Workshop Minutes

Board of Commissioners
November 7 , 2007
3:30 P.M.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on November 7, 2007, at 3:30 p.m. in the Commissioners' Conference 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
Don Comer, Interim County Attorney
Carol Chandler, Executive Assistant
Karen Morley, Chief Deputy Clerk
Floyd Jones, Deputy Clerk

Call to Order by Chairman.

Chairman Smith called the Workshop Meeting to order at 3:30 p.m.

Acceptance of Agenda.

Commissioner Horgan motioned to approve the agenda as presented and was seconded by Commissioner Pfeifer. The motion passed with a unanimous vote.

CONSENT AGENDA:

1. Agree to enter into a "Limited Road Maintenance Agreement" with the Town of Woolsey for the support of Woolsey Creek Drive for a period to expire on July 24, 2009. A copy of the request and the Limited Road Maintenance Agreement, identified as "Attachment 1", follow these minutes and are made an official part hereof.

.

2. Approval to engage the services of the law firm of William Thomas Craig to continue post-permit representation of Fayette County. A copy of the request and the agreement, identified as "Attachment 2", follow these minutes and are made an official part hereof.

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

★

STAFF
Jack Krakeel, Interim County Administrator
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
Administrative Complex
Suite 100
140 Stonewall Avenue
Fayetteville, GA 30214
Phone: (770) 460-5730 ext. 5400
Fax: (770) 460-9412

★

WEB SITE
www.fayettecountyga.gov

★

E-MAIL
administration@fayettecountyga.gov

3. Approval of staff recommendation to use $3,975 from the Munis Upgrade Project to purchase the Contract Maintenance Software. A copy of the request, identified as "Attachment 3", follows these minutes and is made an official part hereof.

4. Approval of Sheriff Johnson's decision to dispose of county property purchased with Federal and State Seizure Fund. A copy of the request, identified as "Attachment 4", follows these minutes and is made an official part hereof.

5. Approval to allow the Sheriff's Department to dispose of items of clothing and bedding from the jail which are no longer serviceable. An copy of the request, identified as "Attachment 5", follows these minutes and is made an official part hereof.

6. Approval of the Street Resurfacing Agreement for the City of Fayetteville. A copy of the request and the Street Resurfacing Agreement, identified as "Attachment 6", follow these minutes and are made an official part hereof.

7. Approval of Street Resurfacing Agreement, and Carrington Lane addendum, for the Town of Brooks. A copy of the request and the Street Resurfacing Agreement, identified as "Attachment 7", follow these minutes and are made an official part hereof.

8. Approval to award bid to Reynolds-Warren Equipment Company Incorporated for the purchase of a Roscoe Maximizer 3 distributor with automatic extension spray bar in the amount of $92, 250. A copy of the request, identified as "Attachment 8", follows these minutes and is made an official part hereof.

9. Approval of Recreation Department's request for a budget adjustment for a donation which would increase Account 10060110-523600 Seminars and Dues in the amount of $150. A copy of the request, identified as "Attachment 9", follows these minutes and is made an official part hereof.

10. Approval of minutes for the Board of Commissioners' Special Called Budget Workshop held on May 21, 2007 and minutes for the Board of Commissioners' Special Called Meeting held on October 19, 2007.

Commissioner Maxwell motioned to approve Consent Agenda Items 1-10 with the exception of Item 2 so it could be discussed, and Commissioner Horgan seconded the motion. The motion passed with a unanimous vote. After some discussion, Commissioner Maxwell motioned to approve Consent Item 2 with the following guidelines: 1) all work able to be completed in-house will be completed in-house, 2) Mr. Tony Parrott will be the fundamental coordinating entity for any dialogue between the attorney and the county, 3) all attorney's billing and itemization of work performed will be reviewed by the county attorney and Mr. Parrott, 4) the county attorney will attend as many meetings as possible, 5) no other attorneys will be hired apart from the consent of the county administrator, the county attorney, and the Board of Commissioners. Commissioner Frady seconded the motion. The motion to approve Consent Item 2 with the listed guidelines passed with a unanimous vote.

OLD BUSINESS:

A. Presentation of retirement study committee decision tree and critical elements for the Board's decision making process with respect to a retirement plan. This item has been addressed both at the September 5, 2007 Workshop Meeting and at the October 3, 2007 Workshop Meeting. A copy of the request and the GEBCorp presentation, identified as "Attachment 10", follow these minutes and are made an official part hereof.

Mr. Steve Vaughn from GEBCorp made a presentation about the feasibility of a Defined Benefits Retirement Plan for the county, and then answered questions posed by the Commissioners about the plan. There was discussion about educating the county employees concerning the Defined Benefit plan and taking a survey to determine what the employees would like in a retirement plan. The Board asked Mr. Vaughn to calculate the actual dollars an employee would earn under each plan and return to the November 29, 2007 Regularly Scheduled Workshop Meeting with those figures.

B. Consideration of the proposed amendments to the Fayette County Code, Chapter 5 Buildings, General Fees, Section 5-212. Work Exempt from Permit of the Construction Codes Ordinance as presented by the Permits and Inspection Department. This item was previously addressed by the Board of Commissioners on August 1, 2007. A copy of the request and Ordinance 2007-08, identified as "Attachment 11", follow these minutes and are made an official part hereof.

Mr. Pete Frisina made the presentation about permit exemptions and asked for approval of the proposed amendments. Some discussion followed. Commissioner Frady made a motion to approve Item B as presented and was seconded by Commissioner Maxwell. The motion passed 3-0-2 with Chairman Smith and Commissioner Pfeifer abstaining from the vote.

C. Consideration of the proposed amendments to the Fayette County Zoning Ordinance regarding Article III. Definitions (Cabana, Covered Patio or Covered Deck, detached; and Swimming Pool Screened Enclosure); Article V. General Provisions, Section 5-10. Accessory uses and structures; and Section 5-11. Guest Houses as presented by the Planning and Zoning Department. This item was last addressed by the Board of Commissioners that the Workshop Meeting held on October 3, 2007. A copy of the request, identified as "Attachment 12", follows these minutes and is made an official part hereof.

Mr. Pete Frisina and Mr. Dennis Dutton made a presentation regarding the proposed amendments before answering questions from the Board. He mentioned a new amendment not previously addressed dealt with outdoor kitchens. The consensus of the Board was for Attorney Don Comer to review the proposals and clarify the language as necessary, for staff to write the proposals in ordinance form, send the proposed ordinance to the Commissioners for further review, and then advertise the proposed ordinance for public hearing.

NEW BUSINESS:

D. Consideration of a request from the Department of Fire and Emergency Services to apply for grant funding from Coweta-Fayette Trust for the purchase of two EZ-Go EMT golf carts. A copy of the request, identified as "Attachment 13", follows these minutes and is made an official part hereof.

Commissioner Frady motioned to approve Item D as presented and was seconded by Commissioner Horgan. No presentation was given and no discussion followed the motion. The motion passed with a unanimous vote.

E. Approval for the County's Parks and Recreation Department to apply for a grant from the Georgia Department of Natural Resources' Recreation Trails Program for improvements to the Phase II Kenwood Park Walking Path Project, and authorization for the Chairman to sign Resolution 2007-24 authorizing the submission of a grant application to DNR. A copy of the request and Resolution 2007-24, identified as "Attachment 14", follow these minutes and are an official part hereof.

Mr. Tony Parrott stated there were two grants available. The first grant, referred to as "Option 1", included signage, emergency call-boxes on the existing trail, and 1,000 feet of asphalt trail that would tie-in to the existing trail and it would cost about $64,000. The second grant, referred to as "Option 2", would encompass about 2,500 feet of asphalt trail that would tie-in to the existing trail as well as signage, call-boxes, and AED boxes on the existing trail. He said "Option 2" would cost $121,000. He gave further explanation and some discussion followed. Commissioner Maxwell motioned to apply for "Option 2" and was seconded by Commissioner Frady.

ADMINISTRATOR'S REPORT

West 54 Overlay Zone: Mr. Krakeel reminded the Commissioners that amendments to the West 54 Overlay Zoning Ordinance were voted down on September 27,2007, but there was uncertainty if the Board was expecting staff to do additional work for the issue to be addressed so the issue could be addressed at a later time. Some discussion followed. **The Commissioners said they wanted to go forward with revisiting the proposed amendments, but they wanted clarification, particularly in relation to the sunset provision.** Mr. Krakeel said the proposed language would be clarified and the item would be addressed on the November 29, 2007 agenda.

Phase One of the West By-Pass: Mr. Krakeel informed the Commissioners Mr. David Yeager has the right-of-way drawings completed for Phase One of the West By-Pass with the exception of Waterlace Subdivision. He asked for authorization, based on that information, to pursue the engagement and to get information on having a right-of-way specialist the county could engage to start the acquisition process for the right-of-way, and to provide the Board with a recommendation for engaging the right-of-way specialist. He expected to accomplish that work within one to two weeks. Some discussion followed. **The consensus of the Board was to give Mr. Krakeel the authority he request to engage a right-of-way professional.**

Right-of-Way Easement for Highway 74: Mr. Krakeel requested that the Chairman be authorized to execute a document for the DOT for payment of $2,500 for the right-of-way easement requirements associated with the widening of Highway 74 as it applies to the Animal Shelter. He mentioned it was a straightforward document and it is the right-of-way easement required for the widening of Highway 74. Some discussion followed. **Commissioner Frady motioned to authorize the Chairman to execute said document and was seconded by Commissioner Horgan. The motion passed with a unanimous vote.** A copy of the "Option for Right-of-Way" and supplemental material including maps, identified as "Attachment 15", follow these minutes and are made an official part hereof.

Records Storage Facility: Mr. Krakeel informed the Commissioners old Fire Station Six, located in Brooks, had some repairs made to it since there were security concerns with that building. He also informed the Commissioners of Mr. Greg Owenby's research of two types of records storage buildings. He said the first records storage building had 40x100 square feet with a 14' ceiling. He said it would cost $57,700. He said the second records storage building had 60x100 square feet with a 14' ceiling and would cost $77,300. He said research indicated the best location for a records storage facility would be at the Public Works Facility He said while he was only supplying information, and not looking for a decision, he recommended the second building be constructed at the Public Works Facility. Some discussion followed. **Commissioner Frady motioned to build the 60x100 square foot steel frame building at the Public Works Facility for storing records, and to pay the $77,300 cost with contingency funds. Commissioner Maxwell seconded the motion. The motion passed with a unanimous vote.** A copy of the research material for the records storage building, identified as "Attachment 16", follows these minutes and is made an official part hereof.

ATTORNEY'S REPORT

Quit Claim Deed for Handly Road: Mr. Comer reminded the Commissioners they had voted on September 5, 2007, to abandon any interest they had on a small parcel of land where an old voting facility was located on Handly Road, and asked for approval to quit claim the property. Some light discussion followed. **Commissioner Frady motioned to allow Mr. Comer to process the quit claim deed and was seconded by Commissioner Horgan. The motion passed unanimously.**

DEPARTMENT REPORTS

None.

BOARD REPORTS

New Year's Eve: Commissioner Maxwell said since New Year's Day is on Tuesday, it would be nice to allow the employees to have New Year's Eve as a holiday. He mentioned New Year's Day falls on a Tuesday once every seven years, so this would not be an on-going holiday, but specific only to this year. He said employees who would have to work on New Year's Eve should be allowed to make up their holiday time when possible to ensure all county employees could be off. **Commissioner Maxwell motioned to have December 31, 2007, be declared a county holiday for all county employees, and was seconded by Commissioner Frady. The motion passed with a unanimous vote.**

Tim Thoms Presentation: Commissioner Pfeifer said he wanted Tim Thoms to make a presentation to the Water Committee regarding the lessons he had gleaned from his involvement with the Farm Bureau. Mr. Krakeel suggested the presentation should be made to the Water Drought Advisory Committee. Commissioner Pfeifer agreed, and indicated he would have Mr. Thoms make the presentation to the Water Drought Advisory Committee.

Attorney Scott Bennett Contract: Commissioner Pfeifer mentioned he had been in communication with Attorney Scott Bennett, and based on various reports and his own conversations with Mr. Bennett he had learned of four instances regarding Mr. Bennett and his past employment for the City of McDonough. He said, based on the information he had learned, he was greatly concerned. Some discussion followed. **Commissioner Pfeifer motioned to rescind the offer of an employment contract to Mr. Bennett. The motion failed for lack of a second.**

EXECUTIVE SESSION

None.

ADJOURNMENT

Commissioner Frady motioned to adjourn the Workshop Meeting and was seconded by Commissioner Horgan. The motion passed with a unanimous vote.

The Workshop Meeting adjourned at 7:12 p.m.

_____ _____

Floyd L. Jones, Deputy Clerk Jack R. Smith, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 13th day of December, 2007.

_____

Floyd L. Jones, Deputy Clerk