

# **WHITE COUNTY BOARD OF COMMISSIONERS**

## **MINUTES OF THE CALLED MEETING HELD**

**FRIDAY, JUNE 24, 2011 AT 8:00 A.M.**

The White County Board of Commissioners held a Called Meeting on Friday, June 24, 2011 at 8:00 a.m. in the Board of Commissioners Office Conference Room. The purpose of the duly called meeting was to consider options for the construction of the White County Convenience Center to be located on Hulsey Road and to consider entering into Executive Session in order to discuss real estate. Present at the meeting were: Chairman Travis Turner, Commissioner Terry Goodger, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Carol Jackson, Finance Director Vicki Mays, and County Clerk Shanda Smallwood.

Chairman Turner called the meeting to order.

Chairman Turner asked Mr. Harry Barton, Planning & Solid Waste Director, to provide a summary of the changes which could be made to the White County Convenience Center Construction Project through value engineering. Mr. Barton stated he had met with Luke Williams, Project Engineer, and with Daunch & Hirschi, low bidder on the project. He stated they had determined that a total of \$7,450.00 could be deducted from the low bid cost of \$184,000.00 for a contract price of \$176,550.00.

Commissioner next asked Mr. Barton to ask the Project Engineer if the piping design under the driveway could be changed to HDPE pipe in order to gain some additional cost savings.

Mr. Barton informed the Board of Commissioners that he had compared the future site plan to the prior location of the convenience center and the proposed site was nine feet wider than the prior location; however the working area was no larger than the prior site.

Mr. Barton also informed the Board of Commissioners that if they chose to take the asphalt out of the project from the DOT right of way into the convenience center – the projected cost savings would be \$28,000.00.

Commissioner Goodger stated that the advantage of proceeding with the project as it was bid, with the value engineered changes, was that the project would serve the community for twenty-five (25) years.

Mr. Barton confirmed for the Board of Commissioners that in addition to the contract with Daunch & Hirschi, the County would be responsible for the engineering fees, the water / sewer tap fees, and the power connection.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to award the bid for the construction of the White County Convenience Center to Daunch & Hirschi Construction, Inc. at a contract amount of \$176,550.00 – based on bid

June 24, 2011 – Called Meeting Minutes (continued)

received - to be paid from remaining Solid Waste SPLOST Funds and for the balance of the project cost to be paid from the 2008 SPLOST Funds.

Chairman Turner emphasized that any change orders to the project must come before the Board of Commissioners for approval.

Commissioner Nix asked that on a go forward basis that the staff prepare initial estimates of project costs for the Board of Commissioners which are more accurate.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger, there was a unanimous vote to enter into Executive Session in order to discuss real estates.

-See Attached Closed Meeting Affidavit-

*SEALED EXECUTIVE SESSION MINUTES: TO BE SEALED UNTIL PROPERTY IS ACQUIRED*

*OR THE PROJECT IS ABANDONED*

*O.C.G.A 50-14-3(4)*

*Unsealed July 29, 2011 – Project Abandoned*

Chairman Turner stated he was concerned that the planned expansion to the White County Senior Center was going to exceed the \$500,000.00 budget (\$250,000.00 County SPLOST Funds and \$250,000.00 CDBG Funds) and for that reason he wanted the Board of Commissioners to consider approving a contract to purchase the former West Family Restaurant which is currently owned by United Community Bank. Chairman Turner stated the asking price for the property was \$310,000.00 which was negotiable. He stated that he felt this would be a good location for the White County Senior Center and a less costly alternative to expanding the existing Senior Center.

There was discussion amongst the Board regarding possible issues with the property and with the payment which would be required on the grant which was received to construct the current Senior Center if it was vacated prior to the twenty year amortization period.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to authorize the Chairman to negotiate a forty-five (45) day contract for the purchase of the property located on county parcel #045B 050 – being the former West Family Restaurant – not to exceed \$310,000.00 – and with contract conditions pertaining to the inspection of the property related to structure, septic, mechanical, electrical, accessibility, appropriate easements, confirmation of property lines, title inspection, parking area, confirmation of issues relative to the grant pay back requirement, and upon approval by the Board of Commissioners.

The Board of Commissioners asked Ms. Carol Jackson to have Ringo McCollum, Chief Building Official, inspect the property and once inspection results were documented to begin work with the County Attorney for the development of a sales contract.

June 24, 2011 – Called Meeting Minutes (continued)

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote exit Executive Session.

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

The minutes of the June 24, 2011 Called Meeting are hereby approved as stated this 27<sup>th</sup> day June, 2011.

**WHITE COUNTY BOARD OF COMMISSIONERS**

s/Travis C. Turner

Travis C. Turner, Chairman

s/Terry D. Goodger

Terry D. Goodger, District 1

s/Lyn Holcomb

Lyn Holcomb, District 2

s/Edwin Nix

Edwin Nix, District 3

s/Craig Bryant

Craig Bryant, District 4

s/Shanda Smallwood

Shanda Smallwood, County Clerk