

The Board of Commissioners of Fayette County, Georgia met in Official Session on February 7, 2001, at 3:30 p.m. in the public meeting room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

COMMISSIONERS PRESENT: Greg Dunn, Chairman
Linda Wells, Vice Chair
Harold Bost
Herb Frady
A.G. VanLandingham

STAFF MEMBERS PRESENT: Chris W. Cofty, County Administrator
Carol Chandler, Executive Assistant
William R. McNally, County Attorney
Linda Rizzotto, Chief Deputy Clerk

Chairman Dunn called the meeting to order, offered an invocation and led the Pledge to the Flag.

PRESENTATION/RECOGNITION:

PRESENTATION OF EMPLOYEE SERVICE AWARDS:

Chairman Dunn commented that the Commissioners wished to recognize eight county employees who's long term service had contributed to the health, safety and welfare of this community. He said every month, the Board received data reports from those who perform services for the citizens. He stated there were also professionals in the "Secret Shopper Program" that surveyed the employees to see how they performed their job and how they treated the public. He added that every single time the Board received a glowing report advising how well the county employees performed their services. He remarked that it was relatively unusual, in bureaucracies and government, to have employees treat the people they worked for so well. He added the Board members were grateful for this as it made their lives a lot easier. He mentioned the county received relatively few complaints, and most governments were inundated with complaints about customer service and how they were treated so poorly when they talked to somebody. He said the county gets the opposite here and he thanked God for that. He explained he just had a meeting with the employees who were going to receive an award today and they were talking, and you could see in their eyes, the kind of people they were, and no matter what job they did, they were great employees. He said the employees were part of an overall family-kind-of-attitude here when it came to getting things done. He stated he asked them a few questions and let the Directors be warned, that their people have a lot of ideas and this was also a wonderful thing because most good ideas came from the bottom up rather than being force fed from the top down. He commented that we have very talented people in this county and he hoped that the county initiated a system to listen to the employee more often than sometimes they had been listened to in the past.

The following is a list of employees who received service awards for their years of service to Fayette County.

Attending:

5 Years

Raymond Parson	Building Maintenance Worker/Building & Grounds Maint.
Jeremy Smith	Grounds Crew Leader/Building & Grounds Maintenance
Almon Strickland	Custodian/Building & Grounds Maintenance

10 Years

Kathleen Cox	Detention Officer/Sheriff's Office
Ivory Renee James	Deputy Sheriff/Sargent/Sheriff's Office
David Peace	EMS Lieutenant, Station Officer/Fire/Emergency Services

15 Years

Tina Payne (Dec. 2000)	Deputy Court Clerk/Superior Court
Gloria Rauschenberg	Office Manager/Solicitor General's Office

Unable to attend:

10 Years

Billy Martin	Firefighter EMT Fire/Emergency Medical Services
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15 Years

Steven Coker	Deputy Sheriff Lieutenant/Sheriff's Office
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JUNE 30, 2000 AUDIT REPORT FROM POST & ASSOCIATES:

Dan Post, Sr. with Post & Associates presented an overview of the audit summary for the fiscal year ending June 20, 2000. He advised that the total assets of the county at the end of last fiscal year was \$333,598,585, compared to \$204,729,623 last year for a \$128,000,000 increase. He further said the assets in excess of liabilities were \$204,000,000 compared to \$138,000,000 for the previous year or a \$66,000,000 increase, which is a sizeable increase, a lot of which is attributable to the fact that we issued jail bonds. He added these funds were still on hand and not being extended. He states the reports' show the cash and cash equivalents in the general fund, which at the end of year 2000, there is \$20,531,905 compared to \$18,400,000, a \$2,100,000 increase or 11% increase in the cash flow and cash equivalents. He said this equates to nine months of the general fund expenditures and that is a very healthy cash situation for a county to be in. He added in the general fund, the total current assets were \$26,385,811 and current liabilities were \$7,900,000 and we have a working capital or current assets in excess of current liabilities of \$18,500,000. He commented that this meant for every dollar of current liabilities, in particular those that are maturing in the next twelve months, we have current assets, either in cash or funds to be converted to cash within the next twelve-month period, \$3.31 current assets to current liabilities. He remarked that anything above \$1.50 was

considered excellent so the county is in a sound financial position, both from a cash standpoint and from a current working capital ratio.

Commissioner Bost stated the two factors which Mr. Post just mentioned went a long way he assumed to helping the county obtain an AAA rating on the bonds.

Mr. Post confirmed this was true.

Mr. Post explained the figures on page 5 and said even though the figures were down slightly from last year it was almost unheard of for a government to actually take in more money, and in this case almost \$2,200,000, than it expended.

Mr. Post explained the figures for the Water System beginning on page 7. He stated when we issued revenue bonds to expand the Water System, we represented to the bond holders that we were going to have operating revenues in excess of operating expenditures of at least 1.2 times the debt service requirements. He said the operating revenues were slightly more than two to one which is an excellent ratio. He added this was a significant factor in expanding the Water System.

Mr. Post compared the general fund past revenues with the general expenditures for the last ten years on pages eight and nine. On page 10, he pointed out that the millage rate had actually gone down by 26 percent and that was the way people liked it.

Mr. Post commented that the county was in a good financial position, the books were well maintained and he congratulated Emory McHugh, Director of Finance. He stated even though Mr. McHugh was not with the county anymore, he did a great job, and the county had received a Certificate of Achievement Award from the Governmental Finance Office Association for 10 years and the Water System for 12 years. A copy of the Audit Summary for fiscal year ending June 30, 2000 is identified as "Attachment No. 1", follows these minutes and becomes an official part hereof.

NEW BUSINESS:

PRESENTATION OF THE PARTNERSHIP FOR A SMOG-FREE GEORGIA (PSG)

PROGRAM: Kelley Nardell-Powell, PSG Environmental Outreach Coordinator, gave a brief presentation. Mrs. Nardell-Powell stated she was part of a total non regulatory part of the Environmental Protection Division and she worked with businesses, schools, local, state and federal governments in the thirteen county Atlanta regions to implement programs and services that help out with Atlanta's air quality. She said she knew the Board was aware that there was an air-quality problem in Atlanta. She stated that the EPD monitors smog levels throughout the region and attaches different color codes to the smog

alerts, depending on the severity of the air on any particular day. She commented code orange meant moderately unhealthy, code red meant unhealthy and code purple meant hazardous.

Mrs. Nardell-Powell said part of the reason she was here today was to enroll all of the cities and counties in the metro area into their programs to try and help out with Atlanta's air quality issues. She indicated that last year there were two code purple alerts that the EPD monitored and was alerted to and one of the code purples occurred in Fayetteville. She said there was a problem and she was here to help address it and hopefully help implement some different programs that would help out with this.

Mrs. Nardell-Powell called attention to the PSG menu in the Board's packet. She stated this was an approach that listed all of the different programs and services that were available to the county and she emphasized that everything was free and totally voluntary. She explained the county would look at the information provided, decide what was applicable to this county, and decide how it wished to proceed. She added the EPD would work with the county once the county decided what it wanted to do. She said what the EPD was asking Fayette County to do was basically be the educational vehicle for EPD to educate Fayette County citizens about air quality. She added that the county could decide whether or not it wished to address the county employees or the citizens of Fayette County, it depended what the county wanted to do. She stated the first thing the county would have to do was to enroll in the program, then it would designate someone to be the PSG Coordinator, which is the person on sight who actually implements whatever you decide to do and makes sure that it gets done and reports back and lets the EPD know what the county is doing so the county gets credit for it. She remarked that once this was done, then the Smog Reduction Program was developed and we begin to educate the county about smog alerts. She stated the program can be very simple or very complex, it can be anything from putting some flyers in a water bill, to putting a sign on the courthouse steps saying, "No, we're not going to mow today because it's a smog alert day." She said there were a whole variety of things the county could choose from and the EPD was very glad to help the county do whatever it wanted to do to help out with the air in Atlanta.

Mrs. Nardell-Powell explained that there would be a lot of good publicity generated. She said the media loved this, especially in the summer time when everybody started screaming about air pollution, we could say, look at what Fayette County is doing. She said the county would be a good community citizen and it's a great proactive approach for business and citizens and people looking to move into the region. She said it showed that the county was aware that there was an air quality issue and was taking steps to do something about it. She asked the Commissioners if they had any questions.

Chairman Dunn asked what the tax benefits were if the county supported this program.

Mrs. Nardell-Powell said this would go along with the commuter program if the county chose to implement this.

Commissioner VanLandingham questioned the creative and flexible space planning.

She explained the creative and flexible space planning referred to addressing the county employees should the county seek to have an alternate work schedule.

Commissioner VanLandingham questioned whether the county would follow a designated program or did it choose.

Mrs. Nardell-Powell stated all the Board had to do what sign up and decide what it wanted to do and the EPD would go from there.

Chairman Dunn stated sometimes although the goals of the EPD and the county may be the same, the way the EPD may want to go about achieving those goals, the county may find fault with the EPD or it may find fault with us. He said he could imagine at a certain time in the future the EPD may support something that perhaps the county would not like or that we thought it was ill-advised, in order to achieve the goal. He said, for example, we don't all agree on the science involved, but we all want cleaner air for our children and the citizens and so we all agree to that. He stated he would not want to make a decision today on whether or not we want to support this program. He mentioned he would like to take a longer look at the literature because he didn't want to sign on and then not be a good partner. He said he also would not want this county to say we are in with you just because we agree with the goals, and then EPD comes out with some things that we don't agree with, on how to achieve it. He said he appreciated Mrs. Nardell-Powell coming.

CONTRACT FOR WIRELESS CELLULAR SERVICES AWARDED TO VERIZON WIRELESS:

Jay Wright, Director for Information Systems stated the RFP was extremely hard to evaluate, trying to compare apples to apples, because for every vendor there was, there was a different way of doing it. He said he tried to get to a point where he could compare apples to apples and it all boiled down to cost per minute. He stated he looked at the coverage the vendors provided and he felt that Verizon would be the best carrier. He added that some of Verizon's strong points were, no activation fees for any account, we don't have to maintain an account for a year, and we could terminate the account at any time without any termination costs. He also said a lot of our current users were Verizon users and they would not have to change equipment, or numbers so we wouldn't have to change business cards, stationery and that kind of thing. He recommended Verizon.

Commissioner Bost said he was confused with what the cost would be.

Mr. Wright said if the Board approved Verizon, the county would go with the prices and rates there to fit the specific user's needs. He stated examples of what the employees needs might be. He commented that the county would probably finish up with 65 to 70 users on a cell phone and most of the Nextel and most of the Southern Link would cease.

Chairman Dunn verified that a survey was being done to establish a genuine need for a cell phone. He also thanked Mr. Wright for the time and work he had done on the RFP.

On motion made by Commissioner Bost, seconded by Commissioner Wells to award the contract for wireless cellular services to Verizon Wireless and have all cell service handled through Information Systems. The motion carried 5-0.

RECORDS MANAGEMENT PROGRAM APPROVED FOR THE MARSHAL'S OFFICE:

Information Director Jay Wright informed the Board that this was basically from a technical standpoint, the same software, and it would be licensed and customized for the Marshal's office to use. He also said it made sense to do this rather than have two different vendors here doing the same thing.

Commissioner Bost confirmed the records management program was approved in the last budget.

Marshal Hall stated this requested program was one he has been trying to implement for two years now.

On motion made by Commissioner Bost, seconded by Commissioner Frady to approve the request from the Marshal's office to purchase a Records Management Program. The motion carried 5-0.

CONSENT AGENDA:

On motion made by Commissioner Wells, seconded by Commissioner Bost to approve the Consent Agenda as presented. The motion carried 5-0.

APPROVE THE WATER COMMITTEE RECOMMENDATIONS AS FOLLOWS:

- A. Adoption of the 2001 meeting schedule for the Water Committee.

- B. Approve Mallett & Associates to prepare a layout of the Water System's distribution site off Dividend Drive. The funds for this request will come from budgeted engineering fees.

APPROVE WATER COMMITTEE RECOMMENDATIONS FROM JANUARY 24TH MEETING AS FOLLOWS:

- A. Recommend that Attorney McNally review for County Administrator's signature, a letter from the Peachtree City Water & Sewerage Authority concerning the Watershed Assessment.
- B. Recommend that Fayette County **not** provide sewer service or allow sewer service to be provided to the property on Highway 138 and 314, recently owned by Larry Woolard.

SHERIFF'S OFFICES' REQUEST FOR TRANSFER OF FUNDS:

Approve request from the Sheriff's office to transfer \$1,550.57 from the general budget to the Sheriff's budget fund, category 130-5433. This request is based on insurance compensation resulting from a motor vehicle collision.

SHERIFF'S OFFICES' REQUEST FOR TRANSFER OF FUNDS:

Approve request from the Sheriff's office to transfer \$6,075.63 from the general budget to the Sheriff's budget fund, category 130-5433. This request is based on insurance compensation resulting from a motor vehicle collision.

BID AWARD FOR EMERGENCY GENERATORS TO SOUTH POWER SYSTEMS/SERVICE:

Approve request for maintenance of emergency generators and to award the contract to the low bidder Southern Power Systems/Service in the amount of \$5,818.44 per year.

SPECIAL ELECTION FOR THE TOWN OF BROOKS, MARCH 20, 2001:

Approve request from Elections' office to conduct the March 20, 2001 Special Election for the Town of Brooks.

FIELD IMPROVEMENTS TO THE BROOKS AREA RECREATIONAL DEPARTMENT:

Approve request for field improvements for the Brooks' Area Recreational Department and to transfer \$9,500.00 from Reserve to account #160-5465.

FIRE DEPARTMENT TO PURCHASE EQUIPMENT:

Approve request from the Fire Department to purchase a Warthog H-24 Vehicle Stabilization System by Hurst in the amount of \$3,718.00 and an X-Tractor Cutter by Hurst #362R314 in the amount of \$3,605.00.

BID AWARDED TO RITEWAY SERVICE FOR LIBRARY CLEANING SERVICES:

Approve request for cleaning services at the Fayette County Library and award the bid to RiteWay Service in the amount of \$2,034.00 per month.

MINUTES APPROVED:

Approve minutes for Board of Commissioners' meeting held on January 25, 2001.

PUBLIC COMMENT:

Members of the public are allowed up to three minutes each to address the Board on issues of concern other than those items which are on this evening's agenda.

TIM POPE: Tim Pope, 100 Horton Creek Trail, Brooks discussed a problem with the violation of the zoning ordinance for his business. He mentioned that he owned the T & D gas station on Highway 85 for twenty-one years. He reported that several months ago Mayfield Dairy approached him about parking their trucks there and he advised them that it was all right but that they had to get a permit from the county. He stated Mayfield received a permit from the county and spent several thousand dollars down there. He remarked that approximately two weeks ago he received a letter from the county saying that he was in violation of the zoning ordinance, and saying that he was supposed to be M-1 zoning. He stated he talked with Zoning Director, Kathy Zeitler, who advised him that he would have to move the trucks because they were taking up the customer's parking places. He said he didn't understand this because Mayfield was his customer. He said Mayfield received a permit from the county saying that it was okay and they inspected the electrical outlets and other things.

Chairman Dunn asked if there was anyone present to answer his question. He asked why the county would give a permit and then say he was in violation.

Commissioner Wells said the application for permit states that the permit was for a stand alone electrical permit for an existing commercial business, it did not require zoning approval.

Attorney McNally stated the permit did not have anything to do with the use of the land, it was an electrical permit.

Mr. Pope commented that the electrical boxes were hooked in the back of the truck and Mayfield has spent several thousand dollars at the gas station and now the county was telling them to leave. Mr. Pope said he stated to the lady on the phone that Mayfield leaves the station before he opened up in the morning and it was 6:00 p.m. or 7:00 p.m.

before they returned to the station. He said he didn't understand why they could not use the parking lot, they were not in his way and he wasn't complaining.

Commissioner Wells asked if someone could share some light on this matter.

County Attorney McNally stated the county was looking at a situation where we have two businesses situated in a commercial zone, those businesses appear at this point to be permitting the use of the property for both truck storage as well as distribution of a product. He commented this was not permitted in the commercial zoning that they currently had. He said the only solution to this appeared to be either rezoning the property to an industrial use which permits truck terminals, and the storage they require, or changing existing definitions of the permitted uses in commercial zoning.

Commissioner Wells called attention to the fact that Mr. McNally said there were two businesses that were involved.

Mr. McNally said it turned out to be two separate locations that had begun to do basically the same thing and both of them were located in commercial zones.

Commissioner Wells confirmed that T & D Gas Station was using their facility more as a terminal rather than short term parking.

Commissioner Bost raised a point of order. He stated Mr. Pope was speaking under Public Comment and what was transpiring here was that this was being handled as though it was a regular agenda item.

Chairman Dunn said the man had spoken for more than three minutes and he felt Mr. Pope was also looking for a decision from the Board right now which the Board was not going to give him. He thanked Mr. Pope for bringing the problem to the Board. He stated there was a memo on this matter which he had not seen prior to this meeting. He added that the Board would review the matter and at some point in the future Mr. Pope may consider appearing before the Board and get on an agenda.

Mr. Pope said there were only three days left for him to take care of this matter.

Commissioner Wells said Mr. Cofty would be talking to Mr. Pope.

STAFF REPORTS:

FINANCIAL DIRECTOR HIRED: Mr. Cofty advised the Board that a Finance Director had been hired and would begin his new job on February 26, 2001.

EXECUTIVE SESSION: Attorney McNally requested an Executive Session to discuss six legal items and three items of real estate.

BOARD APPOINTMENTS AND ASSIGNMENTS: Chairman Dunn called the Board's attention to several Board appointments that the Commission needed to vote on. He asked if anyone had any comments on the Appointments and Assignments sheet.

TWO RIVERS RESOURCE COUNCIL:

On motion made by Commissioner Bost, and seconded by Commissioner Frady to nominate Glen Gosa to the Two Rivers Resource Council. The motion carried 5-0.

Chairman Dunn pointed out that Glen Gosa was serving on the Two Rivers Resource Council now and had been for several years. He said the Board of Commissioners appointed Mr. Gosa to serve on that Board and he served at the pleasure of this Board with no term limit. He added in this case, the Board would merely be extending Mr. Gosa's stay on the Resource Council for an unlimited amount of time. He said he would notify Mr. Gosa of the Board's vote.

FAYETTE COUNTY DEVELOPMENT AUTHORITY:

Chairman Dunn remarked that Bob Disharoon who had served the county for many years and recently served on the Fayette County Development Authority passed away recently and this Board must fill that spot.

On motion made by Commissioner Frady, seconded by Commissioner Bost to appoint Phil Smelley to fill the unexpired term of Bob Disharoon, which term expires on April 10, 2002. The motion carried 5-0.

WATER COMMITTEE:

The Board discussed whether to vote to increase membership on the Water Committee as counsel advised the Board would have to change policy if Glen Gosa served on that Committee. It was the consensus of the Commissioners not to increase the "at large" membership of the Water Committee at this time.

BOARD OF HEALTH:

Chairman Dunn advised that he assigned Commissioner A.G. VanLandingham to serve on the Board of Health.

Chairman Dunn moved to approve these assignments/appointments as presented. Commissioner VanLandingham seconded the motion. The motion carried 5-0.

A copy of the list of Appointments and Assignments, identified as "Attachment No. 2" follows these minutes and becomes an official part hereof.

WORKFORCE OF FAYETTE COUNTY:

The Board of Commissioners discussed how the number of employees had dramatically increased over the last several years. He stated that in 1993 the county had 420 employees and we now have 609. He said the rate of employment had grown at a faster pace than the rate of the population. He commented this was a trend this Board needed to be aware of and try to determine whether it had the right amount of employees and whether or not it had the proper means of assessing the workload factor that went into approving new employees. He suggested to the Board, based on the recent growth, that it give budget guidance to the staff and to say that it would not consider any new personnel authorizations for the next fiscal year.

Chairman Dunn said this would in no way equate to a hiring freeze. He added that we had approximately twenty positions that were authorized right now and we want to continue to hire for those positions, but for one year, he felt the Board needed to take a look to see where it was at on this matter. He stated there had been little restraint on this over the last several years that he could see and quite frankly, we have not really had detailed workload data to justify each and every position that we have increased.

Commissioner VanLandingham asked what about the period from now until the end of this fiscal year if someone wanted to come before the Board and wanted to increase their personnel roster before July.

Chairman Dunn said we would refer them to the budget process unless there was some emergency unfunded mandate or something like that.

Commissioner Frady said in this regard, he would like to see the county at some point in time do a study on the county's operations to see how efficiently we are handling our employees and their time. He added that Georgia Tech does that for free, at least they use to, he didn't know whether they did now or not.

Chairman Dunn said there were many issues that the Board and Mr. Cofty were working on such as pay issues, the cell phone issue, etc. He said there were no cuts being made and there was no hiring freeze in place, all positions we have now will be hired if we can find qualified people. He stated next year, after the assessment, and after reviewing more detailed workload data, we should be able to find out if we were right or if we were over or under in employees. He said he felt this Board was going to find instances where we are both over and under in employees. He commented even at that point if we decided to cut slots, we might be in a position to move people to other jobs. He added this had nothing to do with anybody's job or the hiring freeze and he wanted the staff to know that.

Commissioner VanLandingham commented that if the Board was going to proceed with this he felt the Board needed to be very careful that we emphasize the two points Chairman Dunn just made and that we would not alarm the employees.

On motion made by Commissioner Bost, seconded by Commissioner Wells to have a moratorium on any new personnel authorizations for the next fiscal year. The motion carried 5-0.

FUTURES COMMITTEE:

Chairman Dunn asked for a motion to abandon further participation in the Futures Committee since the work on House Bill 489 had been completed and approved by the State. He commented that the Association of Fayette County Governments was the proper venue that allows all of the elected officials to participate and to discuss issues and various problems between the entities. He stated House Bill 489 had a specific mission and also it was a mandate.

On motion made by Commissioner Bost, seconded by Commissioner Frady that the county would no longer formally participate as a member of the Futures Committee. The motion carried 5-0.

EXECUTIVE SESSION:

On motion made by Commissioner VanLandingham, seconded by Commissioner Frady to adjourn to Executive Session to discuss three items of real estate and six legal items. The motion carried 5-0.

LEGAL:

The County Attorney reviewed a legal matter with the members of the Board.

There was no action taken.

LEGAL:

The County Attorney briefed the Board concerning his position on a legal matter.

There was no action taken.

LEGAL:

The County Attorney and the Board discussed a legal matter.

There was no action taken.

LEGAL:

The County Attorney advised the Board on a legal matter.

On motion made by Commissioner Bost, seconded by Commissioner Wells to authorize the County Attorney to proceed in this matter. The motion carried 5-0.

LEGAL:

The County Attorney discussed a legal matter.

On motion made by Commissioner Frady, seconded by Commissioner VanLandingham to proceed to settle the matter. The motion carried 5-0.

LEGAL:

The County Attorney briefed the Board concerning a legal matter.

On motion made by Commissioner VanLandingham, seconded by Commissioner Frady to notify the parties of the county's legal position. The motion carried 5-0.

REAL ESTATE:

The County Attorney briefed the Board concerning a real estate matter.

On motion made by Commissioner Bost, seconded by Commissioner Wells to authorize the County Attorney to proceed to acquire property for future county use. The motion carried 5-0.

REAL ESTATE:

The County Attorney briefed the Board concerning a real estate matter.

On motion made by Commissioner Bost, seconded by Commissioner Wells to authorize the County Attorney to proceed as recommended. The motion carried 5-0.

REAL ESTATE:

The County Attorney briefed the Board concerning a real estate matter.

On motion made by Commissioner Bost, seconded by Commissioner VanLandingham to authorize the County Attorney to proceed as recommended. The motion carried 4-1 with Commissioner Wells opposing.

EXECUTIVE SESSION AFFIDAVIT:

On motion made by Commissioner Wells, seconded by Commissioner Bost to authorize Chairman Dunn to executive the Executive Session Affidavit confirming

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that three real estate items and six legal items were discussed. The motion carried 5-0. A copy of the Affidavit, identified as "Attachment No. 3" follows these minutes and becomes an official part hereof.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:15 p.m.

Linda Rizzotto, Chief Deputy Clerk

Gregory Dunn, 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 February, 2001.

Linda Rizzotto, Chief Deputy Clerk