

LAMAR COUNTY BOARD OF COMMISSIONERS
Special Called Meeting
March 14th, 2012
10:00 A.M.

I. Call to Order

Chairman Matthews called the Special Called Meeting to order at approximately 10:00 a.m. Present for the meeting was Chairman Matthews, Vice-Chairman Thrash, Commissioner Horton, Commissioner Glass, Commissioner Hearn, County Administrator Zellner, Financial Analyst Davidson.

II. Discussions

Construction of Fire Station

Ronnie Kinnas liaison for the Georgia Department of Corrections and Preston Mixon, construction manager for the Mobile Construction Group addressed the Commissioners with the offer to install a metal building adjacent to the New Fire Station Building using inmate labor to do the work. Kinnas stated that our Georgia Representatives and/or Senators would need to be involved in this process and that he would need an official request from someone. Kinnas stated that there are four parts to the implementation that have to be considered.

- 1) Management of the Project
- 2) Cost of Labor
- 3) Budget
- 4) Life Duration of the Project (Start and End Time)

Kinnas stated that there is no luxury of time and that you must work off a schedule once the job is started which could possibly be within 90 days.

Todd Albritton, Architect for the project, joined the meeting. Kinnas stated to Albritton that the inmates would not handle the HVAC, Alarm, Communication Systems or Sprinklers. All Electrical and Plumbing would be done by an outside source. Kinnas stated that there would be an Officer assigned to the job and all contractors would need to be prepared and ready to go when it was their time during the job. The Officer and the Supervisors on site would be running a three week schedule in advance and would know what materials should be bought.

Kinnas explained to the Commissioners that Tax Credits for these jobs are assigned in Tiers and that Lamar County is in Tier I. This means that Tier I is the most inexpensive with the assessment falling at \$30,000.00 dollars. It will cost the County \$2500 dollars a month. Kinnas again emphasized the scheduling of the entire job and the importance of beginning the job and finishing the job. He further stated that it was important to include extra time for contingences. Kinnas

said that they are not doing the job to necessarily make money but to recoup the cost of paying the Officer assigned to the job.

Kinnas requested that Albritton check the pad before they begin the actual project and went so far as to say that they could assist with putting the pad down and other prep work that needed to be done.

Kinnas stated as means of improving the way they do business that all equipment rentals would need to be set up before the project begins. The equipment mentioned included cranes, scissor lifts, backhoes and scaffolding. These pieces of equipment are all necessary in lifting and setting the steel columns.

Kinnas stated that they have no certified welders but could bring in a third party contractor if necessary.

Kinnas stated that there would be an appointed Project Manager on site and that they would need a point man from Lamar County to go and buy things. Chairman Matthews stated that Tripp Morgan would be the main point man for the job.

Kinnas stated they did not necessarily need a signed contract before beginning the work but would point to the Commissioners to get this done. His goal is to provide all the service he can for the project but, he needed to be assured that the prisoners are safe and that they have a start and end agreement.

Kinnas gave a little information about the inmates and how they are chosen for the project. He also stated they would probably be housed in Spalding County during the job. Kinnas said that the inmates assigned to the job are not all 100 percent carpenters but they all have a trained background in construction. Kinnas listed the following inmate's charges that would prohibit an inmate from being assigned to the job.

- 1) Child Molester
- 2) Abusive Person
- 3) Violent Crimes
- 4) Relative
- 5) No One who lives in a County next door
- 6) Drugs
- 7) Bad Checks
- 8) Probation Violation
- 9) People we possibly may know.

Albritton asked about stopping the job in the middle of the project and wanted to know if this was possible. Kinnas stated that it is in the agreement and they could stop the project even it was three fourths of the way through.

Kinnas addressed liability concerns and stated that if someone gets hurts the inmates are covered under the State as long as Lamar County is not at fault. The Department of Corrections follows all of the Occupational Safety and Health Administration (OSHA) safety standards.

Kinnas stated that they would need a contact person for the project and Chairman Matthews stated that this would be County Administrator Zellner and Architect Albritton.

In conclusion, Kinnas requested that Albritton look at the ground site and get a list of needed materials. He also requested several porta potties and phone lines be made available for both the inmates and for the Officer and Supervisor assigned to the project. Kinnas recommended buying anything that we could locally.

a) **Agenda Items**

Public Works Director James Rigdon stated that Piedmont Bridge has been closed and that Turner Bridge is to be used as a Detour. Chairman Matthews added the Bridge Closing as an item to the March 20, 2012 regular business meeting agenda.

County Administrator Zellner stated that the Senior Center Advisory Board is currently operating without bylaws. The Chairman and the Commissioners discussed dissolving the Senior Center Advisory Board. Chairman Matthews stated that in doing this the board could meet on their own without the direction of the Commissioners. As Director, Marsha Johnston-Clark would still report to the County as an employee. The Chairman requested that this item be added to the agenda for the March 20, 2012 regular business meeting.

County Administrator Zellner stated that the Georgia Emergency Management Agency-Homeland Security needs a designated contact person in the event of an emergency or a disaster. Vice-Chairman Thrash and County Administrator Zellner both agreed that the contact person should be the Chairman.

The Chairman and the Commissioners reviewed borrowing from the General Fund and allowing SPLOST to repay the General Fund for funding Certain Capital Projects and then paying SPLOST back by December 31, 2012. Currently there is 3 million dollars set aside for Roads and Bridges.

The Chairman and the Commissioners discussed the list of roads in the County that need to be paved. Vice-Chairman Thrash stated that City Pond Road needs patching. Chairman Matthews proposed the idea of purchasing a chip sealer and County Administrator Zellner stated that they would also need to purchase a tar truck. Vice-Chairman Thrash stated that they needed to look towards reducing cost and to look at the big picture. Commissioner Glass agreed that there are

many roads in the county that are deteriorating. Commissioner Hearn stated that needed to pave the entire road when paving.

The Chairman and the Commissioners discussed adding Surplus office supplies along with vehicles, equipment and supplies from the Public Works department to the agenda for the March 20, 2012 Regular Business Meeting. Chairman Matthews inquired about the Fire Trucks sitting out at the Public Works Department and if they could be surplused. Zellner agreed to look into this issue.

The Chairman and the Commissioners discussed SPLOST funds and paying EPPS Brothers, Inc. Administrator Zellner stated that currently there is \$76,000 in the SPLOST II account. He explained that there was \$200,000 left over in excess and this money could be transferred into the General Fund and then into SPLOST II. Currently the County is averaging \$78,000 in SPLOST disbursement. Administrator Zellner stated that they would need \$245,832.89 for paving additional roads in the county. Zellner further requested that they move \$200,000.00 from SPLOST I to SPLOST II to cover the cash flow. Vice-Chairman Thrash made a motion to move \$200,000 from SPLOST I to the General Fund and then into SPLOST II for the purpose of funding Capital Projects. Commissioner Horton seconded the motion. The motion passed 4-0. Administrator Zellner Read Resolution 2012-02 Authoring Transfer of Funds from General Fund to SPLOST and Commissioner Glass made a motion to approve the Resolution. Vice-Chairman Thrash seconded the motion. The motion passed 4-0. Vice Chairman Thrash made a motion to amend her previous motion transferring \$200,000 from SPLOST I to SPLOST II with an amendment to transfer the \$200,000 from SPLOST I to General Fund and then into SPLOST II. Commissioner Horton seconded the motion. The motion passed 4-0.

Administrator Zellner gave a report on SPLOST I recent expenditures.

\$500,000	Transfer to GF (excess amount)
\$ 17,000	Building and Grounds
\$ 10,000	Ceiling Tiles-Tax Commissioners Building
\$107,000	Fire Department
\$ 20,000	Fire Trucks-Two-(Down Payment)
\$ 20,000	Public Works

Commissioner Hearn requested that they look at the upcoming Tax Digest and the Piedmont Power Plant. Administrator Zellner stated that they should know something by May. Administrator Zellner stated that when reviewing last year's budget they did a great job but probably looked at some unrealistic figures with the number of contracts the county is actually paying. Zellner also stated that the foreclosures are bringing the digest down and that whatever the value a house is sold for is the value of the house for taxes. Chairman Matthews stated that as Commissioners and Citizens the cost to cover the State and Federal Mandates is a part of yearly operations. Commissioner Hearn brought up the fire and ambulance

fees and stated that people have to pay their fees. Chairman Matthews stated that those who have not paid would pay or be turned over to the court system.

Vice-Chairman Thrash encouraged all of the Commissioners to attend the Towaligia Circuit meeting on March 29, 2012 at 6:00 p.m. The location will be at the Garden Patch. Vice-Chairman Thrash stated that the reason the Towaligia Court is currently over budget is due to uncontrollable ticket items.

Chairman Matthews called for a motion to adjourn the meeting at approximately 12:25 p.m. Commissioner Glass made a motion to adjourn the meeting and Vice-Chairman Thrash seconded the motion. The motion passed 4-0.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Jay Matthews, Chairman

Nancy Thrash, Vice-Chairman

Bennie Horton, Member

Charles Glass, Member

Jimmy Hearn-Member

Attest:

Robert Zellner, County Administrator