Minutes

Board of Commissioners
April 2, 2008
3:30 P.M.

The Board of Commissioners of Fayette County, Georgia, met in a Workshop Meeting on Wednesday, April 2, 2008, at 3:33 p.m. in the public meeting room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:	Jack Smith, Chairman Herb Frady, Vice-Chairman Robert Horgan Eric Maxwell Peter Pfeifer
Staff Present:	Jack Krakeel, Interim County Administrator Scott Bennett, County Attorney Carol Chandler, Executive Assistant Karen Morley, Chief Deputy Clerk Floyd Jones, Deputy Clerk

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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 and was seconded by Commissioner Horgan. No discussion followed. The motion passed unanimously.

OLD BUSINESS:

A. Discussion of an actuarial analysis performed by Clark Weeks of WRS Benefits for the cost of implementing a defined benefit retirement plan for County employees.

Interim County Administrator Jack Krakeel introduced Mr. Clark Weeks of WRS Benefits and asked him to present the actuarial analysis he had performed to the Board. Mr. Krakeel reminded the Commissioners that Mr. Weeks was retained by the Board over one month ago to conduct an analysis of the County's workforce, including salaries and other data, in order to determine if the initial reports the Board received regarding Defined Benefits plans were accurate and to provide an independent analysis of the costs associated with Defined Benefits plans. Mr. Weeks then made his presentation to the Board and answered their questions. Some discussion followed the presentation. Commissioner Maxwell motioned to hire Mr. Clark Weeks to develop a legal plan and to authorize the Interim County Administrator to negotiate the fee

for a 1.5% retirement plan. Commissioner Horgan seconded the motion. Commissioner Pfeifer stated he had philosophical disagreements with implementing a Defined Benefits plan, but since it was clear to him a Defined Benefits plan was coming, he wanted to have the best plan possible. Commissioner Frady also expressed his concerns and said he would not vote in favor of the motion. The motion passed 4-1 with Commissioner Frady voting in opposition. A copy of the request and contract, identified as "Attachment 1", follow these minutes and are made an official part hereof.

B. Discussion of the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-17. Height Limitations 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 March 5, 2008 Wednesday Workshop Meeting.

Mr. Pete Frisina, Director of Planning and Zoning, discussed the recent changes made to Fayette County Zoning Ordinance per the direction given by the Board at the last workshop meeting, said he wanted to refine the wording of the ordinance, and asked if he could return to the May workshop meeting. The Commissioners agreed to Mr. Frisina's request by directing Planning and Zoning to refine the wording of the ordinance, and to include a provision that fences are to be constructed from suitable, commonly-used building materials, and to include a clearer definition of "the street" in Exemption B-1 before returning to the next workshop meeting. A copy of the request, identified as "Attachment 2", follows these minutes and is made an official part hereof.

C. Discussion and direction regarding the Current Opportunities for Greenspace Preservation under the Georgia Land Conservation Program as presented by the Planning and Zoning Department. This item was last discussed during the August 1, 2007 Wednesday Workshop Meeting.

Mr. Tom Williams, Assistant Director of Planning and Zoning, discussed the current opportunities for Greenspace Preservation as requested, gave a PowerPoint presentation, and answered questions. Some discussion followed. The Board's consensus was for staff to research the possibility of receiving a grant in order to acquire wetland property to be used for stream credits and wetland credits at a later date, and to return with more information on the subject in general. A copy of the request and PowerPoint presentation, identified as "Attachment 3", follow these minutes and are made an official part hereof.

D. Discussion of proposed amendments to the Land Use Element of the Fayette County Comprehensive Plan regarding the SR54 West Overlay District as presented by the Planning and Zoning Department. This item was last discussed during the March 5, 2008 Wednesday Workshop Meeting

Mr. Pete Frisina discussed the proposed amendments as requested. Some discussion followed. It was the Board's consensus that the proposed amendments should not give parcels within a platted residential subdivision consideration for O-I zoning if the subdivision is oriented to SR 54 and accesses SR 54, but should give parcels in a platted residential subdivision consideration for O-I zoning if the subdivision is not oriented to SR 54 and does not access SR 54. The Board added that it wanted the proposed amendments to address greater setbacks, buffers or other measures that would lessen the impact on adjacent residential properties. The Board then directed Mr. Frisina to make the changes as discussed to the proposed amendments and move ahead with public hearings in May. A copy of the request, identified as "Attachment 4", follows these minutes and is made an official part hereof.

E. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-2, EST Estate Residential District, to reduce the minimum house size required under Section F. Dimensional Requirements, Section 3. Floor area as presented by the Planning and Zoning Department. This item was last discussed during the March 5, 2008 Wednesday Workshop Meeting.

Mr. Pete Frisina and Mr. Rod Wright, President of Peach State Land Development, Inc. discussed the proposed amendments to the Fayette County Zoning Ordinance as requested. Some discussion followed. The Board's consensus was for Planning and Zoning to advertise their intention to amend the EST Zoning classification from the current 3,000 square feet minimum requirement to a 2,300 square feet minimum requirement. A copy of the request, identified as "Attachment 5", follow these minutes and are made an official part hereof.

NEW BUSINESS:

F. Discussion by Carol Chandler of a proposal for the acquisition of electronic file management software.

Executive Assistant Carol Chandler asked for the Board's authorization to proceed with the purchase of the Tyler/Munis records imaging software and explained how the software was best suited to meet the County's need. She informed them that there would be an additional maintenance fee that is separate from the cost to purchase the software. She also stated that Information Systems Director Russell Prince would purchase a new server, and that by doing so, some money would be saved. Some discussion followed. The Board directed Ms. Chandler to place her request for the acquisition of the Tyler/Munis records imaging software on the April 10, 2008 consent agenda. A copy of the request, identified as "Attachment 6", follows these minutes and is made an official part hereof.

G. Discussion of the annual renewal of Employee Health and Dental Insurance as presented by the Human Resources Department.

Human Resources Director Connie Boehnke introduced Mr. Brad Dumon, a representative of Blue Cross/Blue Shield, and said Mr. Dumon had been working with staff for approximately ten months in relation to the County's health insurance plan. Mr. Dumon discussed the Blue Cross/Blue Shield's renewal rate calculation for Fiscal Year 2009, presented a copy of his findings to the Board, and answered their questions. Some discussion followed. Commissioner Maxwell also motioned to accept the estimate as presented by Blue Cross/Blue Shield and for staff to obtain estimates from CIGNA. Commissioner Horgan seconded the motion. The motion passed unanimously. A copy of the request and additional information as provided by Blue Cross/Blue Shield, identified as "Attachment 7", follow these minutes and are made an official part hereof.

Mrs. Boehnke next spoke about the newly proposed employee dental and vision contribution rates, explained why there was a proposed increase in the contribution rates, distributed hard-copies of her presentation to the Commissioners, and answered their questions. Some discussion followed. Commissioner Maxwell motioned to adopt the dental and vision contribution rates as proposed by Human Resources and was seconded by Commissioner Horgan. The motion passed unanimously. A copy of the proposed employee dental and vision contribution rates, identified as "Attachment 8", follows these minutes and is made an official part hereof.

H. Fire and Emergency Services is seeking permission to apply for a Federal Fire Act Grant in the amount of $95,537.

Interim Fire Chief Allen McCullough discussed the request with the Board, asked for their permission to apply for the grant before April 5th, and answered the Board's questions. Some discussion followed. Commissioner Frady motioned to allow Fire and Emergency Services to apply for the Federal Fire Act Grant and was seconded by Commissioner Horgan. The motion passed unanimously. A copy of the request, identified as "Attachment 9", follows these minutes and is made an official part hereof.

I. Discussion of Policy 200.02- Gravel Road Upgrade Policy as presented by the Road Department.

Transportation Engineer Carlos Christian discussed Policy 200.02 with the Commissioners and said the policy is meant to provide guidance to citizens who may have an interest in approaching the County about paving their road. Some discussion followed. The Commissioners gave unanimous consent to place Policy 200.02- Gravel Road Update Policy on a future agenda for adoption. A copy of the proposed policy, identified as "Attachment 10", follows these minutes and is made an official part hereof.

ADMINISTRATOR'S REPORT:

Fayette Family Market Days: Mr. Krakeel said there had been a request by Fayetteville Main Street asking for the Board's support of Fayette Family Market Days, gave an explanation of the request, expressed his concerns regarding cleanup, security and restroom facilities, and asked for the Board's consideration. Some discussion followed. The Board's consensus was to authorize Mr. Krakeel to work out agreeable terms for a one-year time frame with the stipulations that Main Street pick up their trash, clean the restrooms after use, and provide security at their own expense. The Board also authorized Mr. Krakeel to manage the event as it relates to the county and to terminate the agreement should the event become unmanageable. Information describing Fayette Family Market Day, identified as "Attachment 11", follows these minutes and is made an official part hereof.

Mental Health Center: Mr. Krakeel said there had been a significant amount of discussion in the last six to eight months with the Mental Health Center and explained they are requesting a suitable location to assist and to continue to provide mental health services to the County. He stated the property where the old DOT barn is located could potentially be a suitable location. He said he met with Fayetteville's city manager and requested the city's assessment to determine if using the lot for that purpose would be permitted, and that the city had reported that use would be compatible with their land use plan. Some discussion followed. The consensus of the Board was to allow the Mental Health Center to build on the requested location. A copy of an interoffice memorandum from the City of Fayetteville, identified as "Attachment 12", follows these minutes and is made an official part hereof.

Old Senior Center: Mr. Krakeel asked for the Board's direction in respect to the Old Senior Center on Lee Street. He said it would cost approximately $20,000 to $30,000 to renovate the center in order to make it inhabitable. After some discussion, Mr. Krakeel said he would bring the topic up again at the next workshop meeting, and he would provide definite numbers on the cost to renovate the interior of the building.

Justice Center's Utility Expense: Mr. Krakeel reminded the Board of their prior authorization for him to engage a consultant to look at utility expenses associated with the Justice Center, and said he had been in a number of meetings on the subject. He explained that four to five years ago, the County entered into a contract with Georgia Power and paid approximately $130,000 for equipment that would give the County a real-time billing structure instead of the standard billing structure. He said the analysis at the time indicated the Justice Center would

consume approximately 2,000 to 3,000 kilowatt hours per year, but the actual usage was significantly lower with the $130,000 investment providing no benefit to the County. He informed the Board that negotiations had taken place between the County and Georgia Power, and that the County requested that the old Sheriff's Department, Fire Station 4, and Senior Services Center be billed under one billing structure. He said in order to do that, and in order to continue receiving real-time pricing rates, Georgia Power had initially stated the County would need to pay $144,000 for equipment and transponders in order to save $28,000 annually. He said further negotiation has resulted in Georgia Power waiving the $144,000 cost for equipment and transponders, but there would be a meter charge for three additional meters to be installed. He said the meters would cost $2,750 each, and that by paying for the meters, the County would save approximately $25,000 annually. He added that once the third floor of the Justice Center was complete, the annual savings would increase. Some discussion followed. **Commissioner Pfeifer motioned to authorize the Interim County Administrator to enter into a contract with Georgia Power for $8,250 in order to save $25,000 a year and was seconded by Commissioner Horgan. The motion passed unanimously.**

Update on Station Three's Septic System: Mr. Krakeel updated the Commissioners on the septic system at Fire Station Three, and said all of the soil analyses that could be conducted had been done and the result was there are not any suitable soils at the location for relocating the Station's septic tank. He said a temporary fix was installed by putting a jumper into the existing system, but there was no guarantee how long the fix would last, and added there was an interim solution that would last for about 18 months. He said there was no solution for the problem after the 18 months other than to relocate Fire Station Three. Chief Allen McCullough and Captain Tom Bartlett gave some additional explanation. Some discussion followed. He said the reason he brought the issue up at all was to prepare the Board for a decision that would be coming in the relatively near future. The consensus of the Board was to authorize the Interim County Administrator to work on their behalf with staff to potentially identify acceptable sites in order to relocate Station Three, and to bring the findings back to the Board for consideration. A copy of the soil investigation report and backup material, identified as "Attachment 13", follow these minutes and are made an official part hereof.

Update on the West By-Pass: Mr. Phil Mallon updated the Commissioners about the West By-Pass. Some discussion followed. The consensus of the Board was for Mr. Mallon to return to them no later than the April 10th regular meeting with a recommendation for a final date to begin the work.

ATTORNEY"S REPORT

None.

STAFF REPORTS

None.

BOARD REPORTS

Ellen's Ridge Subdivision: Commissioner Pfeifer addressed conditions in Ellen's Ridge Subdivision, gave an explanation of the problems occurring there, and expressed his concerns. Some discussion followed. County Attorney Scott Bennett said the building code would need to be amended in order to halt construction permits issued to builders with outstanding stop work orders until those stop-work orders are resolved, and said he would prepare an ordinance that would address the Board's concerns as best as possible, and the ordinance could be voted on at the Board's next regular meeting.

Tri-County Alliance: Chairman Smith said he had recently received a letter from Tri-County Alliance, and explained the Alliance is a group attempting to do something about the traffic that affects Fayette, Coweta and Fulton Counties. He said Fayette County was asked to join when the Alliance was formed with Peachtree City, Coweta County, the South Fulton Improvement District, and the City of Fairburn, but the County did not join. Chairman Smith added that the Alliance is focusing on traffic improvement where Interstate 85 intersects with Highways 74 and 92. The Chairman explained the letter from Tri-County Alliance asked Fayette County to join the alliance and for an unspecified monetary contribution to be used to study the intersection at Interstate 85 and Highway 74. He said he realized that intersection is not physically located in Fayette County, however, that intersection has a tremendous impact on Fayette County's traffic. Some discussion followed, and Chairman Smith asked the Commissioners to read the letter he provided to them, and asked for their thoughts on both proposals.

Merchant Capital: Commissioner Maxwell said he had invited Mr. Phillip Fletcher of Merchant Capital to the meeting to discuss the possibility of saving the County over $1 million dollars over the life of some of the County's outstanding bonds, and gave an explanation to the Commissioners. He also clarified he was not interested in refinancing all of the bonds, but only the bonds that pertained to the Water System. Phillip Fletcher then gave his presentation. Some discussion followed. The Board's consensus was to allow Merchant Capital to obtain requested financial information for their analysis without any cost to the County, and to bring the results back to the Board at a later date. A copy of Merchant Capital's presentation, identified as "Attachment 14", follows these minutes and is made an official part hereof.

EXECUTIVE SESSION

None.

ADJOURNMENT

Commissioner Pfeifer motioned to adjourn the meeting and was seconded by Commissioner Horgan. No discussion followed. The motion passed unanimously.

Chairman Smith adjourned the Wednesday Workshop Meeting at 8:33 p.m..

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Floyd L. Jones, Deputy Clerk Jack Smith, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 22nd day of May 2008.

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Floyd L. Jones, Deputy Clerk