WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, AUGUST 2, 2011 (6:00 p.m.)

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, August 2, 2011, at 6:00 p.m. in the Commissioners’ Meeting Room of the Administrative Building. Members of the Commission present including Chairman Thompson were Vice Chairman Robert Setters and Commissioners Buck Rigdon, Melissa Chevers, Donnie Hester and Mike Jones, and Sherry Miley.

Public Comments:

Alice Dorminy, Emory drive spoke to the Board with questions about the increase in the millage rate. She had several questions about how long had we been talking with the city about the services that were being dissolved and if in fact the City did send the letter to dissolve, did they indicated that they would send the money over to the County. The County Manager explained the process and the steps as they took place to Ms. Dorminy. She stated that she felt like they were paying for the services in their tax millage rate but now we are paying for them again. It was explained to her that was not the case. After further discussions with Ms. Dorminy she asked if she could see a copy of the letter that the City sent over to the Board. She was referred to the County Clerk to complete an Open Records Request form and those documents could be released to her.

Appointments: None

Public Hearings: None

Items to be discussed for Regular Session on August 8, 2011:

A. Revisions to Tift County Alcohol Ordinance: The county Attorney gave an overview of the proposed revisions to the Alcohol Ordinance as it relates to gaming machines and criminal history background checks on applicants for license in the County. If the Board has reviewed the revisions and they are comfortable with them, the Attorney feels it is ready for action by the Board if there are no further questions or concerns.

B. FY-11 Performance Partnership Agreement/HomeLand Security Grant: The Board was advised that this is a re-occurring grant that we get every year. The match for this grant comes from in-kind labor. It is considered a revenue line item that helps offset the EMA Budget.

C. Appointment/Re-appointment to the Behavioral Health Board: The County Clerk advised the Board that the seat presently held by Roosevelt Russell is expiring. She has attempted to contact Mr. Russell and has failed to make contact with him to see if he has interest in continuing to serve. She has spoken with Jackie Davis with the Region Four Planning Board and has been informed that Mr. Russell has missed several meetings and they have not heard from him in some time now. This Board meets every other month with the meetings held at Southwestern State Hospital in Thomasville. The person selected for this seat is the voice for the consumers in this area.

D. Appointments to the Hospital Authority Board: The County Clerk advised the Board that we have received a letter from the Hospital Authority with the request of appointments or re-appointments of four seats on this Board that will be expiring in September 2011. Those seats are currently held by Rosemary Short, John Brownlee, Sam Sims and Wasdon Graydon. The Hospital Authority has submitted three names for each seat in the order of their preference as set up in the By-Laws.

E. Presentation by the Regional Commission on Redistricting: The County Manager advised that with the release of the 2010 Census Tift County will be required to realign/redistrict County Commission districts. The redistricting process is triggered whenever districts fall outside of optimal populations numbers by + or – 5%. Michael Rivera with the South Georgia Regional Commission gave an explanation and gave a handout showing the redistricting steps and how to figure the need to redistrict. The Regional Commission has the software that can help with the process. It is the recommendation of staff to contract with the Regional Commission for GIS work related to redistricting and authorize the County Manager to enter into a Memorandum of Understanding with the Regional Commission at $75 per hour. The County Attorney advised the Board that the variances are too great not to go through the redistricting process. The Board would like to look at 3 different options. Commissioner Jones asked if the general public would be involved in the process that would allow holding public informational sessions on the redistricting process. It was stated by the County Attorney however that it is not a public hearing required issue.

F. Air Conditioner Proposals for Main Offices at the Sheriff’s Department: The Board was advised that the main air conditioner has failed several times over the last few years. The unit is 15 years old and is only running about 50% now. This unit supplies the main Administration Offices at the Sheriff’s Department, CID and the 911 Center. It is an expenditure that will be funded through the Jail Construction Account which is controlled by the Sheriff. The County Manager advised that because it is a large expenditure, the Sheriff requested that it be run by the Board of Commissioners. There was much discussion from the Board
G. VOIP Request for Proposals: Al Stephenson advised the Board that the Tift County phone network is made up of many different phone systems which are installed in the individual county buildings. Many of these systems are reaching or have already reached their end of life cycle making it difficult to find replacement parts and knowledgeable technicians to support them. The systems are at their capacity and cannot be upgraded for future growth. Staff recommends that the Board allow them to send out a request for proposals for a Voice over IP (VOIP) telephone system that will replace all individual systems. The system will run over existing data lines to the county buildings. Because VOIP systems are designed to work on networks much of the maintenance and troubleshooting can be handled in hand by IT staff instead of relying on external resources. The funding source will be SPLOST IV.

H. Mental Health Building HVAC Unit: The Board approved the installation of a new HVAC system at our Mental Health Building. The replacement included replacement of all components except some of the networking control devices. Now that the contracted work is complete and the system is online it is clear the meshing of the older legacy system controls with the new is not performing at acceptable levels. Commissioner Setters explained the system to the Board for a better understanding of the type of unit stating that it is an expensive unit, it is all computer controlled. Each zone has its own trunk line going to it from central and then it has a small box in the ceiling that supplies heat so you have a central air conditioner unit and re-heat boxes for each zone. Each area has its own thermostat and has to be networked back to the head end which is the computer that is running the unit. The controls are out dated and are not working properly. We have a brand new air conditioner and all the boxes and controls are very old and they don’t talk very well. The unit is working and producing cold air. It can be analyzed by a computer when something goes wrong but not like it is now. The question from some Board members was why this was not done in the beginning. Staff just thought it would work but it didn’t. Johnson Controls is doing this section as a change order so it is a little cheaper. This has got to be corrected if the unit is going to operate properly and on in to the future. The controls were not included in the bid for the unit. The cost of $23,664 for the controls can be funded from SPLOST III.

I. Mental Health HVAC Service Maintenance Agreement: The proposed yearly contract is for regular maintenance of the system. Regular maintenance is important for the longevity of the system as well as adhering to requirements necessary to maintain the systems full warranty. The question was asked if we have the extended warranty why do we need a service agreement. It was explained that this is a very complicated system and we do not have anyone on staff that can maintain and service this type of unit. The system is massive, not just a regular air conditioner unit. This is for regular maintenance such as changing filters and etc; the agreement stipulates the time schedules of the preventative maintenance and what it entails. It was also stated that this agreement also covers the boiler that is in this building. The service maintenance agreement will be paid from the General Fund.

County Manager Items:

- Advised that we need an Executive Session for Legal Matters

Commissioners Comments:

Commissioner Jones stated that applause needs to go to the Recreation Department for the hosting of the Swim Meets and that staff has done an excellent job.

Commissioner Hester advised that at the recent basketball tournament held at Mott Litman Gym, it was extremely hot in the gym and that the roof is leaking again.

Commissioner Rigdon echoed the comments on the Recreation Department. A job well done.

Commissioner Miley asked for a slight correction in the minutes of July 21, 2011.

Commissioner Chevers stated she was ready for her ride with the County Manager to look at some things and discuss some issues. He will call her and set up a date and time.

Executive Session: Motion was made by Commissioner Hester to go into Executive Session for legal matters, seconded by Commissioner Chevers. Motion carried unanimously.

Motion to close Executive Session was made by Commissioner Miley, seconded by Commissioner Chevers. Motion carried unanimously.

Chairman Thompson adjourned the meeting
Commissioner Donnie Hester, District 1
Commissioner Melissa Chevers, District 2

Commissioner Sherry Miley, District 4
Commissioner F. W. (Buck) Rigdon, District 5

ATTEST:

Commissioner C. Michael Jones, District 6
County Clerk 8/2/2011