

WORK SESSION

Peach County Board of Commissioners
4:00 p.m., Tuesday, January 5, 2016

The Peach County Board of Commissioners held a work session at 4:00 p.m., Tuesday, January 5, 2016, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with Vice Chairman Moseley and Commissioner Lewis in attendance. Vice Chairman Moseley opened the work session and welcomed those present. The purpose of the work session was to meet with representatives from ES&G to discuss their findings and proposal following the facilities systems review. The work session adjourned at 5:03 p.m.


COUNTY ADMINISTRATOR 1-6-2016
Date

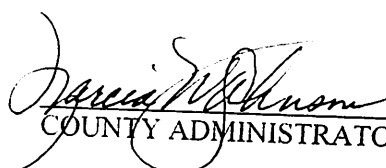
WORK SESSION

Peach County Board of Commissioners
5:00 p.m., Tuesday, January 5, 2016

The Peach County Board of Commissioners held its regular monthly work session at 5:00 p.m., Tuesday, January 5, 2016, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners in attendance except Commissioner Smith and Commissioner Hill. Chairman Walker opened the work session and welcomed those present. The purpose of the work session was to discuss topics being considered for the regular monthly meeting to be held on January 12, 2016, as follows:

1. Mr. Calvin Pierce – Drainage Issue
2. Jimmy Nolan & Dave Wills – ACCG – Request for Tax Parcel Data
3. Earnestine Taylor – Peach County Health Department – Request for Grant Application Assistance - MGRC
4. Setting of Qualifying Fees – 2016 Elections for County Offices
5. Mr. Donald Rouse – Community Concerns – Elections Supervisor Position
6. ES&G Proposal – Facility Systems Upgrades
7. Annie Rumph – Dedication Ceremony
8. Peach County Chamber Quarterly Update
9. Board of Assessors – T'Umbia Ashmon
 - a. Invoice from Schneider Corporation – Qpublic.net
 - b. Budget Transfer
10. Purchasing – Clarice Davis
 - a. City of Dawson Public Safety Department – Request for Surplus Vehicles
 - b. Chief Jeff Doles – Fire/EMA – Used Vehicle Purchase
11. Finance – Michaela Jones
 - a. Budget Amendments/Transfers
 - i. Clean Community
 - ii. Tourism
 - b. Air OneGeorgia Grant Extension
12. Human Resources – Annette Crawford
 - a. GEBCorp Retirement Contribution
 - b. Inclement Weather Policy
13. Public Works
 - a. Service Contract – Emerson Network Power – UPS Units at E911 and Old Pond Tower
 - b. Request to Advertise Equipment Operator Vacancy
 - c. Request to Bid Roadside Vegetation Spraying Program – 3 Year Service Contract Renewable Annually
 - d. Approval of RFB 16-002 – Workforce Development Center Landscaping
 - e. RFQ 16-011 – Approval Prequalified Audio/Video Consultant for Anna Lumpkin Auditorium
 - f. Request to Advertise Building Maintenance Supervisor Vacancy
14. Additional Items To Be Placed on Regular Meeting Agenda
 - a. Public Hearing – Rezoning Request – Michael Dooley
 - b. Executive Session
 - i. Board Appointment - Planning & Zoning – Board of Appeals
 - ii. Board Appointment - Planning & Zoning
 - iii. Board Appointment - Library Board of Trustees
 - iv. Board Appointment - Development Authority
 - v. Board Appointment - Health Department
 - vi. Personnel Matter #1
 - vii. Personnel Matter #2
15. Setting Meeting Agenda & Consent Agenda for Regular Meeting on January 12, 2016.

The work session adjourned at 7:00 p.m.


COUNTY ADMINISTRATOR 1-6-2016
Date

PEACH COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING JANUARY 12, 2016

The Peach County Board of Commissioners held its regular meeting at 6:00 p.m., Tuesday, January 12, 2016, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all members except Commissioner Hill in attendance. Chairman Walker called the meeting to order, and Commissioner Lewis opened with prayer. Chairman Walker led the Pledge of Allegiance to the Flag and welcomed those present.

CONSENT AGENDA – January 12, 2016:

1. Qualifying Fees - 2016 County Office Elections: State law requires that qualifying fees be established by the county governing authority and posted no later than February 1st of any election year for county offices. Fees are based on a percentage of the base salary approved by the State or by local legislation. The following schedule represents the required qualifying fees for county office elections in 2016:

2016 COUNTY OFFICE ELECTIONS	MINIMUM BASE SALARY	QUALIFYING FEE
SHERIFF	\$ 59,328.83	\$ 1,779.86
CLERK OF SUPERIOR COURT	\$ 49,721.70	\$ 1,491.65
CORONER	\$ 3,600.00	\$ 108.00
MAGISTRATE	\$ 49,721.70	\$ 1,491.65
PROBATE JUDGE	\$ 49,721.70	\$ 1,491.65
TAX COMMISSIONER	\$ 49,721.70	\$ 1,491.65
COUNTY COMMISSIONER, POST 1	\$ 9,000.00	\$ 270.00
COUNTY COMMISSIONER, AT LARGE	\$ 9,000.00	\$ 270.00
COUNTY COMMISSIONER, POST 3	\$ 9,000.00	\$ 270.00
SCHOOL BOARD, POST 1	\$ 5,700.00	\$ 171.00
SCHOOL BOARD, POST 3	\$ 5,700.00	\$ 171.00

ACTION REQUESTED: To formally adopt the above stated qualifying fees for elections for county offices in 2016.

2. Schneider Corporation, qPublic.net Invoice for Web Hosting - Tax Assessors: T'umbia Ashmon, Interim Chief Appraiser, advised the Board that approval had been received in March 2015 to upgrade certain overlays to the GIS mapping program website which is hosted by Schneider Corporation, qPublic.net. The cost of these upgrades included a one-time installation fee of \$525.00 plus a prorated web hosting fee of \$375.00, for a total of \$900.00. The invoice dated April 24, 2015, was never received and processed for payment. In addition, the ongoing \$750.00 increase in web hosting fees for the additional overlays was not included in the FY2016 Budget to pay Schneider Corporation. Therefore, Ms. Ashmon is requesting an FY2016 Budget amendment to increase Communications (Web Hosting) to pay the outstanding invoice of \$900.00 that should have been paid in the previous budget year and to cover the additional cost of \$750.00 for FY2016, as follows:

<u>Budget Amendment - General Fund - Tax Assessors - FY2016</u>			
100.5.1599.57.9000	From:	Contingency	\$ 1,650
100.5.1550.52.3202	To:	Communications (Web Hosting)	\$ 1,650

ACTION REQUESTED: To approve the budget amendment requested by Ms. T'umbia Ashmon, Interim Chief Appraiser, to cover the \$900.00 invoice from FY2015 for the one time installation of upgraded GIS overlays and the prorated FY2015 web hosting fee, and to cover the ongoing \$750.00 increase in web hosting fees for the additional overlays that was not included in the FY2016 Budget to pay Schneider Corporation.

3. Request to Bid - Used Vehicle - Fire Department: Jeff Doles, Fire Chief/EMA Director, is requesting permission to search for a used vehicle as approved in the FY2016 Budget by applying the process outlined in the County's Used Equipment Policy. Chief Doles is seeking a 2013 to 2015 Ford Explorer or Chevrolet Tahoe that is four wheel drive or all-wheel drive, and has four doors with rear hatch, front and rear seats, V8 engine, Automatic Transmission, Air Conditioning, Power Steering, Anti-lock Disc Brakes, and Police Pursuit Package.

ACTION REQUESTED: To approve the request made by Jeff Doles, Fire Chief/EMA Director, to search for a used vehicle as approved in the FY2016 Budget by applying the process outlined in the County's Used Equipment Policy

4. FY2015 Budget Amendments/Transfers: Michaela Jones, Assistant Finance Director, has presented the following requested budget amendments/transfers as part of the FY2015 closeout:

#1	<u>Budget Transfer – Solid Waste Fund 540 - FY2015</u>		
540.5.4540.51.2200	From:	FICA – Clean Community	\$ 2,151
540.5.4450.51.2200	From:	FICA – Stormwater	\$ 5,936
			<u>\$ 8,087</u>
540.5.4540.51.2200	To:	FICA – Clean Community	\$ 5,936
540.5.4450.51.2200	To:	FICA - Stormwater	\$ 2,151
			<u>\$ 8,087</u>
#2	<u>Budget Amendment - General Fund - FY2015 - Tourism</u>		
100.5.7540.61.1500	From:	Operation TR out to Hotel/Motel Fund	\$ 459
100.5.1599.57.9000	To:	Contingency	\$ 459

ACTION REQUESTED: To approve the above stated budget amendments/transfers as part of the closeout process for the FY2015 Budgets for the General Fund and Solid Waste Fund as presented by Michaela Jones, Assistant Finance Director.

5. **Air OneGeorgia Grant Extension:** Michaela Jones, Assistant Finance Director, has advised that Perry-Houston County Airport has requested a six (6) month extension through July 1, 2016, for the Air OneGeorgia Grant Project. The additional time is to allow the Georgia Department of Community Affairs Air OneGeorgia Division to complete a site visit and review past financial audits prior to closing out the grant.

ACTION REQUESTED: To approve the request from Perry-Houston County Airport for a six (6) month extension through July 1, 2016, for the Air OneGeorgia Grant Project.

6. **GEBCorp Retirement Contribution:** Annette Crawford, Human Resources Manager, advised that she has not yet received the invoice from GEBCorp for the 2015 Defined Benefit Plan Contribution. The delay was caused by GEBCorp sending their original annual census request to the previous Human Resources Coordinator after she had left Peach County employment. Ms. Crawford stated that a check has been cut for the budgeted amount of \$500,000.00, which is the same amount paid in the previous year. The check was cut to ensure that the annual financial report reflected a payment of the required contribution for FY2015. However, Ms. Crawford advised that the check is being held pending approval from the Board of Commissioners to release the check to GEBCorp.

ACTION REQUESTED: To authorize Annette Crawford to release the check in the amount of \$500,000.00 to GEBCorp for the 2015 Defined Benefit Plan Contribution.

7. **Request to Advertise Full Time Equipment Operator Position:** Paul Schwindler, Public Works Director, has submitted a request to advertise and refill the full time Equipment Operator vacancy in the Road Department.

ACTION REQUESTED: To approve advertising and refilling the Equipment Operator vacancy in the Road Department as requested by Paul Schwindler, Public Works Director.

8. **Request to Bid – County Wide Roadside Spraying - Public Works:** Paul Schwindler, Public Works Director, has requested to solicit bids for a county wide roadside vegetation spraying program with a three (3) year service contract renewable annually.

ACTION REQUESTED: To approve soliciting bids for a county wide roadside vegetation spraying program with a three (3) year service contract with annual renewals.

9. **Acoustical and Audio/Video Consultants - Anna L. Lumpkin Auditorium:** Paul Schwindler, Public Works Director, has advised that there was no response to the County's solicitation for Request for Proposals to provide an evaluation of the Anna L. Lumpkin Auditorium to design an overall plan to address sound performance issues and to provide quality acoustical and audio/video service at the auditorium. Therefore Mr. Schwindler is requesting authority from the Board to work through local audio/video vendors to develop a plan to best address the acoustical and audio/video needs at the auditorium.

ACTION REQUESTED: To authorize Paul Schwindler to proceed with working through local audio/video vendors to develop a plan to best address the acoustical and audio/video needs at the Anna L. Lumpkin Auditorium.

10. **Request to Advertise for Building Maintenance Supervisor Position - Public Building:** Paul Schwindler, Public Works Director, has submitted a request to advertise and refill the full time Building Maintenance Supervisor vacancy in Public Buildings.

1

ACTION REQUESTED: To approve advertising and refilling the Building Maintenance Supervisor position in Public Buildings as requested by Paul Schwindler, Public Works Director.

Commissioner Lewis moved to approve the Consent Agenda as presented. Vice Chairman Moseley seconded the motion. Motion carried unanimously.

AGENDA:

Vice Chairman Moseley moved to approve the Regular Agenda with the following additions: Under Executive Session, add Item #4. Board Appointment – Development Authority, and Item #5. Board Appointment – Library Board of Trustees. Commissioner Lewis seconded the motion. Motion carried unanimously.

MINUTES:

Regular Meeting – December 8, 2015 – Commissioner Lewis moved to approve the minutes as presented. Commissioner Smith seconded the motion, and the motion carried unanimously.

ANNOUNCEMENTS & UPDATES: (None)

APPEARANCES: (None)

OLD BUSINESS:

Vice Chairman Moseley presented a request from Mr. Jimmy Nolan of the Information Technology Outreach Services Division within Carl Vinson Institute of Government and Dave Wills from the Association County Commissioners of Georgia for permission to access the tax parcel data in the GIS system in order to collect data to assist GEMA and other government agencies to more effectively respond to emergency situations and to report accurately about the impact when emergency events take place. The data will also be used for non-emergency purposes, such as transportation planning by the Georgia DOT. They were initially turned down by the Tax Assessors, but they have made the request for access again through ACCG. Vice Chairman Moseley moved to release the information to the CVIOG pursuant to Mr. Nolan's request as discussed in the work session. Commissioner Lewis seconded the motion, and the motion carried unanimously.

Ms. Earnestine Taylor with the Peach County Health Department addressed the Board with a request for assistance from the Middle Georgia Regional Commission in applying for a Community Development Block Grant. The district has been looking at 13 counties to upgrade, and Peach County is one of them. One county was approved last year and got a new building. This grant is to benefit low to moderate income citizens and can be used for construction of public facilities and some demolition. Ms. Taylor advised that she will also need assistance from Public Works to determine the needs for the Health department. Vice Chairman Moseley asked what the match to the grant would be, and Ms. Taylor stated that she does not think there is a match, but will bring more information to the Board in February. The grant application is due on April 1st. Ms. Marcia Johnson advised the Board that she will need a letter from the Board to the MGRC asking for assistance in applying for the grant. Vice Chairman Moseley moved to send a letter to the MGRC requesting assistance in applying for the CDBG grant for the Health Department. Commissioner Smith seconded the motion, and the motion carried unanimously.

Ms. Clarice Davis, Purchasing Manager, advised the Board that the City of Dawson Public Safety Department wishes to purchase the four vehicles from the Sheriff's Office that were retired and declared surplus. They have agreed to pay \$500.00 per vehicle, which will cover the remaining salvage value on the vehicles to prevent the County from having to realize a loss for selling the vehicles. Ms. Davis requested permission to contact them for payment for the four cars in the amount of \$500.00 each and, upon payment, remove them from the fixed assets list. They have indicated they would like to pick them up immediately. Commissioner Lewis moved to sell the four vehicles to the City of Dawson Public Safety Department for \$500.00 each, for a total of \$2,000.00. Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

Ms. Annette Crawford presented a proposed Inclement Weather Policy to help govern the way employees will be paid during inclement weather events. She advised that the proposed policy is in compliance with the Fair Labor Standards Act. Commissioner Lewis moved to accept the

recommendation of the Human Resources Manager to establish an inclement weather policy and adopt the policy as presented contingent on review by the County Attorney, as follows:

Inclement Weather Policy

As a government employer, Peach County provides essential services to our citizens and visitors. During periods of inclement weather such as icy conditions and snowstorms, severe thunderstorms, tornadoes, etc., it becomes even more critical that the County deliver those services.

Under inclement weather circumstances and after receiving a recommendation from the EMA Director, the Chairman of the Board of Commissioners will make a decision regarding closure of County offices (to include partial days such as delayed openings or early closings). The Chairman shall designate the beginning date and time of the closure event, and after conferring with the EMA Director, establish the ending date and time of the closure event once inclement weather conditions have improved sufficiently to allow safe travel to and from the workplace.

If questionable weather exists, but the County is open for business, employees should make their own independent safety determinations concerning travel to work. If the employee elects not to attend work due to safety concerns when the County is open for business, the employee's absence will be charged against any accrued annual leave or accrued compensatory time. If no such accrued leave exists, the employee will not be compensated. If hazardous weather exists and the County is closed during normal business hours, Inclement Weather Pay will be available. No Inclement Weather Pay will be available for hazardous weather situations that begin and/or end outside of normal, weekday business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday (e.g., an event that begins at 2:00 a.m. on a Saturday and ends 42 hours later at 8:00 p.m. on Sunday would not require the closure of County offices during normal weekday business hours and would not qualify for Inclement Weather Pay).

During a period of closure within normal business hours, non-essential personnel will receive an equal number of hours pay to correspond with the office closure exclusive of lunch breaks (e.g., a full day's closure = 8 hours pay, closing at 1pm = 4 hours pay, etc.). Non-essential employees who voluntarily choose to report to work or stay at work during this time will be paid for time worked and may have Inclement Weather Pay applied to make their pay whole for the work day, but will not be paid as an essential employee. Any employees who are scheduled off for any reason during the period of closure will not be eligible for Inclement Weather Pay.

Departments with essential personnel (any personnel deemed by the EMA Director as necessary to sustain and conduct emergency operations) will be expected to schedule and staff employees as needed. Employees of those departments must check with their supervisor for such purposes. When Inclement Weather Pay is invoked, essential personnel will be paid for all time physically worked in compliance with the Fair Labor Standards Act. In addition essential personnel shall receive Inclement Weather compensation, which will be paid hour-for-hour to coincide with the number of hours physically worked during the closure event for a maximum of eight hours within a 24 hour operation cycle.

For both essential and non-essential employees, only hours physically worked will be applied when determining overtime pay under the Fair Labor Standards Act. Inclement Weather Pay is a special leave accrual and does not represent additional hours physically worked. Therefore, Inclement Weather Pay will not count toward overtime calculations. Additionally, Inclement Weather Pay will not be applied during scheduled holidays since employees will be compensated according to the Holiday Pay Policy.

Commissioner Smith seconded the motion, and the motion carried unanimously.

Mr. Paul Schwindler, Public Works Director, presented two proposals with Emerson Network Power to renew the annual service contracts for battery backup, generator maintenance, inspections, and equipment testing. One contract is for the Tower located at the Public Safety Complex on Highway 341 North at an annual cost of \$1,627.50. The other contract is for the E911 Center at an annual cost of \$3,120.00. Vice Chairman Moseley moved to approve the two renewal contracts pending approval by the County Attorney. Commissioner Lewis seconded the motion, and the motion carried unanimously. (A copy of said contracts is attached to Page 402, Minutes Book I, for future reference.)

Mr. Paul Schwindler, Public Works Director, presented RFB 16-002 for landscaping and RFB 16-003 for irrigation at the Workforce Development Center, as follows:

<u>Landscaping – RFB 16-002</u>		<u>Irrigation – RFB 16-003</u>	
F&R Landscaping, Inc.	\$77,600	F&R Landscaping, Inc.	\$31,000.00
Snead Landscaping, Inc.	\$93,500	Snead Landscaping, Inc.	\$42,500.00
Dixie Land and Landscaping, Inc.	\$81,585		

No time schedules were submitted for any of the bids. Pursuant to RFB 16-002 for landscaping, Mr. Schwindler recommended the low bid from F&R Landscaping at a cost of \$77,600.00, which includes a one year plant warranty and one year of maintenance for all grassing, sod, flowers, and trees, with the stipulation that all initial installation work be completed by the end of February 2016.

Chairman Walker advised that the Board needed to proceed into a Public Hearing for a Planning & Zoning matter, and stated that the current discussion would resume once the public hearing was completed.

PUBLIC HEARING OPENED 6:30 P.M.

Mr. Rickey Blalock, Zoning Administrator, presented a request from Mr. Michael Dooley as Agent representing Mr. and Mrs. Jimmy Smith who are contracting to buy two lots of land located at 996 Woolfolk Road. They are requesting to rezone this property from R-1 to R-AG. The minimum lot size for R-AG is 5 acres, and the two lots are less than 5 acres each, but when joined would contain 8.1 acres. They are asking to have the lots combined and then rezoned. Their intent is to reside on the property and operate a home occupation consisting of raising and breeding Yorkshire terrier pups. They currently own and operate this type of business in Tift County. They want to relocate to Peach County to be closer to their children. Dog kennels are permitted in R-AG zoning but not in the current R-1 zoning. They propose to build the kennel on the rear of the property. Although properties on both sides and across the road are zoned R-1, the large parcel behind the property is zoned R-AG. The property was properly posted and advertised, and there was a large response at the Planning & Zoning Commission meeting. The Planning & Zoning Board voted four in favor and one abstention to recommend denial of the request. The Board felt like the noise and other undesirable events would potentially disrupt an otherwise quiet and uneventful neighborhood.

Chairman Walker asked for those speaking in favor of the request.

Mr. Michael Dooley, Exit Success Realty, stated that he represents the buyers of the Peterman and Rowland properties. The Smiths want to raise Yorkshire terriers on the property with rezoning to R-AG or as a special exception in R-1. Mr. Dooley stated that Section 71.1.6 of the Zoning Code states that livestock is allowed in R-AG with a minimum setback of 200 feet from the property line. Section 71.1.22 specifically allows animal kennels in R-AG. Section 71.2.5 allows livestock in R-1 with a minimum setback of 200 feet from the property line, but also requires that the minimum tract of land is 10 acres. There is no specific allowance for animal kennels in R-1. Mr. Dooley stated that the majority of the area is R-AG including the adjoining property, and nothing would change in the looks or usage of the property. The puppy facility would be at the back of the property. Mr. Dooley stated that he spoke with the inspector in Tift County and was told that the Smiths have done everything they are supposed to do to meet the letter of the law and that their facility in Tift County is outstanding. They have a climate controlled kennel and only produce one litter of puppies per year with each female. They currently have ten females now, and they only have 3 to 4 puppies in a litter. There will not be a lot of traffic.

Commissioner Smith asked how quickly they are sold. Mr. Dooley responded that they are usually sold within six to eight weeks. He further stated that the Smiths have a stellar record as breeders. They originally thought they would need an exception in R-1, but since animal kennels are a permitted use in R-AG, they felt that rezoning to R-AG would be the most appropriate route to take.

Chairman Walker asked for those speaking in opposition.

Mr. David Thames spoke stating that he lives diagonally across the road, and his mother lives across the street from the proposed property. His main objection is not as much the use, but their homes are paid for, and they will have to live with the consequences of what the changes could be after they move there. If the rezoning is approved, they will be living with the effects for decades. If the Smiths decide to move, the new owners could put in a large kennel or any other approved use in R-AG that may not be compatible with the existing residential area. He stated that he is there for the long term and asked the Commissioners to think about what this decision would do to the community.

Mr. Ed Humphries spoke stating that he lives a couple hundred yards from the proposed property, and even though there is an agricultural area behind the property, both sides of the road are residential. A large dog kennel is already down the road in Crawford County, and it is very noisy at night. He stated that he is sure the Smiths are good people, and if it was a larger area, it would not be so bad.

Mr. Ken Faircloth stated that his property adjoins the extra lot, and their property line is only 50 yards from him. He does not want the property zoned R-AG. He also stated that the Smiths are probably good people, but if they move later anything could go in that could be in R-AG.

Mr. John Coppock of 789 Woolfolk Road stated that he has the same concerns as expressed by his neighbors. He was concerned about what could happen later with bigger dogs or louder animals. The reason they moved there was because it was a quiet area.

Chairman Walker asked if there were any additional comments to be made in the Public Hearing. There being none, Commissioner Lewis moved to accept the recommendation of the Planning & Zoning Commission and deny the request to rezone. Vice Chairman Moseley seconded the motion, and the motion carried unanimously.

Mr. Dooley asked if they might consider a special exception. Mr. Blalock advised him that by definition, there is no special exception in R-1.

PUBLIC HEARING CLOSED 6:51 P.M.

Mr. Schwindler resumed the discussion about the landscaping and irrigation at the Workforce Development Center and advised the Board that he had scaled down the irrigation portion to keep it in budget. The plan is to irrigate around the building and where the plants are located. The low bid total for landscaping and irrigation is \$108,600.00, which would put the project over budget by \$412.34. Vice Chairman Moseley moved to accept the recommendation to go with the low bidder, F&R Landscaping, Inc., for irrigation in the amount of \$31,000.00 and for the landscaping in the amount of \$77,000.00. Commissioner Lewis seconded the motion, and the motion carried unanimously.

Mr. Paul Schwindler presented the proposal from Energy Systems Group (ESG) for infrastructure systems upgrades for county facilities and advised the Board that he felt the cost figures are pretty close to what the cost would be if each element was bid out separately. Since the proposal would be turnkey, the numbers were quite reasonable, and he recommended moving forward with the project. Commissioner Lewis advised that he was satisfied with the savings in energy costs and future capital cost savings. By going with energy efficient lighting and programmable HVAC, savings will be generated in maintenance, energy costs, and capital costs. Mr. Schwindler stated that all of the units at the courthouse have to be replaced. If the chiller goes down, it would take weeks to get it back in operation.

Ms. Michaela Jones, Assistant Finance Director, advised the Board that Bank of America has provided the lowest interest rates for a fixed rate capital lease with an offer of 2.66% for 15 years or 2.54% for 12 years, and they have come down on the pre-payment penalty. Ms. Jones stated that Synovus Bank only offered a variable rate, and it was much higher. Commissioner Smith asked about the financial stability of the County. Ms. Jones stated that the County's cash flow is good. If the Board went with a 12 year capital lease, the interest would be about \$500,000.00 total over the lease term, and the 15 year capital lease would be about \$800,000.00 in total interest. Ms. Jones suggested going with the 12 year capital lease and negotiating the remaining pre-payment penalty further.

Mr. Jeff Liipfert, County Attorney, advised the Board that the Bank of America proposal is for a lease/purchase deal to carry the loan out over time. Mr. Liipfert also advised the Board that the ESG contract is for 15 years, and he felt the obligations beyond the cancellation of the contract needed to be clarified.

Mr. Schwindler advised the Board that he will need a policy in place for space heaters, etc., that would set a specific approved temperature range for air conditioning and heating. Vice Chairman Moseley moved to accept the recommendation and enter into the contract with ESG pending approval of the contract by the County Attorney for infrastructure systems upgrades to include all county building facilities in the amount of \$3,677,397.00. Commissioner Smith seconded the motion, and the motion carried unanimously.

Ms. Jones recommended accepting the financing proposal from the Bank of America pending approval of the agreement by the County Attorney. Commissioner Lewis moved to pursue an agreement with Bank of America for a 15 year term with interest not to exceed 2.66% for a capital lease in the amount of \$3,677,397.00. Vice Chairman Moseley seconded the motion, and the motion carried three in favor. Commissioner Smith opposed, advising that he preferred going with the 12 year term.

NEW BUSINESS:

Ms. Marcia Johnson, County Administrator, advised the Board that a 2016 ACCG Legislative Coordinator needs to be appointed. Ms. April Hodges has been serving in this capacity in previous years and is willing to continue in this capacity for the 2016 Legislative Session. Vice Chairman Moseley moved to re-appoint Ms. April Hodges as Peach County's Legislative Coordinator for the 2016 Session. Commissioner Smith seconded the motion, and the motion carried unanimously.

Commissioner Lewis moved to proceed into Executive Session at 7:35 p.m. for Board Appointments, two Personnel Matters, and an Attorney/Client Privilege. Vice Chairman Moseley seconded the motion. Motion carried unanimously.

--EXECUTIVE SESSION--

Vice Chairman Moseley moved to leave the Executive Session at 8:52 p.m. and return to the Regular Session. Commissioner Smith seconded the motion. Motion carried unanimously.

Commissioner Smith moved to appoint Mr. Donald Rouse to a five (5) year term that was scheduled to begin March 1, 2014, and is scheduled to expire on March 1, 2019, on the Planning & Zoning Board of Appeals. Commissioner Lewis seconded the motion. Motion carried unanimously.

Commissioner Smith moved to re-appoint Mrs. Ann Lanter to a new six (6) year term effective January 1, 2016, on the Peach County Board of Health. Vice Chairman Moseley seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to appoint Mr. Bobby Vinson on the Peach County Development Authority to complete Mr. Calvin Hyer's unexpired six (6) year term scheduled to expire on September 30, 2019. Vice Chairman Moseley seconded the motion. Motion carried unanimously.

Commissioner Lewis moved to appoint Mr. Tim Bechtel, an employee with the Peach County Fire Department, to serve as the male sexual harassment investigator for Peach County as outlined in the Peach County Sexual Harassment Policy, effective February 1, 2016. Commissioner Smith seconded the motion. Motion carried unanimously.

Vice Chairman Moseley moved to accept the recommendation of Ms. Annette Crawford, Human Resources Manager, and the Peach County Board of Elections and Registration to hire Mr. Jonathan Prindle to fill the position of Elections Supervisor. Commissioner Lewis seconded the motion. Vice Chairman Moseley and Commissioner Lewis voted for the motion. Chairman Walker and Commissioner Smith voted against. Motion failed for lack of a majority.

There being no further business to come before the Board at this Regular Meeting on this date, Commissioner Smith moved to adjourn at 8:57 p.m. Commissioner Lewis seconded the motion, and the motion carried unanimously.

Meeting adjourned.

January 9, 2016
APPROVED: _____
CHAIRMAN

PEACH COUNTY
BOARD OF COMMISSIONERS
BY: _____
COUNTY ADMINISTRATOR

STATE OF GEORGIA
COUNTY OF PEACH

AFFIDAVIT OF CHAIRMAN

Melvin E. Walker, Jr., Chairman of the Peach County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief.

The Peach County Board of Commissioners met in a duly advertised meeting at 6:00 p.m., Tuesday, January 12, 2016.


During such meeting, the Board voted to go into closed session.

The Executive Session was called to order at 7:35 p.m.

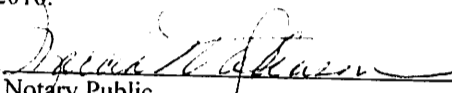
The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

- (1) Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. §50-14-3(6).
- (2) Consultation with the County Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. §50-14-2(1);

This 9th day of February, 2016.


Melvin E. Walker, Jr., Chairman
Peach County Board of Commissioners

Sworn to and subscribed before me this 9th day of February, 2016.



Notary Public
My Commission Expires June 30, 2019

WORK SESSION
Peach County Board of Commissioners
5:00 p.m., Tuesday, February 2, 2016

The Peach County Board of Commissioners held its regular monthly work session at 5:00 p.m., Tuesday, February 2, 2016, in Commission Chambers at 213 Persons Street, Fort Valley, Georgia, with all Commissioners except Commissioner Smith in attendance. Chairman Walker opened the work session and welcomed those present. The purpose of the work session was to discuss topics being considered for the regular monthly meeting to be held on February 9, 2016, as follows:

1. Recreation – David Parrish – Request to Bid Scoreboards for North and South Peach Recreation Parks
2. Tax Assessors – T’Umbia Ashmon – Pricing for Adding Zoning Classifications to Mapping System
3. Deletta & Jimmy Hall – Concerns Regarding Union Church Road
4. Resolution – Central GA Joint Development Authority – Adding Pulaski, Putnam, and Wilkinson Counties
5. Purchasing – Clarice Davis
 - a. Fire Department – Request to Approve Bid – Used Vehicle
 - b. Clean Community – Acceptance - Cardboard Bins and Packer Truck Bids - Public Surplus Agreement
6. Finance – Michaela Jones
 - a. Budget Amendments/Transfers
 - i. Recreation
 - ii. Public Works
 - b. Bank of America Resolution
 - c. Equipment Lease/Purchase Agreement
 - d. EMS – Trauma Grant Acceptance & Budget Amendment
7. Public Works – Paul Schwindler
 - a. Budget Transfer – Public Buildings - Overtime
 - b. Budget Transfer – Roads - Overtime
 - c. Acquisition/Lease/Rental of Trailer Mounted Injection Pothole Patcher for Roads
8. Additional Items To Be Placed on Regular Meeting Agenda
 - a. Executive Session
 - i. Personnel Matter #1
 - ii. Personnel Matter #2
 - iii. Personnel Matter #3
9. Setting Meeting Agenda & Consent Agenda for Regular Meeting on February 9, 2016.

The work session adjourned at 6:40 p.m.


COUNTY ADMINISTRATOR 2-3-2016 Date