

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE CALLED MEETING

HELD THURSDAY, JUNE 25, 2010 AT 8:30 A.M.

The White County Board of Commissioners held a Called Meeting on Thursday, June 25, 2010 at 8:30 A.M. in the Board of Commissioners Office Conference Room. The purpose of the Called Meeting was to discuss the status of the White County Detention Center Construction Project. Present at the meeting were: Chairman Travis Turner, Post 2 Commissioner Craig Bryant, County Manager Carol Jackson, and Human Resources Coordinator Krystal Davidson. Post 1 Commissioner Joe Campbell and County Clerk Shanda Smallwood were not in attendance.

Chairman Turner called the meeting to order.

Chairman Turner stated that there had been some issues made known regarding the Hulsey Road Site for the White County Detention Center Construction Project. He further stated he wanted to get the opinion of the Architect – Larry Goldberg, Goldberg, Sullivan, McCreery, Inc. – and the Project Manager - Tommy Wiley, Charles Black Construction Company, regarding possibly moving the construction site from Hulsey Road to the eleven (11) acre tract of land owned by the County on Truelove Road.

Architect Larry Goldberg summarized the status of the project by stating that relative to the design phase the process was within one (1) to two (2) weeks to begin construction – however this would be delayed by the need for the Board of Commissioners to decide now on the location of the project. He stated there were two (2) surveyors working to locate all utilities on the Hulsey Road Site in order to access the current situation there and he had been in contact with the Georgia Department of Transportation (GDOT) on the issues relative to the design of the future Cleveland Bypass. Mr. Goldberg stated with all the issues which had emerged relative to the project, if the Board of Commissioners wanted to do the project in the most cost effective manner, they need to evaluate the site relocation to Truelove Road in light of the additional expenses which would be incurred for utility relocation and site expense on Hulsey Road.

Mr. Goldberg said he had visited the Truelove Road Site and it “like night and day” compared to the Hulsey Road Site. He stated the Truelove Road Site was easy, had great accessibility, and had plenty of room for future addition over the next ten (10) to twenty-five (25) years.

Chairman Turner stated that if the Truelove Road Site were selected, he wanted to see the Board of Commissioners do an entire site plan – so as to avoid issues such as those at the Hulsey Road Site which have limited future expansion due to utility locations.

Mr. Goldberg presented a proposed future site use plan for the Truelove Road Property Site. He further stated the Truelove Road Site would not require any retaining wall construction – whereas the Hulsey Road Site initially required quite a bit of retaining wall construction, the height of the retaining wall increased significantly once the future bypass construction was

considered. Mr. Goldberg said they could construct berms and plant trees in order to provide a buffer from the surrounding residential properties. He further explained that he had evaluated the site and saw no issues with utilizing the Truelove Road Site for this project.

Sheriff Neal Walden stated that given the problems which had surfaced with the Hulsey Road Site – he felt the site relocation to Truelove Road was a very positive option – which could potentially save the County \$500,000.00 to \$750,000.00. He felt the construction of the White County Detention Center on Truelove Road would be a benefit to the community, as this would provide 24/7 patrol of the immediate area. Sheriff Walden said he had heard some citizens express their concerns regarding the possibility of inmates escaping and he wanted to note there had been no inmates escape during his twenty-one (21) years as Sheriff, although there had been some inmates who were on work detail to leave the premises. He summarized by stating he supported the site relocation to Truelove Road.

Chairman Turner asked Clark McDonald with Charles Black Construction, Inc. (Construction Manager for the project) for his firm's thoughts and ideas on the site options being discussed. Mr. McDonald stated that in considering the accessibility issues relative to the bypass, the expansion of the Senior Center, utility relocation, possible service disruption to the E911 Center, the required sewer upgrade, and all the cost issues involved he could only see a positive outcome in relocating the Detention Center from Hulsey Road to Truelove Road.

Sheriff Walden added that if the site was relocated the County would not have to relocate the Convenience Center.

Chairman Turner stated if the Detention Center Site was relocated to Hulsey Road the funds used from the Solid Waste & Road Department SPLOST accounts to purchase the Truelove Road Property would need to be reallocated.

Darren, with London Land Surveying, stated he had been working on the Hulsey Road Site for two (2) weeks and utility location was definitely a major issue. He stated that even when the utility location survey was complete they would not be sure that this was 100% and something could possibly hit during construction.

Robert Hamrick, White County Information Technology Director, stated he agreed with the previous comments in support of the site relocation due to the impact of the utility relocation, which would be both expensive and disruptive to the other facilities.

Carol Jackson stated the Board of Commissioners needed to consider that the utility relocation was not budgeted in the project and this would be an additional expense of approximately \$500,000.00.

Jerry Nicholson asked that given the unknown issues which had arisen from the Hulsey Road Site – would the fiber optic service be available at the Truelove Road Site and would the City of Cleveland provide sewer service to the Truelove Road Site?

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Chairman Turner stated that the County was already in contact with the City of Cleveland regarding the sewer service and the issue would take a few weeks to get an answer on.

Robert Hamrick confirmed that the fiber optic connections would be available at the Truelove Road Site.

Chairman Turner asked Doug Dockery, Director of Public Works, if there were any road issues with the Truelove Road Site. Mr. Dockery said there were no issues. Chairman Turner highlighted that with a site relocation this would provide adequate space for the White County Road Department Facilities to expand either at the Hulsey Road Site or the Truelove Road Site.

Tommy Wiley, Project Manager with Charles Black Construction, Inc., stated he felt the site relocation to Truelove Road was positive and he agreed with all prior comments.

White County Sheriff's Office Captain Jim Couch stated that the future natural gas service to the Truelove Road Site would be a great benefit to the facility.

Mr. Goldberg emphasized that with the site relocation – none of the design work on the Detention Center Facility would change and that all work which had been produced on the facility design could be utilized on Truelove Road; however the site engineering would need to be revised. Mr. Goldberg added that the Truelove Road Site would allow the design to separate the delivery access from the rest of the jail, which would benefit on future expansions to the facility.

Commissioner Bryant stated the site relocation to Truelove Road would ease the congestion around the Mauney Building / Senior Center Complex; however he wanted a commitment from the City of Cleveland for sewer service before the site relocation is confirmed.

Carol Jackson stated that she was fairly confident sewer service through the City of Cleveland would not be an issue; however if this were to be the County could build their own sewer plant.

Chairman Turner asked if in the worst case scenario an agreement with the City of Cleveland could not be resolved for sewer service, would a septic system be an option. Mr. Wiley stated a septic system was an option, however if the facility was going to be on a septic system that needed to be established at this time and not later on in construction as this project would require extensive permitting and an elaborate septic system. Mr. Wiley stated that a septic system would be approximately \$250,000.00 – however the fill lines and failure area would take up a great deal of the property and limit future expansions.

Chairman Turner emphasize that the sewer issue was tied to the current system's capacity, as the City of Cleveland is seeking funding to upgrade the lines in order to have additional capacity. Carol Jackson stated the City had been informed they would be receiving the federal stimulus money for the project and would be starting the upgrades as early as Fall 2010. Ms. Jackson stated that in her conversations with City of Cleveland Officials - that the approximately fourteen (14) month construction timeframe for the detention center would take longer than the planned sewer upgrades.

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Chairman Turner stated he wanted to get a commitment from the City of Cleveland and asked Ms. Jackson to coordinate a possible joint meeting on the issue.

Mr. Wiley stated the Architect is in need of direction and cautioned that the project will be stalled until direction is given and construction costs are on the rise.

Upon a motion made by Commissioner Bryant, seconded by Chairman Turner there was a unanimous vote to research the option of relocating the construction site of the White County Detention Center from Hulsey Road to Truelove Road.

Chairman Turner asked for the record to show that the Board of Commissioners direction on this project was for all utilities, etc. to be marked in order for future board to not have to deal with this same sort of issue when planning additions and expansions.

Mr. Goldberg assured the Board of Commissioners this would be done.

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

The minutes of the June 25, 2010 Called Meeting are hereby approved as stated this the 2nd day of August 2010.

WHITE COUNTY BOARD OF COMMISSIONERS

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

Not In Attendance
Joe R, Campbell, Post 1

s/Craig Bryant
Craig Bryant, Post 2

s/Shanda Smallwood
Shanda Smallwood, County Clerk