

The Banks County Board of Commissioners held a regular meeting on February 21, 2013 at 10:30 a.m. in the Wilson Shoals Training Room of the Banks County Courthouse Annex. Present were Chairman Jimmy Hooper, Vice Chairman Charles Turk and Commissioners David Duckett, Danny Maxwell and Sammy Reece.

1. Call to Order

Ch. Hooper called the meeting to order.

2. Approval of Agenda

Vice Ch. Turk made a motion to approve the agenda. Comm. Reece seconded. All aye votes and the agenda was approved.

3. Rindt McDuff & Associates

Mike Lott

Mike Lott of Rindt McDuff asked for continued engineering services to Banks County for future projects. Vice Ch. Turk stated the clearwell project was a great project and that he was glad it is complete. Vice Ch. Turk, Commissioners Maxwell and Reece all expressed concerns with the service from Rindt McDuff on the clearwell project with issues such as:

- Engineer not being on site at crucial times (*concrete strength, plant electrical cut, etc*) to help prevent delay of project – additional cost to county
- Engineer being late to the job site after progress installation is complete instead of during the installation
- Electrical being cut when it should have been located before the concrete was cut – additional cost to county
- Pump motor size change – charged county for a complete design redo – additional cost to county
- Concrete strength – paid for higher strength and received lower strength concrete
- County was charged for meetings with engineer that the engineer called

Rindt McDuff offered to discount any projects going forward to help compensate for the additional costs to the county.

4. Candler Street UST – Environmental Monitoring

Britt Myers

Ch. Hooper stated this had been ongoing since 2008 and asked Mr. Myers what was the least amount of money the county could spend to bring about closure. Mr. Myers stated he could not guarantee results but stated the \$89,155 amount that he proposed included full closure. He stated that was the worst case scenario and that it could be completed by mid summer. He further stated that Analytical Consulting Services performed the testing of the monitoring well samples.

5. Stan Wise, Public Service Commission – Natural Gas

Ch. Hooper stated he knew Mr. Wise and said he would be contacting him for help in getting natural gas available to poultry farmers throughout the county. He further stated there was a trunk line presently run through the lower portion of the county that potentially could be tapped for supply to Banks County if authorized. Vice Ch. Turk and Comm. Reece agreed there was a need for the service.

6. T-Ball Field Construction

Ch. Hooper said he had spoken with Recreation Director Joe Gailey concerning the need for an additional T-Ball field. He said there was a large enough space between the senior center parking lot and the tennis courts that would not need a lot of excavation. Vice Ch. Turk stated concerns with the need for additional parking at the senior center and that he felt that would be the best spot for expansion. Ch. Hooper stated at that point the T-Ball field could be converted to parking. Comm. Maxwell stated the center of the existing walking track behind the senior center could be a better spot. Vice Ch. Turk agreed that would be a better spot. Comm. Reece said senior center parking was beginning to be an issue at times. All agreed an additional T-Ball field would be a good idea and the location inside the track should be further researched.

7. Candler Building Renovations

Ch. Hooper stated the Voter Registration relocation was complete. He said the other end of the building had not been renovated and proposed contracting with an outside contractor for the basic renovations to include painting and flooring. Comm. Maxwell said he felt they should wait until a decision is made on who will locate there before the renovation is done. Vice Ch. Turk agreed. All agreed to contract with an outside contractor once an office has been identified that will use the space. Comm. Reece stated that Kenny should oversee the renovation.

8. Adult Learning Center Renovations

Ch. Hooper stated the completion of the unfinished portion could also be done by an outside contractor as well and asked what the board thought about the completion. Vice Ch. Turk stated the renovation would be good if other county agencies may use it as well as the Adult Learning Center. All agreed that the basic renovations would also be enough at this time.

9. County Mechanic

Ch. Hooper stated the county maintained a large number of vehicles through outside vendors and asked if the board thought it would be a good idea to hire a county mechanic for general maintenance and to farm out specialty maintenance. He stated large equipment and vehicles would still need to be maintained through an outside source. Comm. Reece stated concerns with the cost of setting up a county maintenance shop. Vice Ch. Turk stated concerns with the liability. Ch. Hooper stated annual bids for maintenance may not be a bad idea. Comm. Maxwell also expressed concerns with startup costs for a county mechanic shop. Ch. Hooper stated he would check into the annual bid process.

10. New County Website

Jenni Gailey stated the information gathering is still underway and an RFP is being formed. She also expressed excitement toward the project and the information and convenience being offered to the citizens and employees through the proposed website.

11. Commissioner Training – classes/updates

Ch. Hooper stated he felt the Commissioners should be informed and up-to-date as possible and he felt training was necessary. He said the question was should the county pay for the training. Comm. Reece stated he did not think so. Vice Ch. Turk stated he felt if there was a freeze on all but mandatory training expense for all employees then that included commissioner training as well. Comm. Maxwell said he did not want to use taxpayer money but he felt there were things going on the commissioners needed to know in other parts of the state. He said he felt if it was needed, they should be able to go however, he didn't know how it would be done unless they each pay for their own training. Comm. Duckett said he had gotten some good information

from the training but sometimes it feels like a waste of time for small counties. He said if it is necessary then it should be allowed.

12. Mountain Creek Reservoir – surrounding property – Lovell

Ch. Hooper stated he had been contacted by the attorney for the Lovell family who are property owners - asking if the county would be interested in purchasing approximately 300 acres surrounding the Mountain Creek Reservoir. He stated a recreation facility may be considered. Comm. Duckett stated the terrain and location of the property would be an issue. Steve Reece spoke up and stated recreational purposes were not allowed on the reservoir.

13. County Line Disputes – Banks Crossing

Ch. Hooper stated there was some dispute with the property line location of the carwash property located at Banks Crossing. He stated he was not in favor of moving the county line as requested by Jackson County until further research has been done. He stated this issue came up because the property owner had received a property tax bill from Banks County as well as Jackson County. He stated the current county line shows that he should be receiving a bill from Banks County. All Commissioners agreed.

14. Cell Tower Appraisal – Cell Tower Solutions

Kevin Whitman

Ch. Hooper stated this company would inventory the towers and personal property located on the towers to help insure that Banks County tax collections were correct. Mr. Whitman stated his office did not have the resources and equipment to perform this type of an audit and recommended contracting with Cell Tower Solutions. He stated the digest currently shows 15 towers. The fee for the audit would be approximately \$22,000 minimum with a not to exceed amount of \$24,500 if additional equipment or towers are found.

15. Water Sale Agreement – City of Maysville

Steve Reece

Ch. Hooper asked if the Commissioners wanted him to pursue an agreement to sell to Maysville. Comm. Maxwell expressed concerns with decreased pressure during high water usage due to Maysville filling the water tank. Mr. Reece said the county already contracted with Maysville and further stated it should be stipulated in the new contract that Maysville would notify the county before the tanks are filled. All agreed for the Chairman to proceed with negotiations of an agreement. Mr. Reece stated the county may have to buy from Franklin County during peak seasons. Vice Ch. Turk stated he would like to see the additional revenue. Comm. Maxwell agreed if it did not put a hardship on the current customers.

16. Wilkinson Road Water Line

Steve Reece

Mr. Reece stated there were 4 houses located on this road that are requesting to be on Banks County water service. He stated he had received an estimate to extend the 3" water line for .4 miles at approximately \$3.00 per foot or \$8,500. He stated other residents currently on Toccoa water in that area would have to be given permission from Toccoa before Banks County could go into their service area. Mr. Reece recommended installing the line with the stipulation that all customers must pay up front for the tap-on fees. He stated a minimum water bill would be \$18 per month. At present the confirmed number of taps is only 3. Vice Ch. Turk stated concerns with the amount of time it would take to recover the cost of installation if only the minimum amount was consumed. Ch. Hooper stated since the citizens requesting were Banks County residents, he leaned toward extending the line. Comm. Maxwell agreed. He then asked Mr. Reece to get firm commitments from the citizens requesting the service that they will be

paying the tap fee up front. Mr. Reece stated he would have that information by the March 12th meeting.

17. Wellness Center

Ch. Hooper stated he had several requests for a wellness center similar to the BJC Wellness Center. He said this would be geared toward citizens that are 50 years of age and older for a fee. He also stated that county employees should be able to use the facility free. He asked if the Commissioners thought this would be something he should pursue. Comm. Reece said he felt their hands were tied until the next SPLOST because the funds were obligated. Ch. Hooper stated access could be granted by security cards or codes and usage fees would be charged. He stated it could be handled through the recreation department.

18. 2014 Public Transportation Grant Application Authorization Resolution *Randy Failyer*

Mr. Failyer stated this was a resolution authorizing the application process for the annual grant renewal. Comm. Reece made a motion to authorize the Chairman to sign the grant application. Comm. Maxwell seconded. All aye votes and motion carried. *(Copy of resolution filed in Attachment to Minutes Book #9-4)2013-04*

19. Prisoner Medicine Supply Agreement – Homer Drug *Randy Failyer*

Comm. Maxwell made a motion to approve the agreement. Comm. Duckett seconded. All aye votes and motion carried. *(Copy of agreement filed in Attachment to Minutes Book #9-4)*

20. Adjournment

Comm. Reece made a motion to adjourn the meeting at 1:27 p.m. Ch. Hooper seconded. All aye votes and motion carried.

Chairman

County Clerk
