

AGENDA

**McDUFFIE COUNTY BOARD OF COMMISSIONERS' MEETING
June 6, 2007, 10:00 AM, Grand Jury Room, McDuffie County Courthouse**

CALL TO ORDER & WELCOME

Chairman Newton

INVOCATION & PLEDGE OF ALLEGIANCE

Reverend Butch Baston, Retired Minister, Thomson, GA

APPROVALS

Minutes (Regular Mtg. 5-15-07)

Agenda (Current)

INFORMATION & ANNOUNCEMENTS

None

OLD BUSINESS

- 1. Further Consideration of Revised Subdivision Regulations (Chairman Newton)**
- 2. Further Consideration of Arthur Grimaud Zoning Change/Subdivision Review – Cobbham Road (Chairman Newton)**

NEW BUSINESS

- 1. E/R's & ACO's (Error Releases & Assessor's Change Order Report)
Real Estate & Mobile Home Taxes – May 2007 (Sandra Whitaker)**
- 2. Appointment to CSRA RDC Board of Directors (Chairman Newton)**
- 3. New Middle School Access Road Engineering Proposal (Chairman Newton)**
- 4. McDuffie County Sewer District I Revenue Bonds Supplemental Resolution (Chairman Newton)**
- 5. Water and Sewer Commission Meeting Action Items (Chairman Newton)**
 - a) Accept Low Bid for Big Creek Water Treatment Plant Expansion**
 - b) Approval of SPLOST III & IV Water and Sewer Spending Plan Modifications**
 - c) Approval of Resolution for GEFA Loan and Rate Increase to Support Loan**
 - d) Approve Increased Warren County Water Rate**
 - e) Approve Increased Septage Disposal Rate**
- 6. Approval of SPLOST IV Public Safety Spending Plan Modifications (Chairman Newton)**
- 7. Computer Replacement/Obsolescence Issues and Schedule (Kelly Evans)**
- 8. Reauthorization of Purchase of New Dump Truck and Approval of Supplemental Budget Amendment (Jimmy Whitaker)**

EXECUTIVE SESSION

Topic of Discussion: Personnel Matter

ADJOURNMENT

The McDuffie County Board of Commissioners held a regular Commission Meeting Wednesday morning, June 6, 2007, 10:00 AM, Grand Jury Room, McDuffie County Courthouse.

COMMISSIONERS PRESENT

Charles G. Newton IV, Chairman
Sammie Wilson Sr., Vice Chairman
Rev. Fred Favors, Commissioner
Darrell Wester, Commissioner
J. Robt. "Bob" Farr, Commissioner

COUNTY REPRESENTATION

Sammy Fowler, County Attorney
Don Norton, County Manager
Jimmy Whitaker, County Finance Director
Ruthie Thomas, Human Resource Coordinator
For Annette Finley, County Clerk
Chris Pelly, Director of Public Works
Fred Guerrant, Director, Planning Board
Sandra Whitaker, Tax Commissioner
Kelly Evans, Director, IT Department
Don Clauson, Director, Solid Waste
Stephen Sewell, Fire Services/EMA

OTHERS

Two (2) other citizens attended.

MEDIA REPRESENTATION

McDuffie Mirror Newspaper
McDuffie Progress Newspaper

CALLED TO ORDER

Chairman Newton called the meeting to order and welcomed everyone in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

Reverend/Commissioner Fred Favors led the invocation which was followed by the Pledge of Allegiance.

APPROVALS

Minutes (Regular Mtg. 5-15-07)

A motion was made by Farr to approve the minutes, as written, of the regular Commission Meeting held on 5-15-07; motion was seconded by Favors and passed unanimously.

Agenda (Current)

A motion to approve the current agenda was made by Favors, seconded by Farr with changes as listed below:

1. Move Item 1 in Old Business to last issue of meeting so that all Commissioners could be present when discussed.
2. Move Item 4, New Business, to #1, New Business, in order to accommodate County Attorney's schedule.

Motion passed unanimously. (Meanwhile, the 5th Commissioner arrived at the meeting so Old Business items remained as listed on Current Agenda).

INFORMATION & ANNOUNCEMENTS

None

OLD BUSINESS

1. Further Consideration of Revised Subdivision Regulations: Chairman Newton presented the final Revised Subdivision Regulations ordinance and asked the Board for their action on the matter.

After extensive discussion with certain issues contained within the Ordinance, Chairman Newton recommended that the Revised Subdivision Regulation ordinance be adopted with changes as outlined below:

- Section I.I Jurisdiction (Eliminated-because of wording)
- Section I.I. Scope (New - Added)
- The ban of burning of inert material was modified to allow burning only between October 1 and April 30 of each year.
- The provision for "pedestrian easements" throughout the subdivision was removed.
- The provisions for sidewalk width were amended to allow 4 foot wide sidewalks.

A motion was made by Wilson to adopt and approve the Revised Subdivision Regulations with the aforementioned changes; motion was seconded by Favors; at this time, Favors asked for a “roll call” vote on the motion which is listed below:

Favors – Yes	Wester - No
Wilson – Yes	
Farr – Yes	
Newton – Yes	

Motion passed 4 to 1, with Wester voting “no”.

2. **Further Consideration of Arthur Grimaud Zoning Change/Subdivision Review – Cobbham Road:** Chairman Newton presented this request and asked the Board for their response.

- The zoning request change is from T-1 (Interstate Village) to R-2 (Medium Density Residential) and only for the total parcel comprising a planned subdivision’s 70.81 acres and 5.7 acre parcel reserved for future expansion. The location of this specific property where the subdivision is planned to be located is at one of two Main Interstate gateways and entrance corridors leading into Thomson on Cobbham Road from Interstate I-20.

After a lengthy discussion, a motion was made by Wester to uphold the Planning Board’s recommendation to approve the zoning change from T-1 to R-2 for the residential subdivision property only; the remainder of the property in that area will remain T-1; the Subdivision Preliminary Plat to be conditionally approved with the following stipulations:

- All houses are to be stick built on-site.
- All houses are to be a minimum of 2500 sq. ft. heated living space.
- 51% of the exterior wall covering is to be comprised of either brick or stone.
- It is agreed that the houses will be built on a consecutive basis on adjoining lots with the sidewalks being poured in five (5) house runs.

Motion passed unanimously.

NEW BUSINESS

1. **McDuffie County Sewer District I Revenue Bonds Supplemental Resolution:** Chairman Newton announced that the Bond Resolution for the \$1,719,000 loan from USDA for Sewer District I had already been approved as “one” bond. Now, County Attorney Sammy Fowler said that USDA is now requesting that “two” bonds (one for \$1,000,000 and one for \$719,000) rather than one that was issued at closing. This is due to a requirement on the part of USDA. The Resolution is now being amended to reflect two bonds rather one and no more than the same amount of money as approved earlier. Chairman Newton recommended a motion to approve the signing of these two bonds in accordance with USDA’s regulations. A motion to approve this recommendation was made by Wester, seconded by Wilson and passed unanimously.
2. **E/R’s & ACO’s Error Releases & Assessor’s Change Order Report) Real Estate & Mobile Home Taxes – May 2007:** Chairman Newton asked Tax Commissioner, Sandra Whitaker to present this report.

Sandra reported that there was an increase of \$1,145.22 to the Property Tax Digest for the month of May due to final court approved Public Utilities values billed to the utility companies; also corrections of a boat ownership record. There was a decrease of \$2,597.29 in the Mobile Home Digest due to appeals filed on values; several mobile homes were sold that had outstanding taxes however the state regulations will allow only 3 years of taxes be passed on to new owner; and, Tax Assessor’s field checks found several mobile homes no longer located in McDuffie County or else had been destroyed.

After discussion, a motion to approve the report as presented was made by Favors, seconded by Wilson and passed unanimously.

3. **Appointment to CSRA RDC Board of Directors:** Chairman Newton stated that Don Powers, recently appointed to the position of City Administrator, is requesting to be removed from the CSRA RDC Board of Directors since he has left the position of Executive Director of Forward McDuffie. Chairman Newton further recommended that the new Executive Director of Forward McDuffie, Mike Carrington, be appointed at this time to replace Mr. Powers. A motion to approve this recommendation was made by Wester, seconded by Wilson and passed unanimously.
4. **New Middle School Access Road Engineering Proposal:** Chairman Newton announced that a new access road for the new Middle School is to be constructed on White Oak Road. To improve the traffic flow in this area access road will improve safety as well as have access to the new Bypass. The bid for the East Bypass construction will be let by the Department of Transportation soon and is scheduled to be built within the next two-year time frame. Engineering, obtaining easements, surveys and design work should be completed as soon as possible and in order to have all this done in a timely manner, we have received a proposal from Moreland Altobelli Associates, Inc., in the amount of \$12,250.00 for the survey, design and environmental work for the proposed school access road. They have worked on other segments of the West Bypass in McDuffie County; taking their history of work and experience into consideration, Chairman Newton recommended the approval of their proposal in the amount of \$12,250.00 be approved. A motion to approve this recommendation was made by Wester, seconded by Wilson and passed unanimously.
5. **Action Items - Water and Sewer Commission Mtg. 6/29/07:** Chairman Newton presented the following Action Items from the Joint Water & Sewer Commission Meeting held on May 29, 2007. The following items had been approved by the Joint Water Sewer Commission Meeting and the City of Thomson Council earlier and are now being recommended for approval by the County Commission. They are:
 - a) The total project costs including Thamer Construction Company, the low bidder in the amount of \$4,642,000.00, along with engineering and construction inspections plus the contingency cost of \$360,000 to cover field conditions in addition to \$393,352.00 engineering costs spent to date leaves a remaining amount of **GRAND TOTAL \$5,201,648.00** to be spent on the entire project of the expansion of Big Creek Water Treatment Plant; A motion to approve the low bid amount of \$4,641,000 and an application for a \$1,000,000 for a GEFA Loan, noting that \$2,000,000 funds would come from SPLOST III and \$2,101,648.00 funds from SPLOST IV was made by Wilson, seconded by Farr and passed unanimously.
 - b) **Approval of SPLOST III & IV Water and Sewer Spending Plan Modifications:** Chairman Newton reported that in order to obtain the funds needed to complete the expansion as outlined above in a), the following spending plan for SPLOST III and SPLOST IV is being recommended for approval:

A motion to approve the recommendation was made by Wester, seconded by Farr and passed unanimously.

- c) Approval of Resolution for an Additional GEFA Loan and Rate Increase to Support Loan:** Chairman Newton announced that a Joint Resolution for an additional GEFA Loan in the amount of \$1,000,000 to support the expansion of Big Creek Water Treatment Plant along with a rate increase of \$0.15 per thousand for water and \$0.50 per thousand for sewer. With an average of 6000 gallons/month usage increases a household average monthly bill of \$3.90. This additional \$1,000,000 loan added to the already \$2,200,000 would amount to a grand total of \$3,200,000 in GEFA Loans for this project.

(Copy of Resolution for GEFA Loan goes here)

- d) Approval of Increased Warren County Water Rate:** Chairman Newton reported that Warren County Water System rates had been established in 2002 at a low wholesale rate of \$4.00 for a ready to service fee with a cost per thousand gallons set a \$2.20. At this time, Chairman Newton recommended that the rate be increased to \$5.50 ready to service fee and \$2.70 cost per thousand gallons with an implementation date of December 2007. A motion to approve this recommendation was made by Wester, seconded by Farr and passed unanimously.
- e) Approval of Increased Septage Disposal Rates:** Chairman Newton stated that increased local septage disposal rates had been recommended by the City and he also recommends approval. Current Rates along with new increased rates are listed below:

	Current	New Increased Rates
Regular septic inside McDuffie County	\$20.00/load	\$30.00
Regular outside McDuffie County	\$30.00/load	\$40.00
Grease inside McDuffie County	\$50.00/load	\$60.00
Grease outside McDuffie County	\$60.00/load	\$70.00
Jiffy Jon Service	\$11.50	\$15.00

The increase would be implemented January 1, 2008.

A motion to approve these increases was made by Farr, seconded by Wilson and passed unanimously.

6. **Approval of SPLOST IV Public Safety Spending Plan Modifications:** Chairman Newton asked County Manager Don Norton to address this issue.

Don stated that reallocation of funds was needed in order to realign the past expenditures into a “spending” plan modification for Public Safety. A remaining surplus balance of \$5,854.00 still exists and this plan is strictly for auditing purposes. A motion to approve this plan modification was made by Farr, seconded by Wilson and passed unanimously.

7. **Computer Replacement/Obsolescence Issues and Schedule:** Chairman Newton asked Kelly Evans, Director of the IT Department, to present this matter.

Kelly summarized the end-of life schedule for Windows XP for January 2009. McDuffie County currently has approximately 103 computers that will need to be replaced by 2009 so that they can run Vista. Recent Microsoft practices show a trend toward forcing operating system migration by limiting the release of patches and updates to the new platforms. Thomson-McDuffie County will be forced to migrate to Vista by 2009 and must replace the computers at the rate of 1/3rd per year for 2007, 2008, 2009.

Also, Cisco has issued a discontinuance of the 817 Router and 5012 Firewall as of January 2008 and will be replaced by the ASA 5505. McDuffie County runs 8 remote networks. Thomson-McDuffie County will be forced to remove the 817/501 combination and replace it with the ASA 5505.

Kelly recommended that 1/3rd of all desktops be replaced each year over the next 3 years and that each departmental budget be adjusted to accommodate these expenditures.

Chairman Newton recommended that \$7,000 from contingency be approved for the purpose of replacing additional desktop computers during the 2007 budget year. The balance will be addressed at a later date and Kelly was advised to be prudent and cautious in replacing computers that are not absolutely necessary within the County offices. If action needs to be taken concerning an “unjustified” computer location, she is to report same to the County Manager who in turn will report back to the Board of Commissioners. A motion to approve this plan and the expenditure of \$7,000 for computer replacement was made by Wester, seconded by Wilson and passed unanimously.

8. **Reauthorization of Purchase of New Dump Truck and Approval of Supplemental Budget Amendment:** Chairman Newton asked County Finance Director Jimmy Whitaker or Chris Pelly, Director of Public Works, to address this matter.

Chris stated that the dump truck was approved for purchase and included in the \$400,000 loan for the Road Department in 2006 but due to emission controls requirements, it is just now being received. The cost of this truck is now going to cost an additional \$18,269. 00 over the original amount included in the loan acquired for the purchase of the new equipment. At this time, County Manager Don Norton requested funds in the amount of \$18,269.00 to come from contingency so this transaction can be completed. A motion to approve this request was made by Wester, seconded by Farr and passed unanimously.

9. **Report - Relay for Life:** Chairman Newton asked Human Resource Coordinator, Ms. Ruthie Thomas, to present a report on the Relay for Life contributions. Ruthie reported the following:

	<u>2007</u>
Contributions Received:	\$3,194.00
(Including Payroll Deductions)	

At this time, Chairman Newton asked that an Executive Session to discuss personnel be held. A motion to enter into an Executive Session was made by Wilson, seconded by Farr and passed unanimously.

EXECUTIVE SESSION

Topic of Discussion: Personnel

A motion to resume the regular Commission Meeting was made by Farr, seconded by Wilson and passed unanimously.

No Action Was Required or Taken.

ADJOURNMENT

There being no further business to come before the Board of Commissioners at this time, a motion to adjourn was made by Farr, seconded by Wilson and passed unanimously.

McDUFFIE COUNTY BOARD OF COMMISSIONERS

Charles G. Newton IV, Chairman

ATTEST:

Ruthie Thomas, Human Resources Coordinator
For Annette Finley, County Clerk