

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, JANUARY 2, 2018**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, January 2, 2018 at 6:00 pm in the Commissioner's Meeting Room of the Charles Kent Administration Building. Members of the Commission present in addition to Chairman Thompson were Vice Chairman Stan Stalnaker and Commissioners Fred "Buck" Rigdon, Robert Setters (arrived at 6:30 pm), and Greg Wood. Commissioners Donnie Hester and Melissa Hughes were absent.

PUBLIC COMMENTS:

There were none to report.

APPOINTMENTS:

- A. Tom Carmichael, Carr, Riggs & Ingram, was present to give an update on the County's year end audit. Mr. Carmichael stated he is still waiting on information from the Health Department and hopes to receive information requested by mid to late January.
- B. Scott Carlson, Roxie Price and Justin Hand were present to give the Commissioners an update on Extension Service programs.

PUBLIC HEARINGS:

There were none to report.

ITEMS TO BE DISCUSSED AT REGULAR SESSION, JANUARY 8, 2018 MEETING:

- E. **Lease with Tift County Department of Family and Children Services:** Jennifer Herzog, Hall, Booth and Smith, stated that historically DFCS has operated under a Maintenance In Lieu (MIL) with the County wherein the County paid their expenses and then would be reimbursed back. In 2017, they (State Properties Commission) began to have conversations about moving away from MIL agreements and entering into a standard landlord-tenant agreement. The MIL agreements run one-year behind. So as of now, they owe the County for two (2) years' worth of expenses. Staff has been working to resolve two (2) issues: (1) past years money that is owed (\$172,000) and (2) working on a regular landlord-tenant lease that would begin this past July 1, 2017 and moving forward. State Properties is taking issue with a small portion of the monies owed saying that a second MIL was not signed by DFCS. However, this agreement was approved and executed by the Board. There is good communication going between the County and State Properties. Mrs. Herzog is hopeful this will be resolved and the County will receive the monies owed. County Manager Jim Carter stated that another issue to work through is the standard lease that State Properties sent. There is no action needed by the Board at this time. Once monies have been paid, then the lease agreement can be negotiated.

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**County Manager Jim Carter asked that all items be considered on the Regular Agenda since so many Commissioners were absent and the items will need to be discussed again at the Commission meeting.

- A. **Purchase of a 2016 Sheeps Foot Drum Roller for Road Department:** Public Works Director Jason Jordan stated that he has received two (2) quotes on this piece of equipment – (1) John Deere 2016 Model with 200 hours for \$85,500 and (2) Yancey Equipment for 2013 CAT with 783 hours for \$89,000. Mr. Jordan recommended purchasing the equipment for the lowest price.
- B. **Lease Agreement for a 2017 Front End Loader for Five (5) Years:** Public Works Director Jason Jordan asked to enter into a lease for a front end loader. He received two (2) bids – (1) Yancey Equipment for \$152,943 with an \$83,646 buy back and (2) Flint Equipment for \$149,510.76 with a \$75,000 buy back. Mr. Jordan recommended leasing with Yancey Equipment because with the buy back the overall cost is lower.
- C. **Authorization to Build and Set Up Lake Wisteria Drive for Paving:** Public Works Director Jason Jordan stated that this road is located in Commissioner Stalnaker’s district and he and the Commissioner have looked at this road. Development is beginning to occur on this road. It is a dead end dirt road. The County can build the road and storm drainage. At a later time, Mr. Jordan will solicit bids for paving and present those to the Board. The County has obtained right-of-way deeds for the whole road. The County has been maintaining the road through a prescriptive easement for years.
- D. **Text Amendment – Unified Land Development Code:** County Manager Jim Carter stated that in March 2012, the Tift County Board of Commissioners voted to implement a Unified Land Development Code (ULDC) for the unincorporated areas of Tift County. Since then there has been no significant changes made by the Commission to the ULDC. For the first time in years, Tift County is beginning to see significant growth in the number of new residential and commercial developments. With this growth, the ULDC adopted 2012 can truly be vetted. As more development occurs, changes will need to be made to sections of the ULDC to better reflect the needs of both developers and County residents. Proposed change includes Chapter 7, Section 5.4.4. Proposed changes will require that developers to use professional consultants such as professional engineers and/or architects to properly design parking lots and interior roads for commercial developments. The review of such facilities by the County will be limited primarily to the types of surface and base material required and stormwater management. This item is for information only and does not require any action from the Board at this time. A public hearing on this will be held at the February meeting.
- F. **Qualifying Fees for 2018 Election** County Clerk Miriam Jordan stated that the State of Georgia requires governments to set the qualifying fees and publish them by February 1st of each election year. The qualifying fees will be as follows: State Court Judge - \$3,589.15; Solicitor – General - \$3,421.94; County Commission Districts 1, 3, 4 & 6 - \$282.24 and Board of Education Districts 2, 4, 5 & 6 - \$36.00.

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- G. **Appointment of Vice Chairperson:** County Clerk Miriam Jordan stated in February 2015, the Board adopted a resolution outlining the process for appointing a Vice Chairperson. That resolution states that the Vice Chairperson position shall automatically be filled by the commissioner holding the seat of the next numerical district in ascending order. Therefore, Commissioner Stan Stalnaker will serve as Vice Chairperson for 2018. This item is for information only and does not require any action from the Board.
- H. **Physical Facility Audit:** County Manager Jim Carter stated that the Board approved and executed a letter of intent with ABM in August 2016 to perform an audit of the County's energy usage. A Request for Qualifications (RFQ) process was used. ABM was the only company who responded. Recently, another organization has approached staff about the possibility of presenting a proposal for these same services. Mr. Carter asked the County Attorney to provide an opinion. County Attorney Anthony Rowell stated he has not spoken to the other organization and he doesn't know exactly what services they offer or what they are wanting to do. Mr. Rowell stated that the scope of services offered by ABM did not necessitate that an RFQ be done; however, he recommended that the County should because the concept was new and should be put out to the community. Their services are to provide a facilities audit and make a proposal on how much money they will be able to save on energy and other programs they have. Under that agreement, there is no mandate that we go forward with their proposal. However, since the letter of intent, ABM has spent a lot of time on site to gather information to be able to present to the Board. Mr. Rowell stated, in his view, the County needs to make a decision on the services offered by ABM first before considering another proposal. County Manager Jim Carter is going to contact ABM and get the report and send it out to the Commissioners. After this done, Mr. Carter will schedule a meeting for ABM to meet with the Board to go through the report. This item is for information only and does not require any action from the Board at this time.

COUNTY MANAGER'S COMMENTS:

County Manager Jim Carter stated that due to the potential of severe winter weather on Wednesday morning all county offices will not open until 10 am. He also congratulated Commissioner Setters on the birth of his first grandchild. He asked that everyone pray for Commissioner Hester during his illness. Lastly, he stated that his daughter got engaged this past weekend.

COUNTY CLERK'S COMMENTS:

There were none to report.

COUNTY ATTORNEY'S COMMENTS:

There were none to report.

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COMMISSIONERS' COMMENTS:

Commissioner Robert Setters asked if anyone had talked to the School Board about the property on Highway 319/Carpenter Road for a potential Fire/Ambulance Station. Chairman Thompson stated he has talked with the School Board Superintendent and he seemed agreeable to it.

ADJOURN:

There being no further discussion, the meeting was adjourned.



Chairman Grady Thompson, District 7



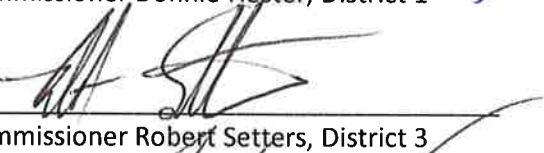
Vice Chairman Stan Stalnaker, District 4

Did Not Attend this Meeting

Commissioner Donnie Hester, District 1



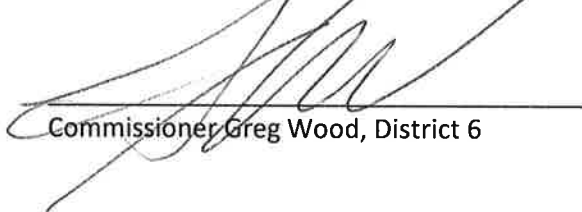
Commissioner Melissa Hughes, District 2




Commissioner Robert Setters, District 3



Commissioner Fred "Buck" Rigdon, District 5



Commissioner Greg Wood, District 6

ATTEST: 

February 12, 2018