

MINUTES

DECATUR COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS' BOARD ROOM

TUESDAY, FEBRUARY 10, 2015

PRESENT: CHAIRMAN DENNIS BRINSON, VICE CHAIRMAN PETE STEPHENS, COMMISSIONERS DR. BUTCH MOSELY, RUSSELL SMITH, RUSTY DAVIS AND GEORGE ANDERSON, COUNTY ADMINISTRATOR GARY BREEDLOVE, COUNTY CLERK BEVERLY KING, COUNTY ATTORNEY BRUCE KIRBO AND NEWS REPORTERS BRENNAN LEATHERS AND POWELL COBB.

INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Brinson called the meeting to order at 9:00 a.m. After the call to order, Reverend Paul Medley gave the invocation and all those assembled pledged allegiance to the flag of the United States of America.

AMENDMENTS / APPROVAL OF AGENDA

County Administrator Breedlove asked the Board to approve the following amendment: Add Under Old Business: SIPS Update. Commissioner Davis asked the Board to approve the following amendment: Add Under New Business: County Farm Land Lease. Vice Chairman Stephens made a motion to approve the Agenda with these amendments. Commissioner Smith seconded the motion. A vote was taken and unanimously approved.

SPECIAL PRESENTATIONS

There were no Special Presentations.

PUBLIC PARTICIPATION

Chairman Brinson recognized Dr. Charles Stafford. Dr. Stafford spoke to the Commissioners with concern of the Resolution that the Board approved January 13, 2015, pertaining to the selection of Chairperson and Vice-Chairperson. Dr. Stafford stated he thought this would cause inequitable representation for some districts. Dr. Stafford recommended the Board change the wording by placing a term limit of two years for the Chairperson to serve.

Chairman Brinson recognized Basil Lucas. Mr. Lucas spoke to the Commissioners concerning one of the open records request from the City of Bainbridge to Decatur County. Mr. Lucas stated that he had received a copy of the open records request from the City of Bainbridge and requested copies of the response that the County provided for the open records request. County Administrator Breedlove stated there were over 6,000 pages of documents that the County provided. Mr. Lucas stated he would like to review the County's response.

APPROVE MINUTES

Commissioner Anderson made a motion to approve the minutes of the Commissioners Meeting held January 27, 2015. Vice Chairman Stephens seconded the motion. A vote was taken and unanimously approved.

OLD BUSINESS

Industrial Park Status. County Administrator Breedlove stated Andy Oliver is still serving as Interim Industrial Park Manager. Col. Breedlove stated he hired an additional person to help with the technology procedures and that everything is working well at this time.

Gas Pipe Line Pre-Construction Meeting. County Administrator Breedlove said the County was preparing to enter into a pre-construction meeting with the contractor and Stacy Watkins for

the 6-inch gas line that will be along the South end of the Industrial Park and continue to run to the East side to service current and future customers. Col. Breedlove stated last summer there was some talk about applying for a grant, but based on the short amount of time frame the companies at the Industrial Park, mainly the Oxford Construction Company and Bainbridge Manufacturing, the grant process could take up to 14 months before getting approval, but there was no guarantee we would receive the grant. The County has an obligation in our agreement with the 168.46 acre Solar Farm to install the natural gas line before they can begin their project. Col. Breedlove stated he has confidence in what the County did, and is about to do, was the best way to go. We are working to provide natural gas in advance of the needs of the customers at the Industrial Park rather than after they have the need.

Commissioner Mosely questioned if the County could have started this project with the County's money and still apply for the grant. Col. Breedlove stated the County would have had to get all the way through the grant process before starting the project.

Employee Sick Leave Status. County Administrator Breedlove stated he and Michelle West met with Dave Wills with ACCG to discuss the County employees' sick leave and PTO policies. Mr. Wills is reviewing our current policies and will give us his recommendations at a later date.

Courthouse Tower. County Administrator Breedlove stated the Board approved the proposal from PDC Construction to repair the bell tower at the courthouse at the last commissioners' meeting. Col. Breedlove stated he has given Doug Young permission to start the project.

Solar Farm Status. County Administrator Breedlove gave a brief update on the Solar Farm, stating they are in the process of clearing the land.

Rick McCaskill, Executive Director of the Development Authority, stated the Solar Farm is in the final stages of getting everything together. Mr. McCaskill stated there is one issue that needs to be resolved in order for the Solar Farm to get their title insurance to close out this contract. Number 8 in the Access Easement Agreement, the Drainage Culvert, has some language that Col. Breedlove is not comfortable with, pertaining to the facilitator. After a brief discussion, County Attorney Kirbo stated this document invites us into litigation and advised the Board to change the language in this paragraph and to appoint the facilitator to be someone other than Decatur County. Commissioner Smith made a motion to appoint the Development Authority of Bainbridge and Decatur County as the entity to facilitate the meeting between the landowners without the authority to bind Decatur County as to any matter, and have the County Attorney to review the revision and approve of it. Vice Chairman Stephens seconded the motion. A vote was taken and unanimously approved.

SIPS Update. County Administrator Breedlove stated that he had the landfill manager to visit with the manager of SIPS to offer them to bring the particle board with the Styrofoam attached and the loose Styrofoam to the landfill to either the Inert site or the solid waste area. This would provide the fluff trash layer that is required on the top of cell 4. There has been no communication from them since this visit. In answer to a commissioner's question Col. Breedlove stated SIPS is 6 months in arrears on their utility bills. Rick McCaskill stated he would have a visit with Ron (Harrigan) and try to collect this money.

NEW BUSINESS

County Financial Review. Chairman Brinson recognized CPA Perry Henry. Mr. Henry explained to the Board of Commissioners a more realistic picture of the county's financial standings. Mr. Henry said he wanted to make clear Decatur County was still fighting an uphill battle. "It's getting better, there is light at the end of the tunnel, but you still need to stay on task," Henry said. "The numbers you were given were accurate, but unless you know where all those numbers come from, it can be misleading," Mr. Henry said. Mr. Henry pointed out sales tax has had a major impact on the county's financial position, including depreciation and the use of GATE cards in a heavy agriculture community. Mr. Henry said a good indicator of the county making progress was the fact that less was needed on 2015's TAN loan. Yet one of the drawbacks of TAN is when you borrow the money, you're already starting behind.

County Administrator gave a background on the TAN notes the County has had. Col. Breedlove stated after requesting Tax Anticipation Note proposals for a total of \$3 million in 2015, he

recommended the Board approve a TAN proposal from First Port City Bank at a rate of 1.49 percent over First National Bank of Decatur County's proposal of 1.47 percent plus a \$200 loan fee and Peoples South's proposal of 1.70 percent. The lack of a loan fee resulted in First Port City Bank having the best offer for the county. Commissioner Anderson made a motion to approve the TAN proposal from First Port City Bank at a rate of 1.49 percent. Commissioner Smith seconded the motion. A vote was taken and approved with 5 commissioners voting in favor. Commissioner Davis abstained due to having an interest in both banks.

Accounting Manager Michelle West presented to the Board statements of revenues, expenditures, and SPLOST V Sales Tax Proceeds projections for October through April, 2015. Michelle also provided revenues and expenditures for July through December, 2014. Michelle stated 2014 TAN loan draws totaled \$1,350,000 and was paid in full on December 18, 2014.

County Administrator Breedlove provided the Board with the millage rates for the 14 surrounding counties. These calculations reflect that Decatur County does not set a property tax millage near as high as surrounding counties. Col. Breedlove gave the third annual review of the overall goal for the County to reach a Debt Free Budget, the benefits, the revenue background, current projections, assessment and recommendation.

County Farm Lease. County Administrator Breedlove stated that he discussed the renewal of the agreement with Corrections Corporation of America last week with Rick McCaskill. Col. Breedlove stated that Rick McCaskill said that CCA has changed leadership and they no longer were interested in paying \$25,000 to secure this property at the Industrial Park. Rick McCaskill stated they would like to secure the First Right of Refusal. Col. Breedlove suggested that the County lease the land and accommodate the First Right of Refusal with appropriate language in a lease agreement. Commissioner Davis made a motion to advertise the land for lease to accept sealed bids and direct County Attorney Bruce Kirbo to get with Rick McCaskill to draw up a lease agreement that will be suitable to Corrections Corporation of America if they should decide to build the prison on this piece of property. Commissioner Smith seconded the motion. A vote was taken and unanimously approved.

COMMISSIONERS / ADMINISTRATOR'S REMARKS

Commissioner Anderson thanked all the citizens for coming to the meeting and welcomed everyone's comments.

Vice Chairman Stephens thanked all the citizens for coming to the meeting. Vice Chairman Stephens expressed concerns about a proposed Georgia law aimed at revamping how the state government gets money to fund transportation projects across the state. The proposed law is Georgia House Bill 170. The purpose of the bill is to generate about \$1 billion a year in additional revenue to pay for maintaining and improving roads and bridges across the state. This bill would have an impact on fuel taxes and a bigger impact on the Board of Education. The money would be generated by shifting state gas taxes. The result would not be a tax increase at the state level, however both Decatur County and City of Bainbridge would have the option to add a three percent tax, a total of six percent. Vice Chairman Stephens recommended everyone make some phone calls to help stop this bill from passing.

Commissioner Mosely said he agreed with Vice Chairman Stephens concerning House Bill 170. Commissioner Mosely said it could be devastating to Decatur County. It has a negative impact both money-wise and politically. Commissioner Mosely stated Dougherty County Board of Education passed a resolution opposing this bill. Commissioner Mosely suggested the Board of Commissioners have a resolution or a letter prepared for all the commissioners to sign, opposing House Bill 170.

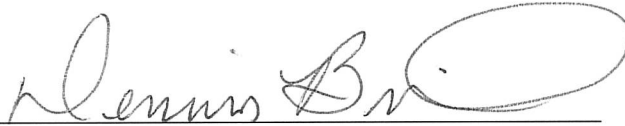
County Administrator Breedlove announced Swine Competition event will be held Saturday, February 14, 2015 starting at 9:15 a.m.; next Thursday, February 19, 2015, A Better Roads conference will be held in Camilla; February 24, 2015 at 6:00 p.m., prior to the regularly scheduled commissioners' meeting will be a Road Department Workshop; and Thursday, February 26, 2015 a 911 Committee meeting at the Kirbo Center at 9:00 a.m.

Commissioner Anderson made a motion to go into executive session to discuss Personnel and Litigation. Commissioner Davis seconded the motion. A vote was taken and unanimously approved.

After the executive session the Commissioners assembled back in the board room. Vice Chairman Stephens made a motion to go into regular session. Commissioner Anderson seconded the motion. A vote was taken and unanimously approved.

Chairman Brinson stated that the Board discussed a litigation matter and a personnel matter during executive session but no action was taken at this time.

There being no further business, the meeting, on motion by Commissioner Smith, was duly adjourned. Vice Chairman Stephens seconded the motion. A vote was taken and unanimously approved.

Approved: 
Chairman

Attest: 
County Clerk