



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

1st Wednesday each month at 3:30 p.m.



COMMISSION OFFICE

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Action Agenda

Board of Commissioners
June 4, 2008
3:30 P.M.

Call to Order by Chairman.

Chairman Smith called the Wednesday Workshop Meeting to order at 3:33 p.m..

Acceptance of Agenda.

Commissioner Frady motioned to approve the agenda as presented and Commissioner Horgan seconded the motion. Chairman Smith asked for a presentation of the Strategic Plan for Fayette Senior Services to be added to New Business on the agenda. Commissioner Frady amended his motion to approve the agenda as presented and to add the presentation as requested.

Commissioner Horgan seconded the motion. There was no further discussion. The motion passed unanimously.

CONSENT AGENDA:

1. **Approval to accept reimbursements from Fayetteville, Peachtree City, and Tyrone for expenses resulting from the November, 2007 Municipal Elections conducted by the County, as requested by the municipalities.**

Commissioner Pfeifer motioned to approve the Consent Agenda with the exception of Consent Agenda Item 2. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

2. **Approval of minutes for Board of Commissioners' Workshop Meeting held on May 7, 2008.**

Commissioner Frady motioned to approve Consent Agenda Item 2. Commissioner Horgan seconded the motion. Some discussion followed. The motion passed 4-1 with Commissioner Pfeifer voting in opposition.

OLD BUSINESS:

- A. **Discussion of proposed updates to the Fayette County Recreation Needs Assessment.**

Parks and Recreation Director Anita Godbee spoke to the Board about the updated 2008 Fayette County Recreation Needs Assessment. Commissioner Frady motioned to accept the updated 2008 Fayette County Recreation Needs Assessment as provided by the Parks and Recreation Commission for further study. Commissioner Horgan seconded the motion. The motion passed unanimously.

- B. Discussion of request that staff review the feasibility of adding churches as a permitted use to the M-1 Zoning Classification in the Fayette County Zoning Ordinance. This item was last discussed during the April 10th Regular Meeting.**

Mr. Pete Frisina, Director of Planning and Zoning, addressed the Board about the feasibility of adding churches as a permitted use to the M-1 Zoning Classification in the Fayette County Zoning Ordinance. The Board agreed with staff's findings and agreed not to change the M-1 classification as it pertains to churches.

- C. Discussion of Fayette County Zoning Ordinance, Article V. General Provisions, Section 5-17. Height Limitation of Walls and Fences and Section 5-11. Common Area, and Article III. Definitions, Common Area, Fence, and Wall, as presented by the Planning and Zoning Department. This item was last discussed during the April 2nd Workshop Meeting.**

Mr. Pete Frisina briefly reviewed the work performed by Planning and Zoning staff and the progress made in order to amend the Zoning Ordinance. The Board's consensus was to give the Planning and Zoning Department permission to forward the proposed amendments for public hearing before the Planning Commission and the Board of Commissioners. Commissioner Maxwell objected to the consensus.

NEW BUSINESS:

- D. Discussion of proposed amendments to the Fayette County Zoning Ordinance, Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-1. Conditional Use Approval, B. Conditional Uses Allowed, 23. Home Occupations, as presented by the Planning and Zoning Department.**

Mr. Pete Frisina discussed the need for the proposed amendments with the Board. The Board's consensus was to give Planning and Zoning permission to begin the review of the Conditional Uses to determine the feasibility of adding Home Occupation to C-C, C-H, M-1, M-2 and O-I zoning districts as Conditional Uses.

- E. Discussion of the Fayette Senior Services' Strategic Plan as presented by Fayette Senior Services.**

Ms. Debbie Britt, Executive Director of Fayette Senior Services, updated the Board by speaking about Fayette Senior Services' Strategic Business Plan by explaining their challenges, current services and projects, and future goals. Chairman Smith thanked Ms. Britt for her hard work, the update she provided and for the positive impact Fayette Senior Services has in the County.

ADMINISTRATOR'S REPORT

Inmate Medical Insurance Program: Interim County Administrator Jack Krakeel asked for authorization for the Chairman to sign the adoption agreement for the Inmate Medical Insurance Program that is being offered in association with the Association of County Commissioners of Georgia (ACCG) through a partnership with Blue Cross/Blue Shield. He explained the program would be a participation in the HMO rate structure for Blue Cross/Blue Shield that would be applied to bills incurred by the County for medical care that occurs outside of the Jail facility. It was anticipated, he explained, that Fayette County could achieve between 50% and 60% savings on the medical bills, adding last year's medical bills exceeded \$240,000 and would probably be similar in amount this year. Mr. Krakeel said once the adoption agreement was signed, the Sheriff's Department would work to set up the card program and would establish the direct relationship with the ACCG and Blue Cross/Blue Shield. Commissioner

Frady motioned to authorize the Chairman to sign the adoption agreement for the Inmate Medical Insurance Program that is offered in association with the ACCG in partnership with Blue Cross/Blue Shield. Commissioner Horgan seconded the motion. Some discussion followed. The motion passed unanimously.

West Fayetteville By-Pass: Mr. Krakeel informed the Board that construction has begun on the West Fayetteville By-Pass. He said staff has been working on it very diligently since Tuesday and will begin moving dirt within days. He said the entire area has been cleared of trees and vegetation and there should be a bid for the grinding service coming within the week.

Transmission Repair: Mr. Krakeel told the Board that one of the pan scrapers being used for the West Fayetteville By-Pass project has a faulty transmission that will need to be repaired. The transmission was removed from the pan scraper and sent to Yancy Brothers who estimated the cost to repair the transmission would be \$26,446.14. He explained Yancy Brothers was the only authorized dealer in the Atlanta area that is able to work on the transmission, and no other vendors are willing to bid on the project. He further explained if the pan scraper were sold and another rented in its place the rental amount would be \$12,750 per month, making that option cost prohibitive. He mentioned there was a \$20,000 limitation on awarding a project or a service without going through a sealed bid process, but since only one vendor was available, he asked for the Board's authorization for Yancy Brothers to repair the transmission. Mr. Krakeel said general fund contingency money would pay for the repair. Commissioner Frady motioned to authorize Yancy Brothers to repair the transmission at a cost of \$26,441.14. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

Installation of Sewer Stub Line at Kiwanis Park: Mr. Krakeel reminded the Board of a discussion that began last year regarding the needs and problems associated with the septic system at Kiwanis Park. He said work has progressed on the issue and reported that the property owner that is closest to the point of connection to Fayetteville's sewer system has supplied the needed easements and provided all of the required documentation at no cost to the County to enable the County to install the sewer line. As part of the negotiations, however, the property owner requested a 45-day limitation on the County's ability to install the sewer line since the land is in an undeveloped subdivision and the owner has concerns about the marketability of his property. Water System Director Tony Parrott added the County has an annual contract with Lance Construction that includes both hourly and equipment rates. He explained the work would require the installation of an 8" sewer line, a tie-in test, a manhole, and asphalt repair due to damage incurred to city streets during the installation process. He said the work would cost \$46,610. He added an additional \$3,500 would be required since a plan would have to be prepared by an engineer that would require inspection. He concluded that the work would not connect any of the facilities at Kiwanis Park but it would quickly meet the 45-day limitation as negotiated. Commissioner Frady motioned to contract with Lance Construction to install a sewer stub line at Kiwanis Park for an aggregate amount of \$50,110 utilizing contingency funds. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

Revised Copy of County Policies and Procedures Manual: Mr. Krakeel provided the Commissioners copies of the revised County Policies and Procedures Manual and said the revisions reflected input that was received from the Board. He said he was prepared to move forward in the coming weeks to request the Board's authorization to formally adopt the manual unless he received further input. He explained most of the corrections were either editorial in nature or revisions that enhanced the uniformity of the policies and procedures. He added that individual departments may have policies that apply only to themselves, but these policies and procedures affect all departments countywide.

ATTORNEY'S REPORT

Letter of Appreciation: County Attorney Scott Bennett stated Tony Martin, the developer of Legends at Redwine, donated the sewer line easement to the County. He thought the donation was very kind, especially since developers are facing difficult times these days. Chairman Smith asked Executive Assistant Carol Chandler to draft a letter of appreciation to Mr. Tony Martin on behalf of the Board.

Resolution Authorizing Chairman to Sign Deed Covenants: Mr. Scott Bennett said, as part of the County's 404 permit for mitigation sites purchased by Fayette County in connection with Lake McIntosh, the Corps of Engineers would like assurances that the County will be willing to put covenants on the land restricting the land to mitigation use only and prohibiting the land to be used for any other purpose. He said the Corps of Engineers provided the County with model covenants and deed restrictions, but at the time there was no knowledge which model covenant the Corps of Engineers would want Fayette County to use. He informed the Board that he had a resolution that would authorize the Chairman to sign the deed covenants once the Corps of Engineers decides what covenants it wants. He explained the resolution would authorize the Chairman to sign a set of covenants that would be no more restrictive than what is found in the model covenants as provided. Commissioner Frady motioned to adopt the resolution authorizing the Chairman to sign the deed covenants as long as they did not exceed the restrictions as found in model covenants as provided by the Corps of Engineers. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

STAFF REPORTS

Update to the Proposed Fiscal Year 2009 Budget: Finance Director Mary Holland provided a document to the Board explaining it reflected an update to the proposed Fiscal Year 2009 budget that was discussed on May 20, 2008. She said the update showed a \$3,500 increase of revenues and a \$124,246 increase of expenditures. She mentioned her update also included a copy of the newspaper notice that was provided to Fayette County's legal organ, *Fayette Daily News*. She concluded that the two required public hearings are scheduled to be held on June 12 and June 26, and that a copy of the resolution that would adopt the Fiscal Year 2009 budget was available for review.

Griffin Judicial Circuit Request: Ms. Holland informed the Board that while they were discussing the proposed 2009 Fiscal Year budget on May 20, a request was received from the Griffin Judicial Circuit to change two part-time juvenile judge positions to one full-time juvenile judge position. She gave a copy of the request and additional information to the Board. She said the Griffin Judicial Circuit had revisited their budget and made cuts to benefits related to personnel costs and expenditures that resulted in a \$16,318.62 decrease in their budget. She said that decrease in the budget subsequently reduced Fayette County's proposed Fiscal Year 2009 budget by \$5,368.71. She mentioned another update to their budget was received only a few hours prior to this meeting, said it was an additional reduction to the budget, and explained the updates were coming from the Griffin Judicial Circuit since they were currently reviewing their budget. She asked for the Board's direction on how to proceed with the requests coming from the Griffin Judicial Circuit. The Board's consensus was for Finance to incorporate the Griffin Judicial Circuit's request that was received on May 20 and during the afternoon of June 4 into the proposed Fiscal Year 2009 budget.

BOARD REPORTS

None.

EXECUTIVE SESSION

One Real Estate Acquisition: Mr. Krakeel stated he had one real estate acquisition item to be discussed in Executive Session. Commissioner Horgan motioned to adjourn to Executive Session to discuss one item of real estate acquisition. Commissioner Frady seconded the motion. No discussion followed. The motion passed unanimously.

The Board adjourned into Executive Session at 5:45 p.m..

Executive Session Affidavit: The Board reconvened to Regular Session at 6:10 p.m.. Chairman Smith asked for the record to reflect that the Board discussed one item of real estate acquisition and authorized staff to proceed in the matter. Commissioner Frady motioned to authorize the Chairman to sign an Executive Session Affidavit that one item of real estate acquisition was discussed in Executive Session. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

ADJOURNMENT

Commissioner Frady motioned to adjourn the Workshop Meeting. Commissioner Horgan seconded the motion. No discussion followed. The motion passed unanimously.

The Workshop Meeting adjourned at 6:13 p.m..

Floyd L. Jones, Deputy Clerk