT**

**Commissioner Frady motioned to adjourn the Workshop Meeting and was seconded by Commissioner Horgan. The motion passed unanimously.**

**Chairman Smith adjourned the meeting at 5:08 p.m.**

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Floyd L. Jones, Deputy Clerk