Minutes

Board of Commissioners
November 2, 2011
3:30 P.M.

Notice: A complete audio recording of this meeting can be heard by accessing Fayette County's Website at www.fayettecountyga.gov. Click on "Board of Commissioners", then "County Commission Meetings", and follow the instructions. The entire meeting or a single topic can be heard.

The Board of Commissioners of Fayette County, Georgia, met in Official Workshop Session on November 2, 2011 at 3:30 p.m. in the Public Meeting Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:	Herb Frady, Chairman Robert Horgan, Vice Chairman Steve Brown Lee Hearn Allen McCarty
Staff Present:	Jack Krakeel, County Administrator Scott Bennett, County Attorney Carol Chandler, Executive Assistant Floyd Jones, Chief Deputy Clerk

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Call to Order.

Chairman Frady called the November 2, 2011 Workshop Meeting to Order at 3:33 p.m.

Acceptance of Agenda.

Commissioner Brown moved to accept the Agenda as published. Commissioner McCarty seconded the motion. No discussion followed. The motion passed unanimously.

OLD BUSINESS:

1. **Further consideration of a request from the Department of Fire and Emergency Services concerning the placement of a cellular monopole tower on the site of Fire Station No. 1 which is located on 450 Highway 279 in North Fayette County.**

   Fire Chief Allen McCullough and Deputy Fire Chief Thomas Bartlett addressed the Board concerning this request. Chief McCullough reported that at the October 5, 2011 Workshop Meeting, the Board directed staff to contact other, potential vendors to determine if there was interest for the particular site at Fire Station

Number 1. He provided a spreadsheet for the Board that indicated their findings from five vendors, and he said the top three vendors on the list were the ones staff was most interested in currently. He explained that the Board considered four variables: 1) potential revenue source streams, 2) the lease terms, 3) the monopole requirement; and 4) to keep the site limited to the identified 1,200 square feet. He said the information presented to the Board was the most recent available, however, staff has two questions that are pending for both T-Mobile South and Messaging Center Management.

Commissioner Horgan asked which questions had not been answered. Chief McCullough replied that the questions specifically asked to T-Mobile South were if the proposed $1,500 per month was their firm offer, and if they have the potential to increasing the size on the monopole for other providers. He said that while T-Mobile has acknowledged the question, staff is trying to get confirmation on their answers. He said the questions to Messaging Center Management was to see if they would provide a payment at with a signed contract, prior to monthly uses; similarly to what other providers had agreed to.

Commissioner Brown said he liked what Site Concepts offered with their proposal, but that their requirement for 2,500 square feet was burdensome. He asked if staff, when it submitted requests for information, submitted a maximum envelope that the work should be in, and if not, could staff return to the providers with that updated information. Chief Bartlett replied that staff had spoken about the space limitations with the providers, so all the providers were working with the same information. He added that Site Management's request is for a triangle of land that adjoins the Department of Transportation's right-of-way, and that would make the site "not cosmetic".

Commissioner Horgan said he did not like that all the other providers, save T-Mobile South, are suggesting taller monopoles. He said he was unsure what the County's concern was for the height of the tower, but he thought the 100-foot tower was adequate for that small area of land. Discussion followed.

Chief McCullough requested that staff be allowed more time to obtain answers to the remaining questions, and then to return to the November 10, 2011 Board of Commissioners meeting with a recommendation.

The Board directed that staff return to the November 10, 2011 Board of Commissioners Meeting with additional information and their recommendation. The Board took no formal action on this consideration during this meeting. A copy of the request, identified as "Attachment 1", follows these minutes and is made an official part hereof.

2. Discussion of staff's request to work with Merchant Capital in order to partially refund the Water System's Revenue Bonds, Series 2002, which aggregate an outstanding balance of $19,600,000, and to issue additional bonds totaling $9,000,000 for the Water System's Magnetic Ion Exchange Project.

Chief Financial Officer Mary Holland reminded the Board that Water System Director Tony Parrott has been providing periodic updates regarding a new requirement by the Environmental Protection Agency (EPA) that the Water System is mandated to meet in 2012. She said, based on that consideration, the Board authorized staff to engage with the Magnetic Ion Exchange (MIEX) Project in order to address the requirement. She said, concerning MIEX, it has been determined that the cost will be approximately $9,000,000, and at the time this project was first discussed, staff pondered a potential water rate increase between 4 and 7 percent. However, with the Board's directive not to enact raises in water rates, staff conducted additional analysis and was ready to recommend financing the $9,000,000. She clarified that staff was recommending that the County do a refunding of an existing bond series, namely Series 2002, and it would be available for refunding in July 2012. She said the refunding at that time indicated the County could save about $1.5 million. She continued that staff

also recommended the issuance of a bond for the additional $9,000,000. She said the original discussion involved enacting two Georgia Environmental Facilities Authority (GEFA) loans, but after further research, staff no longer recommended that approach. She said the restructuring would follow the 2002 Bond Series, and as the County moves forward the process, staff will provide periodic information in order to obtain direction. Chairman Frady asked if this was recommended in lieu of raising water rates in Fayette County. Ms. Holland replied that was correct.

Commissioner Brown asked if refunding the existing Series 2002 and the $9,000,000 would all take place in July 2012. Ms. Holland replied that was correct.

County Administrator Jack Krakeel stated that the actual sale would not occur until July 2012, but the bonds could be locked in as early as March 2012, and therefore there could be a request as early as March to take formal action to lock in the rates. Commissioner Brown said he was in favor of saving money, and he asked what the projected annual debt service would be on the $9 million. Mr. Krakeel said one recommendation would be that the savings that are realized on the 2002 Bonds are calculated into the County's annual debt payment structure over the life of the Bonds; reducing the annual requirement. He continued that the County would be able to maintain its debt coverage ratios, even with the issuance of $9 million. Ms. Holland added that the current rate that is on the 2002 Series is just over 5%, and the refunding would put the County at 2.4% and that the additional borrowing of $9,000,000 would be at 3.3 percent. Discussion followed.

The Board directed staff to place this request on the November 10, 2011 Consent Agenda for a formal vote. The Board took no formal action during this meeting. A copy of the request, identified as "Attachment 2", follows these minutes and is made an official part hereof.

NEW BUSINESS:

3. Discussion of staff's recommendation to implement a proposed Grant Management policy.

Chief Financial Officer Mary Holland informed the Board that Fayette County has been undergone four audits during the last couple of months, and those audits are related to grant awards and federal seizures' funds. She said the County is seeing a lot of exposure due to the number and types of audits being performed. She said one suggestion that was made to the County was to have an overall Grant Management Policy. She asked the Board to consider the drafted policy provided to it, and if the Board agreed to it, to approve it at the November 10, 2011 Board of Commissioners Meeting.

Chairman Frady asked if staff this proposed policy would provide some flexibility if needed. Ms. Holland replied that the policy has a provision that allows staff, if they cannot meet the normal time line, to approach the County Administrator with a request for approval. Then, as soon as possible, the request would be taken to the Board for formal approval. Other discussion followed.

The Board directed staff to place this request on the November 10, 2011 Consent Agenda for a formal vote. The Board took no formal action during this meeting. A copy of the request, identified as "Attachment 3", follows these minutes and is made an official part hereof.

4. Discussion of staff's recommendations regarding a proposal for lighting at McCurry and Kiwanis Parks.

Parks and Recreation Director Anita Godbee informed the Board that the County has some fields that need refurbished lighting. She reminded the Board that this process began in 2003 based on the County's Needs Assessment, and the reasons for this refurbishment initiative was due to safety concerns such as low light

levels, rotten wooden poles, and other various issues. She added that some of the systems are at least 30 years old, and therefore they are causing some safety concerns. She said that this year, staff issued Requests for Proposal (RFP) that were sent to 24 vendors, four of whom responded. She explained that the lowest bid was received from Donald Camp Electric, and that this vendor had the best proposal with regard to the amount of time it would take to complete the project. She added that due to budget constraints, staff asked that only the Kiwanis Tennis Courts, McCurry Softball Field #5, McCurry Football Field #1, and Soccer Fields #2 and #3 be considered for lighting. She said the aggregate cost for this work would be approximately $390,000. She noted that Field #3 would require a soil sample in order to ensure the soil could support a light pole, and if a spread footer foundation is not required, then the aggregate cost will decrease by $5,330. Discussion followed.

The Board directed staff to place this request on the November 10, 2011 Consent Agenda for a formal vote. The Board took no formal action during this meeting. A copy of this request, identified as "Attachment 4", follows these minutes and is made an official part hereof.

ADMINISTRATOR'S REPORTS:

Publication of the November 2, 2011 Workshop Agenda Package: County Administrator Jack Krakeel informed the Board that a citizen contacted the County earlier in the week concerning the inability to access the November 2, 2011 Workshop Agenda from the County's website. He informed the Board that a "technical glitch" occurred with its publication. He explained that the County uses a third party, off-site web hosting service, and that agendas are sent to that service. The service then formats the agenda and places it on the web, and it was during this process that the technical glitch took place. He told the Board that there was a technical glitch in that process. He stressed that he wanted everyone to understand that Fayette County has always met its legal requirements for advertising and publishing the agenda, and the November 2, 2011 Workshop Agenda was no exception. He informed the Board that the agenda was posted to the County's legal organ, *Fayette Daily News*, within the prescribed timeframe, and that the agenda was back on the website by Monday.

Alcohol Sales in Fayette County: County Administrator Jack Krakeel reminded the Board that from time to time discussions occur concerning alcohol sales in Fayette County, and whether or not the Board has any desire or interest in placing the Sunday's Sale of Alcohol on any voters' ballot. He reminded the Board that during the recent budget discussions, the Board determined it would not put the consideration on a ballot since it would necessitate holding a special election. He told the Board that the municipalities do have this issue on their ballots for the upcoming November 2011 election. He asked the Board if they wanted to consider this issue in order to place it on a ballot during next year's election season. The Board agreed to discuss the issue further during its upcoming Retreat scheduled in January 2012.

January 2012 Board Retreat: County Administrator Jack Krakeel informed the Board that staff is beginning the preparatory work towards a Retreat during January 2012. He asked each Commissioner to communicate to Executive Assistant Carol Chandler in order to identify any dates in January that are undoable and any dates that are available for a retreat. He said his current anticipation was to conduct a one-day Retreat. He further requested that the Board identify any issues they want to have discussed at the Retreat from the Board's perspective. He added that he has already given directives to Department Managers, and they are preparing a list of critical issues for consideration. He asked that the Commissioners provide him with their concerns in order to see that they are addressed at the Retreat. The Board asked Commissioner Hearn to provide his work schedule, and potential dates he would be available to meet, in order for the Board to decide what day would be most conducive for the entire Board to meet. The Board further requested Ms. Chandler to email each Commissioner and to remind them to provide available dates as soon as possible.

COMMISSIONERS' REPORTS:

Commissioner Hearn: Commissioner Hearn noted that the water level at Lake Horton is significantly down, and he asked Water System Director Tony Parrott to consider the possibility of extending either one or both boat ramps at the lake. He gave some suggestion on how it could be done inexpensively and efficiently, and briefly spoke about the benefits of extending the boat ramps.

ADJOURNMENT:

Commissioner Hearn moved to adjourn the November 2, 2011 Board of Commissioners Workshop Meeting. Commissioner McCarty seconded the motion. No discussion followed. The motion passed unanimously.

Floyd L. Jones, Chief Deputy Clerk | **Herbert E. Frady, Chairman**

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 10th day of November 2011.

Floyd L. Jones, Chief Deputy Clerk