

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES FROM CALLED MEETING HELD JANUARY 17, 2007

AT 8:30 A.M.

The White County Board of Commissioners met in a called session at 8:30 A.M. in the Commissioners' Office of the White County Courthouse, Cleveland, Georgia. Present were: Chairman Chris R. Nonnemaker, Post 1 Commissioner Joe R. Campbell, Post 2 Commissioner Craig Bryant, County Manager Alton E. Brown, County Clerk Jean Welborn, Public Works Director Doug Dockery, Public Works Administrative Assistant Rolann Smith, and Road Construction Inspector Leland Owens.

Chairman Nonnemaker called the meeting to order and congratulated Doug Dockery on his promotion to Public Works Director. Chairman Nonnemaker also complimented Rolann Smith and Leland Owens on the fine job that they did.

Chairman Nonnemaker stated that due to time constraints, the Smithgall Woods Animal Shelter discussion would not be held today.

Mr. Dockery presented to the Board of Commissioners Proposed Program Updates on the Road Program (see copy attached). Chairman Nonnemaker asked Mr. Dockery how the triple surface treatment (tst) program was going. Mr. Dockery stated that Airport Road, Antioch Church Road, part of Leatherford Road and Wildwood Acres Road had been completed. Mr. Dockery asked for feedback from the Board of Commissioners on how they wanted the roads improved. Mr. Dockery's Program Update gave a list of roads that were candidates for the triple surface treatment with the estimated costs thereof for selection by the Board of Commissioners.

Commissioner Campbell asked about the paved roads that were "spider webbing." Mr. Dockery stated that there were some paved roads that were "spider webbing" that could be repaired by overlaying them with the triple surface treatment, which would bond the road back together; that it would be cheaper to do the triple surface treatment than to deep patch and overlay with plant mix. Commissioner Campbell stated that this process could give 4 or 5 years more of service before other repairs would have to be done.

Chairman Nonnemaker asked if they were ready on Duncan Bridge Trail & Court, Pine Brook Court & Trail, etc. that had already been approved. Mr. Dockery stated that the estimated costs were shown and that they needed direction from the Board of Commissioners as to what they wanted to do and what they could afford. Mr. Dockery stated that some of the roads could be improved with less width at a cost savings.

Chairman Nonnemaker stated that he liked the 18-foot road in a subdivision; that he did not think they even needed a 20-foot width. Mr. Dockery stated that on some roads, they could get by with a 16-foot width.

The Board of Commissioners encouraged Mr. Dockery to try to obtain construction easements to alleviate the drainage problems on a portion of Leatherford Road. Commissioner Campbell asked if the application of triple surface treatment on an existing road created any further liability as to design requirements for the County. Leland Owens stated that the triple surface treatment program was a higher class of maintenance for the roads to eliminate erosion and dust and not new road construction.

Commissioner Bryant asked about Ricky West Road, stating that some property owners had called and stated that they had all the right-of-way. Rolann Smith stated that the Surveyor, Eddie Davidson, had done an alignment plat; that at the North end of the road, they had planned to move the road over; that they had everybody's permission except at about the middle of the road, there was a curve that needed changing; that they had right-of-way from the landowner on the other side to correct this; that they had all of this worked out with some minor changes. The Board of Commissioners asked for a cost estimation on Ricky West. Leland Owens stated that he had already completed a cost estimate on this; that with 18 feet of pavement, 4 foot shoulders, and do the drainage, the contract, with the minor changes to eliminate the bad curves, would be approximately \$650,000; however, Mr. Owens stated that this cost could be lower if the design estimation was eliminated. The Board of Commissioners asked that this road be put on

the list and that a new cost estimate should be gotten, both with pavement and with the triple surface treatment application. Chairman Nonnemaker stated that he wanted to get the bad curve taken out on Ricky West Road because of the safety issue, especially with school buses traveling that road.

Commissioner Bryant stated that Narrow Lane got in terrible shape when it rained and that the voting for that precinct was located there. Commissioner Bryant asked if they could pave just the area to the voting location. Mr. Dockery stated that they could look at this and possibly do it in house.

Commissioner Campbell made a recommendation that Mr. Dockery and Mr. Owens get together on those roads that were candidates for triple surface treatment and proceed as soon as possible.

Commissioner Campbell made a motion that they start on the roads on the list attached, including Ricky West Road if the money was available, with the Triple Surface Treatment and get as many going as they could and use the SPLOST money, with the Henry Nix Road being improved on the South (East) end to the point where the property owners object to the improvements, all as determined by Doug Dockery, Public Works Director. Commissioner Bryant seconded the motion. The vote was unanimous.

Leland Owens stated that they were requesting permission to let a contract for overlaying with triple surface treatment the LARP Road, Dorsey Road, prior to the State's resurfacing with asphalt. Commissioner Campbell made a motion to take the recommendation of the Public Works Department on Dorsey Road and Collins Road as set out on the attached sheet. Commissioner Bryant seconded the motion. The vote was unanimous.

The Board of Commissioners discussed a pending D.O.T. contract that had been partially completed. Mr. Owens stated that the contract originally contained about \$150,000 State contribution for patching, leveling and overlaying several county roads; that the County had completed Tesnatee Gap Valley Road, Sleepy Meadows, and Mountain Meadows and had received about half of the \$150,000 contribution from the D.O.T.; that the next to the last column on the attached sheet gave the amount of State assistance left under the contract. Mr. Owens stated that he and Mr. Dockery had discussed the possibility of doing some deep patching on Post Road and sealing it with triple surface treatment, allowing 5 to 7 more good years out of this improvement; that if they did that, the estimated cost would be less than half of the \$462,481; that if they went that route, the State (D.O.T.) would not participate with the proposed contribution of \$43,685.

Chairman Nonnemaker asked if they could request that the D.O.T. allocate the \$43,685 toward another road project. Mr. Owens stated that they could request that; that D.O.T. would then rate the road that was proposed for substitution; that if the road qualified under their rating scale, the D.O.T. would probably allow a substitution.

Commissioner Campbell made a motion that they follow the Public Works Department's recommendations on the handling of the road improvements under the existing D.O.T. contract: 1) Pull Post Road off the contract and deep patch and contract for sealing with triple surface treatment; 2) Select and request a substitution road with D.O.T. under the contract; and 3) Proceed under the D.O.T. contract with Mountain View Dr., Vista Dr., and Kellum Valley Rd. Mr. Owens stated that the balance of Dean Mtn Rd. could be done by the Road Department by picking up the 900 tons at the Alto plant and rent some equipment to put it down, costing about \$18,000 to finish the .9 mile of the Road.

The Board of Commissioners agreed to allow the Public Works Department to proceed under the 2007 Mudhole Stone under the D.O.T. Contract.

Chairman Nonnemaker asked how the equipment situation was. Mr. Dockery stated that he really needed a small, vibratory, sheep-foot roller, with a 30 to 36" drum, to roll ditch lines and pipes with and a tractor with side arm. Mr. Dockery was asked to get some bids on this. Chairman Nonnemaker stated that he would like for them to get enclosed tractors for safety reasons.

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The shop building condition was discussed. It was discussed that it was in a bad state of repair.

Commissioner Campbell asked Rolann Smith to discuss the county gas system situation. Ms. Smith stated that they could keep the underground tanks or go with a fuel card system; that it looked like keeping the tanks would be the better of the two; that if they kept the tanks, they would have to spend some money to put in a new computer system, new pumps, and a new generator; that the tanks were 20+ years old; that she had been advised that if the county kept proper maintenance and inspections on the tanks, they should be fine. Commissioner Campbell and Chairman Nonnemaker stated that they did not like the fuel card system. Chairman Nonnemaker asked how much the upgrade of the computer system and the pumps would be. Ms. Smith stated that it would be around \$35,000. The Board of Commissioners stated that they needed to get a price on this.

Chairman Nonnemaker stated that he would like to have a report on the fuel that was used by the County last year. Ms. Smith stated that she would get this to the Board of Commissioners.

Kip Stokes from Pond & Company gave an update on the design of the proposed new courthouse. Mr. Stokes stated that they were at about the 70% stage; that they would be finished with the design, including the cost, by the end of February. Mr. Stokes presented some 3-D renderings of the proposed courthouse and animations or drive-bys.

Mr. Stokes stated that the proposed building was 150 feet wide (150' x 120' or 18,000 square feet per floor, making a total of 54,000 square feet).

It was stated that the plans had been prepared with alternatives built in to reduce the costs; that the roof was designed as a TPO roof, white which would reflect light, which would have a 20-year warranty; that the ceilings had been designed to be 10 feet.

Chairman Nonnemaker announced that the County had bought the Neighborhood Healthcare Building; that the County already owned the land; that the building was about 5,000 square feet; that the building would be leased back to the Northeast Georgia Medical Center for a short period of time.

Teresa Stansel asked Mr. Stokes if Pond's billings allowed for a gap audit. Mr. Stokes stated that Pond's billings were not itemized and did not allow for a gap audit; that they were billed lump sum as per the original contract.

Upon motion made by Commissioner Bryant, seconded by Commissioner Campbell, the meeting was adjourned.

Chris R. Nonnemaker, Chairman

Joe R. Campbell, Post 1

Craig Bryant, Post 2

Jean Welborn, County Clerk

