

**GORDON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
MARCH 21, 2017**

The Gordon County Board of Commissioners held a Work Session Tuesday, March 21, 2017 at 5:30 p.m. in the conference room of the Administration Building.

MEMBERS PRESENT

**BECKY HOOD, COMMISSIONER
CHAD STEWARD, COMMISSIONER
NORRIS SEXTON, COMMISSIONER
KEVIN CUNNINGHAM, COMMISSIONER
M. L. BUD OWENS, COMMISSIONER**

OTHERS PRESENT

**JOHN KING, COUNTY ADMINISTRATOR
JIM LEDBETTER, COUNTY ATTORNEY
ANNETTE BERRY, COUNTY CLERK
MEDIA
30 GUESTS**

Chairman Hood called the meeting to order.

Commissioner Owens called Mrs. Genia Hurley to come forward and Commissioner Owens congratulated her on her recent retirement and presented her with a gift from the Board of Commissioners. He thanked Mrs. Hurley for her years of service to Gordon County and wished her much enjoyment in her retirement.

Sheriff Mitch Ralston came before the Board and called Mr. Kenny Black to come forward. Sheriff Ralston congratulated Mr. Black on his retirement and presented him with a gift from the Board of Commissioners. He thanked Mr. Black for his years of service to Gordon County.

Commissioner Chad Steward read a proclamation for April as National Donate Life Month.

Chairman Hood advised that the Board would go ahead in the Work Session and hear the item on the Regular Meeting Agenda for a Proclamation for National Telecommunicators Week April 9-15, 2017. Commissioner Sexton called up representatives from the Gordon County E-911 Department. Mrs. Debbie Vance and Mrs. Amy Ivey from E-911 came forward. Commissioner Sexton read a proclamation for National Telecommunicators Week of April 9-15, 2017 and presented it to Mrs. Vance and Mrs. Ivey.

County Administrator King advised the Board that Gordon County has received a letter from the Georgia Department of Transportation advising that they have identified a bridge in Gordon County for replacement through the Office of Bridge Design. That bridge is Battle Road (CR 214) over Rocky Creek, bridge serial number 129-5095-0, and has been selected for a potential replacement project in that program. The letter is to solicit input concerning the potential replacement of this bridge and to ensure Gordon County's agreement to participate with the financial terms of sharing half of the right-of-way costs. Mr. Blake Nicholson, Public Works Director came forward and spoke to the Board and showed pictures of the bridge. Following discussion between the Board and Mr. Nicholson, there was a consensus of the Board to proceed and approve sharing half of the cost of right-of-way for this project.

The Board discussed each item on the agenda for the Regular Meeting and made no changes.

Commissioner Sexton made a motion to go into Executive Session for personnel. Commissioner Owens seconded the motion and Commissioners Sexton, Owens, Cunningham, and Steward voted aye. Executive Session began at 5:55 p.m.

The Board came back into the Work Session and Commissioner Sexton made a motion to close the Executive Session. Commissioner Owens seconded the motion and Commissioners Sexton, Owens, Steward, and Cunningham voted aye. Executive Session adjourned at 6:10 p.m.

Commissioner Sexton made a motion to adjourn the Work Session. Commissioner Steward seconded the motion and all voted aye.

There being no further business, the Work Session adjourned at 6:10 p.m.

Becky Hood, Chairman

Annette Berry, County Clerk

**GORDON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MARCH 21, 2017**

The Gordon County Board of Commissioners held their Regular Meeting on Tuesday, March 21, 2017, at 6:00 p.m. in the conference room of the Administration Building.

MEMBERS PRESENT

BECKY HOOD, CHAIRMAN
CHAD STEWARD, VICE CHAIRMAN
KEVIN CUNNINGHAM, COMMISSIONER
NORRIS SEXTON, COMMISSIONER
M. L. BUD OWENS, COMMISSIONER

OTHERS PRESENT

JOHN KING, COUNTY ADMINISTRATOR
JIM LEDBETTER, COUNTY ATTORNEY
ANNETTE BERRY, COUNTY CLERK
15 GUESTS

Chairman Hood called the meeting to order.

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was led by Rev. John Allen. The pledge of allegiance was led by Chairman Hood.

APPROVAL OF MINUTES

Chairman Hood asked if there are any additions, omissions, or deletions to the Minutes for the Work Session March 7, 2017, and the Regular Meeting March 7, 2017. Commissioner Sexton made a motion to approve the minutes. Commissioner Steward seconded the motion and Commissioners Cunningham, Sexton, Owens and Steward voted aye. Motion approved.

ADMINISTRATOR'S REPORT

County Administrator King read the report (copy attached).

COMMISSIONERS' REPORT

Commissioner Owens reported that he attended the Calhoun Rotary Club meeting and was guest speaker, also attended the statewide Leadership Conference in Buford, and a Regional EMS Council meeting in Ringgold, plus the Calhoun College and Career Day. Commissioner Cunningham attended the ACCG Spring Training in Tifton. Commissioner Cunningham went to the ACCG District Days at the State Capitol for a day, attended the Gordon County Young Farmers Banquet, and the Public Safety committee meeting. Chairman Hood attended Leadership Georgia and attended the Paranormal Investigation at the Resaca Battlefield.

CONSIDERATION OF UNFINISHED BUSINESS

None

CONSIDERATION OF NEW BUSINESS

**RESOLUTION TO ASSURE COMPLIANCE WITH THE GEORGIA CONSTITUTION
REGARDING GENERAL OBLIGATION SALES TAX BONDS ISSUED BY THE GORDON
COUNTY SCHOOL DISTRICT**

County Attorney Ledbetter advised that this item pertains to the Gordon County School's e-SPLOST and their issuance of \$22,450,000 general obligation debt. In November of 2015

there was an election where it was approved to re-position a 1 cent e-SPLOST continuance and the issuance of \$23,000,000 in general obligation bonds. The School District has historically gone ahead and borrowed the money that they anticipate collecting under SPLOST, rather than pay as they go. The SPLOST estimated that it would raise not more than \$59,000,000 with up to about \$37,000,000 being distributed to the county and approximately \$22,000,000 to the city. Superior Court judge validated the results of the election and entered a judgment that would allow the school district to present to the Georgia Constitution, if, and only if, the SPLOST proceeds are not sufficient to pay the debt payments, and if the resources of the school and tax are not sufficient to pay the SPLOST debt payments, that the school district under the Constitution would recommend to the county to levy a tax to pay off the bonds as they come due.

Commissioner Steward made a motion to approve the Resolution. Commissioner Sexton seconded the motion and Commissioners Steward, Cunningham, Owens and Sexton voted aye. Motion passed.

REQUEST FROM BRANDON KNIGHT FOR A RESOLUTION THAT GORDON COUNTY ACCEPT PROPERTY DE-ANNEXED FROM THE CITY OF CALHOUN

County Attorney Ledbetter advised that this is a request from Brandon Knight for a resolution from the county agreeing to accept his property if the City would agree to de-annex his property that he wants to come back into the county.

Commissioner Owens made a motion to approve accepting the property back into Gordon County if the City of Calhoun approves the de-annexation. Commissioner Cunningham seconded the motion and Commissioners Owens, Sexton, Cunningham, and Steward voted aye. Motion passed.

DECLARATION OF SURPLUS PROPERTY FOR THE SHERIFF'S DEPARTMENT FOR LIST OF FIREARMS TO BE TRADED TO CLYDE ARMORY, INC FOR NEW RUGER LCR 9MM REVOLVERS, IN ADDITION, ALSO DECLARE SURPLUS A DIESEL GENERATOR AND A LIQUID FUEL IMMERSION HEATER

Chairman Hood advised that this is a request from the Sheriff's Department for a declaration of surplus property for a list of firearms to be traded to Clyde Armory, Inc to facilitate the acquisition of new Ruger LCR 9mm revolvers, and also to declare surplus a diesel generator and a liquid fuel immersion heater for that department.

Commissioner Cunningham made a motion to approve the declaration of surplus property for the Sheriff's Department. Commissioner Sexton seconded the motion and Commissioners Cunningham, Steward, Owens, and Sexton voted aye. Motion passed.

APPOINTMENT OF JAMES WEAVER TO THE HISTORIC PRESERVATION COMMISSION FOR AN UNEXPIRED THREE-YEAR TERM ENDING 6/1/19

Chairman Hood advised that this is the appointment of James Weaver to the Historic Preservation Commission for an unexpired three-year term ending 6/1/19.

Commissioner Steward made a motion to approve the appointment of James Weaver to the

Historic Preservation Commission. Commissioner Cunningham seconded the motion and Commissioner Sexton, Owens, Steward, and Cunningham voted aye. Motion passed.

PROCLAMATION FOR NATIONAL TELECOMMUNICATORS WEEK APRIL 9-15, 2017

Chairman Hood advised that this Proclamation was read during the Work Session.

DECLARATION OF SURPLUS PROPERTY FOR THE PUBLIC WORKS DEPARTMENT OF A CATERPILLAR CS 563 DRUM BASE ROLLER, SERIAL #8xf00485

Administrator King advise that this is a request from the Public Works Department to declare an old drum base roller AS surplus so that they can trade it in. At a recent Board meeting the Board determined that the Public Works Department would be allowed to purchase a roller instead of a tractor with mower attachment. Public Works had the old roller at the repair shop and they are willing to accept it as a trade-in and give us an amount toward a new roller. This is the request to declare that old roller as surplus property.

Commissioner Cunningham made a motion to approve the declaration of surplus property for the Public Works Department. Commissioner Sexton seconded the motion and Commissioners Steward, Cunningham, Sexton, and Owens voted aye. Motion passed.

BUDGET AMENDMENT TO PAY OUT BALANCE IN 2005 SPLOST FUND FOR DEBT SERVICE

Administrator King advised the Board that this is a budget amendment pay out a balance in the 2005 SPLOST fund for debt service. If we have funds remaining in a SPLOST fund where the projects have been complete, we are allowed to actually pay that remaining funds on existing debt. If this budget amendment is approved it would allow the Finance Department to pay that amount of debt and close out the 2005 SPLOST. This is for the debt that we had on the jail, this is the bonds funds. We have an opportunity right now to go ahead and pay on that debt.

Commissioner Owens made a motion to approve the budget amendment for 2005 SPLOST funds to pay debt service. Commissioner Cunningham seconded the motion and Commissioners Owens, Cunningham, Sexton, and Steward voted aye. Motion passed.

ADJOURNMENT

Commissioner Steward made a motion to adjourn the meeting. Commissioner Sexton seconded the motion and all voted aye. There being no further business, the meeting was adjourned at 6:27 p.m.

Annette Berry, County Clerk

Becky Hood, Chairman

**GORDON COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
MARCH 31, 2017**

The Gordon County Board of Commissioners met in a Special Meeting at 12:00 noon in the Conference Room of the Administration Building.

MEMBERS PRESENT

**CHAD STEWARD, VICE CHAIRMAN
NORRIS SEXTON, COMMISSIONER
KEVIN CUNNINGHAM, COMMISSIONER
BUD OWENS, COMMISSIONER**

OTHERS PRESENT

**JOHN KING, COUNTY ADMINISTRATOR
JIM LEDBETTER, COUNTY ATTORNEY
ANNETTE BERRY, COUNTY CLERK
16 GUESTS**

Vice Chairman Steward called the meeting to order.

Mr. Martin Vaughn, Gordon County Purchasing Department, explained that the committee had 14 RFQ documents to consider and he explained the ranking procedure. He advised that the primary criteria was the evaluation on whether the company had done complex courthouse renovations. He announced that the top three ranking companies responding to the RFQ are Heery, Carter Watkins, and Sizemore. Representatives of these three companies will be here starting at 1:00 pm and will be given one hour each to make their presentations to the Board.

County Attorney Ledbetter advised the members of the Board that they should let Administrator King know their top pick from the three companies and Administrator King will announce the number one recommendation to the Board at their April 11, 2017 Board of Commissioner's meeting.

Administrator King advised that there was 14 submissions and in speaking to other counties, that is really a good response. A lot of the architects submitted some really good RFQ's, a lot of them had courthouse experience. All three of these companies making their presentations today have extensive courthouse renovation experience. Administrator King asked Mr. Vaughn to give an overview of the different types of construction methods. Mr. Vaughn advised that the three types of construction methods are CM at risk - which was the method used for the construction of the jail; design/build - which was the method used for the Agricultural Center; and design/qualify/construction - which was the method used for the parking deck.

Administrator King commented that the county has just less than \$12 million to complete the project and we know we have a lot of infrastructure issues with water, underground sewer that goes under the foundation of the courthouse and the electrical system, most likely, will be full replacement. These have to be a priority to make sure we have assessed and identified those problems. So, part of this process will have to be prioritize needs and make sure we apply our limited funds to address the most important priorities.

Commissioner Sexton commented that he would like to add that whatever company we use and whatever method, let's do the best we can to keep politics out of it. Commissioners Steward and Cunningham talked about the need to cut down on the number of security personnel needed at the courthouse if possible.

The first presenter was Heery, their Executive Vice President Glenn Jardin came before the Board to make the presentation and answer questions from the Board. Mr. Jardin advised that his group has done so many SPLOST projects in states and they really understand what it means. They have done numerous courthouse projects in Georgia and have done this with the departments still up and running and serving the public. They have an in-house team, cost estimators, engineers and architects. They build a criteria grid that determines what is important to Gordon County for the success of the project. He stated that they hope to build a long-term relationship with Gordon

County and work on future SPLOST projects.

Administrator King asked what type of construction method they would recommend. They advised that they want to engage a construction manager in the process, they can get a price from them as a lump sum to do pre-construction work. So they would want to, with the county, pre-qualify the CM and get real pricing. The CM would be responsible for how he is going to stage and manage the construction, it is his job to do, and we want him at the table.

The second presenter was Carter Watkins. Mr. Ben Carter and Joe Watkins made the presentation to the Board. Their power point presentation to the Board showed the many courthouse renovations and other county complexes they had renovated or built. They stated that Gordon County's courthouse has been well maintained and the county has certainly gotten our money's worth out of the 1961 building. They stated that Gordon County definitely needs a sally port for this project. They recommend design, qualify and hard bid as the construction method for the Gordon County project.

The third presenter was Sizemore Group, CEO for the company, Mr. Bill de StAlbin made the presentation along with Ms. Angel Kauffman the Designer for the company. They have completed numerous projects and have lots of experience using SPLOST funds. The opportunity to have the use of swing space is very desirable. When it comes to hiring subs, the contractor goes out and gets bids, and those bids are looked at, they will have three or four different prices, and here is this one price from a local sub that might be 3% higher but meets all the rules and regulations, they have a preference for buying local, the team may make the decision to use the local subs and make it up somewhere else. If the local guy is 20% higher, then we would not consider them. We always hope the local subs will be more competitive. This will be a phased project and lends itself to having local subs because they don't have to come in from out of town and then leave and come back in from out of town with each phase of the work. Administrator King asked how Sizemore Group would be willing to prioritize the project for Gordon County when you have Cobb County calling wanting attention. Mr. de StAlbin stated that we want you guys, at the end of the project, to say that Sizemore guys are really good to work with and that you want to have a long-term relationship with us. We live and breathe for our clients and try to always be available for them. This company recommended the CM at Risk for the construction method for Gordon County's project.

Commissioner Owens made a motion to adjourn the meeting. Commissioner Sexton seconded the motion. There being no further business, the Special Meeting adjourned at 3:48 p.m.

Chad Steward, Vice Chairman

Annette Berry, County Clerk