

The McDuffie County Board of Commissioners held a Regular Commission Meeting
 Wednesday Morning, October 5, 2011, 10:00 AM, Meeting Room,
 Thomson-McDuffie County Government Center

COMMISSIONERS PRESENT:

Charles Newton, IV, Chairman
 Sammie Wilson, Sr., Vice Chairman
 Frederick D. Favors, Commissioner
 Wm. "Bill" M. Jopling, Commissioner
 Paul W. McCorkle, Commissioner

COUNTY REPRESENTATION:

Don Norton, County Manager
 Penny Salley, County Clerk
 Pam Workman, Finance Director
 Bruce Tanner, Fire Chief
 Don Clauson, Solid Waste Director
 Rusty Allen, Public Works Director
 Sandra Whitaker, Tax Commissioner
 Linda Thurmond, Chief Tax Appraiser
 Fred Guerrant, Planning and Zoning Director

MEDIA:

WTHO
 McDuffie Mirror

OTHER:

No Others Attended

COMMISSION MEETING

CALL TO ORDER

Chairman Newton called the meeting to order, acknowledged a quorum of commissioners present and welcomed everyone in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Fred Favors offered the invocation followed by the Pledge of Allegiance.

APPROVAL

Agenda (Current)

Chairman Newton asked if there were any corrections or additions to the current agenda. A motion to approve the current agenda with the following change was made by Wilson, seconded by Jopling and passed unanimously.

Add Item Six - New Business- Declaration of Surplus Property

Minutes (Regular Mtg. 9/20/11)

A motion to approve the minutes of the 9/20/2011 Regular Commission Meeting was made by McCorkle seconded by Wilson and passed unanimously.

INFORMATION & ANNOUNCEMENTS

1. ACCG District Meeting October 26th, 10:00 AM, Augusta Marriott
2. ACCG Workers' Comp Refund Received \$15,265.00
3. Chief Tanner announced that the City of Dearing's ISO rating had been lowered to 4.
4. Commissioner Jopling announced that he would like to have the personnel manual placed on the agenda for discussion at the next meeting.

UPCOMING APPOINTMENTS/REAPPOINTMENTS

None

OLD BUSINESS

1. Adopt Resolution Imposing 911 Charges on Prepaid Wireless Phone Service

Chairman Newton stated that a law had been passed this year which allows counties to receive a 0.75 per transaction 911 service fee on prepaid wireless service, this fee will be collected at the point of sale. This will be distributed by GA Department of Revenues based upon relative population by all counties which so adopt such similar resolutions. He presented a resolution that would allow McDuffie County to collect this 911 service fee. He further explained that if the resolution was not adopted the fee would still be collected, but would go to other areas of the state instead of McDuffie County.

A motion was made by Jopling to adopt a resolution facilitating receipt of 911 charges on prepaid wireless phone service seconded by Wilson and passed unanimously.

NEW BUSINESS

1. ER & ACO Report – September

Chairman Newton asked Sandra Whitaker, Tax Commissioner, to present this report.

Sandra stated that the report for September 2011 reflects a decrease in the amount of \$6,964.65 for changes to the Property Tax Digest. Property Tax decrease is due to cell tower audits resulting in two years getting refunds and one year increase of value; one appeal settled with value remaining as originally valued; deleted a duplicated boat; values changed to 85% of value due to appeals; granting of two years support by probate court.

The Mobile Home Digest reflected an increase in the amount of \$92.27 due to the County. Mobile Home Tax increase is due to a mobile home owner losing the homestead exemption; one mobile home with salvage value being demolished in 2010.

A motion was made by Wilson to accept the reports for September, seconded by Jopling and passed unanimously.

2. Recommendation to Accept \$1,800 Grant from International Paper Foundation

Chairman Newton asked Bruce Tanner, Fire Chief, to address this matter.

Bruce stated that the McDuffie County Fire Rescue Services recently received a check in the amount of \$1,800.00 from International Paper Foundation. This check was donated to the department to be used in the Public Fire Safety Education Program.

Bruce made the recommendation to add these funds to the Fire Rescue budget in line item 52-3701, Public Education, and would be spent as needed for Public Education supplies.

A motion was made by Jopling to accept the \$1,800.00 grant from International Paper, to be used for Public Fire Safety Education, seconded by Wilson and passed unanimously.

3. Discuss Status of Damaged Fire Truck (Raysville)

Chairman Newton asked Bruce Tanner, Fire Chief, to address this matter.

Bruce stated that a settlement check in the amount of \$17,197.00, \$5,000 for the truck damage and \$12,125 for the building damage, had been received from the driver's insurance company. He has recommended accepting the settlement check, all commissioners were in agreement.

Bruce made the recommendation to not repair the building, due to the condition of the building prior to the accident. He has recommended building a new station in Raysville to replace the existing damaged building. Bruce stated that currently the station was ideally located, but may have to move slightly if a new station is to be built. Chairman Newton recommended moving the Raysville station up on the SPLOST schedule due to the accident causing an immediate need.

Bruce has asked for direction from the Board of Commissioners concerning the damaged truck. The surplus of this particular truck had been previously discussed. Chairman Newton recommended that Bruce research to find out how much could possibly be received from the sale of the truck.

4. Discuss Status of Old Tag/Tax Office

Chairman Newton asked Don Norton, County Manager, to address this matter.

Don stated that a company has approached him expressing an interest in a "long-term" lease of said building. Appropriate initial details and interest have been discussed during recent weeks.

At the September 20, 2011 Board of Commissioners meeting, this topic was briefly discussed in order to allow ample opportunity for any other interested parties (for lease or for purchase) to come forward for due consideration.

While only one other company had expressed the possible interest in purchasing the building, once the approximate value of the building was discussed, that company no longer seemed interested.

Don feels a negotiated reasonable monthly rent would:

1. Put the building back to appropriate use
2. Create a very much needed, stable additional revenue stream for the County.
3. Retain a valuable capital asset for possible future county use should the need arise following any agreed upon lease period.

The probable significant monthly rental revenue is yet to be finally determined, but has been suggested at \$18,000 per year. Additional stipulations are yet to be determined as well. These final details will be brought back to the Board for approval.

While selling the building outright would require the Commissioners to first declare the property "surplus", renting the property simply requires a majority vote of the Board, according to the County Attorney.

A motion was made by Jopling to approve the leasing of the Tag/Tax Office at \$18,000 per year, with the stipulation that the actual lease agreement be brought back before the Board for approval, prior to the lease taking effect, seconded by Wilson.

McCorkle feels that there has not been enough time given or sufficient marketing done, to try to sell the building. He would like the available buildings to be advertised for sale before agreeing to lease them. McCorkle requested a roll call vote at this time.

	<u>Yes</u>	<u>No</u>
Favors	√	
McCorkle		√
Wilson	√	
Jopling	√	
Newton	√	

The motion passed with a three to one vote with Commissioner McCorkle voting no. Chairman Newton was in favor of the motion.

Commissioner Wilson has requested a list of all of the vacant buildings, which could potentially be sold or leased.

5. Budget Amendment for County Manager and Human Resources Dept. (Contingency)

Chairman Newton asked Don Norton, County Manager, to address this matter.

Don stated that a budget amendment in the amount of \$2,950.00 is needed from contingency for the County Manger and Human Resources Department. This budget amendment will pay for an over expenditure of office supplies and advertising for job vacancies.

A motion was made by Jopling to approve the budget amendment of \$2,950.00 from contingency for the County Manager and Human Resources Department, seconded by Wilson and passed unanimously.

6. Declaration of Surplus Property

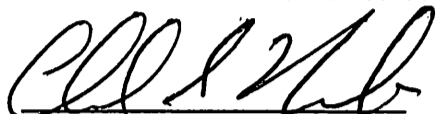
Chairman Newton stated that there are three vault doors in the old courthouse that are not needed, that could potentially be sold. He is requesting that the doors be declared surplus in order to attempt to sell them. He has asked County Manager Don Norton to find out what amount the doors could possibly be sold for by advertising them on Govdeals.com. A minimum bid of \$1,000.00 each plus transportation cost, etc may be used.


After discussion a motion was made by Jopling to declare the three vault doors from the old courthouse surplus, seconded by McCorkle and passed unanimously.

ADJOURNMENT

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

McDUFFIE COUNTY BOARD OF COMMISSIONERS


Charles G. Newton, IV, Chairman

ATTEST: 
Penny Salley, County Clerk