

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF CALLED MEETING HELD

THURSDAY, NOVEMBER 5, 2009 AT 8:30 A.M.

The White County Board of Commissioners met on Thursday, November 5, 2009 at 8:30 a.m. for a Called Meeting in the Grand Jury Room of the White County Courthouse Cleveland, GA. Present at the meeting were: Chairman Travis Turner, Post 1 Commissioner Joe Campbell, Post 2 Commissioner Craig Bryant, Interim County Manager Jean Welborn, Chief Financial Officer Vickie Neikirk, and County Clerk Shanda Smallwood.

Chairman Turner called the meeting to order.

Commissioner Bryant suggested the appointments to the White County Parks and Recreation Advisory Board be tabled during the ninety (90) day interim agreement period with the Georgia Mountains YMCA. Chairman Turner and Commissioner Campbell agreed with this suggestion. Commissioner Campbell stated he would like to see the Parks and Recreation Advisory Board included during this ninety (90) day period and for the advisory board to report their thoughts back to the Board of Commissioners during this time.

Chairman Turner stated he had spoken with four (4) or five (5) of the current advisory board members since their meeting with Mike Brown, CEO of the Georgia Mountains YMCA, on Tuesday, November 3, 2009 and the board members had positive comments regarding the interaction.

Commissioner Campbell stated he would like to review the previous applications received for various boards, who were not appointed, in addition to the applicants received.

Following discussion, Chairman Turner summarized the appointments to the Planning Commission, Board of Assessors, and the Board of Health would be postponed until the December Regular Meeting.

Beverly Long, Purchasing Manager, presented an additional quote for replacement of the Cleveland Library Branch roof and gutters. Ms. Long stated that RDP Construction had submitted an estimate of \$18,470.00 for the roof replacement and \$5,143 for the gutter replacement. Commissioner Campbell stated he had received an estimate of \$17,500 from Dyer Construction for the roof replacement and \$4,100 from Northeast Georgia Gutter for the gutter replacement. In comparing the estimates it was determined that the estimate from Northeast Georgia Gutter did not include the wrapping of the fascia board.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to award Dyer Construction the repair of the Library roof at the cost of \$17,500.00 and RDP Construction the gutter replacement at the cost of \$5,143.00, however if RDP declined to do only the gutter repairs this would be granted to Northeast Georgia Gutters for the cost of \$4,100.00 plus the cost of wrapping the fascia board, and for the \$2,500 insurance deductible to be taken from the contingency fund.

Chairman Turner stated the Board of Commissioners, at the October 26, 2009 Called Meeting, had requested revisions to the original contract presented by Mr. Larry Goldberg for architectural services on the White County Detention Center construction project. Mr. Goldberg had presented a revised contract to the Board of Commissioners which was now being considered for approval.

Mr. Goldberg stated his conceptual work thus far indicates that within the parameters of the contract being presented the facility would be 33,000 – 35,000 square feet with 171 to 175 beds.

Commissioner Bryant asked Mr. Goldberg for clarification on section 1.6.3 (Reimbursable Expenses) of the contract document. Mr. Goldberg stated this would mainly include the documents related to the bidding of the project, which are mostly done electronically. He further stated he could determine at a later date, when the project schedule was complete, how many visits he would need to make to evaluate the project.

Commissioner Bryant asked if the completion of construction phase outlined in section 1.6.1 of the contract was when the facility would be turned over to the Sheriff and his staff. Mr. Goldberg responded that was correct. He further explained his firm would be billing the County on a monthly basis and at any time the Board of Commissioners could redirect or refine his focus on the project.

Chairman Turner reviewed the total project budget contracted of not to exceed \$8,500,000, of which 8% would be paid to Goldberg & Associates for the services outlined in the contract agreement for architectural and engineering services (\$680,000.00). Chairman Turner also reviewed the draw schedule at which this compensation would be remunerated to Goldberg & Associates – 30% (of the total 8%) design & financing phase, 50% (of the total 8%) contract documents & bidding phase, and 20% (of the total 8%) construction phase – for a total of 100% aggregate of the 8%. Mr. Goldberg confirmed the 8% compensation was included in the total project budget not to exceed \$8,500,000 and he would be developing a cash flow analysis, with monthly pay-out amounts, to illustrate this to the Board of Commissioners.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to approve the contract submitted with a November 2, 2009 revision date on behalf of Goldberg, Sullivan, & McCreery for architectural and engineering services for the White County Detention Center Construction Project.

Mr. Goldberg asked the Board of Commissioners for authorization to move forward with obtaining a survey of the proposed site. The Board of Commissioners provided this authorization.

Mr. Goldberg stated he had been made aware of the lower cost of grading in this part of the country, which in turn has shifted his focus from a mid-rise type design to a low-rise type design eliminating the need for elevators. He further explained that construction material costs were projected to begin increasing in mid to late spring and he wants to begin moving on this project as quickly as possible, even with advanced purchasing, in order to take advantage of the current economic conditions.

Mr. Goldberg submitted two (2) optional brackets for the scope of the project:

- 39,831 square feet, 198 beds, \$8,541,975 cost
- 33,933 square feet, 174 beds, \$7,214,925 cost

Mr. Goldberg presented a low-rise conceptual floor plan and site plan, utilizing the 33,933 square foot design, showing 171 beds, and with a project cost of \$7,192,200.00. Within this site plan future expansion was addressed and shown.

Sheriff Walden stated he approved of the concept Mr. Goldberg presented, although he knew the actual floor plan would need to change with the guidance of Mr. John Southern who is very familiar with Georgia Jail Standards. Sheriff Walden confirmed with Mr. Goldberg this was a one level design, with a mezzanine.

Mr. Goldberg stated the design being reviewed confirmed the overall parameters of the contract were feasible. The Board of Commissioner and the Sheriff stated they were satisfied with the parameters outlined and for Mr. Goldberg to proceed with the established parameters.

Mr. Goldberg further stated he had determined, through meeting with local construction companies that utilizing a pre-engineered building would not represent a substantial savings on the project. However, due to labor and material costs it is recommended the building be a steel structure with metal studs, masonry walls, and a brick veneer.

Mr. Goldberg stated he was seeking authorization in four areas: authorization to proceed with the parameters and concept presented, authorization to obtain a survey, authorization to meet with Beverly Long regarding the request for qualifications (RFQ) for a construction manager, and direction on the issue of financing.

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Chairman Turner stated the Board approved Mr. Goldberg moving forward with the parameter/scope and the survey. Chairman Turner asked that Mr. Goldberg meet with Carol Jackson, County Manager, and Beverly Long, Purchasing Manager, on the RFQ for construction manager.

Chairman Turner stated that Mr. Goldberg will have to be in correspondence with the Georgia Department of Transportation regarding his design – as the proposed by-pass will include the portion of Hulsey Road adjacent to the proposed jail site.

Vickie Neikirk, presented information on behalf of Raymond James and Merchant Capital regarding financing the detention center construction project with the issuance of bonds. Ms. Neikirk stated that local banks wanted the county to issue the bonds and have the deposit proceeds from the bonds go into the local banks – they were not willing to do a combined loan effort among the local banks. She detailed that Raymond James said this would not be as lengthy of a process as she had initially thought and the bonds could be ready by the end of December. Ms. Neikirk stated the County could obtain bond insurance which could lower the interest rate. She stated that Raymond James presented the lowest five (5) year interest rate of 2.15%. Ms. Neikirk explained that financing through ACCG would have a higher interest rate and could be difficult to attain in the current tight credit market.

Mr. Goldberg presented options of financing through the USDA (United States Department of Agriculture) which could be structured as a five (5) year loan or a thirty (30) to forty (40) year loan with an early pay off option. He stated the long term financing option would give the County more flexibility in payment options and there were no pre-payment penalties associated with early pay off. Mr. Goldberg said the interest rate would be approximately 4.25% simple interest with no down payment.

Commissioner Campbell asked Mr. Goldberg and Ms. Neikirk to get together and make a recommendation to the Board of Commissioners. Chairman Turner directed Ms. Neikirk to develop a cash flow and a decreased cash flow analysis.

Commissioner Campbell stated that considering current interest rates and construction costs he feels this is the time to get the most jail for the money considering SPLOST collections and the funds currently being expended on the boarding of inmates in other counties.

Chairman Turner stated that he felt this was what had been done with the plans presented – however the cash flow analysis would demonstrate this.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to adjourn the meeting.

The minutes of the November 5, 2009 called meeting are hereby approved as stated this the 7th day of December.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner
Travis C. Turner, Chairman

s/Joe Campbell
Joe Campbell, Post 1 Commissioner

s/Craig Bryant
Craig Bryant, Post 2 Commissioner

s/Shanda Smallwood
Shanda Smallwood, County Clerk