

**WHITE COUNTY BOARD OF COMMISSIONERS**

**MINUTES OF THE CALLED MEETING**

**HELD THURSDAY, OCTOBER 15, 2009 AT 8:30 A.M.**

The White County Board of Commissioners met in a Called Meeting on Thursday, October 15, 2009 at 8:30 a.m. in the Board of Commissioners Office Conference Room at the White County Courthouse Cleveland, GA. Present at the meeting were: Chairman Travis Turner, Post 1 Commissioner Joe Campbell, Post 2 Commissioner Craig Bryant, County Manager Carol Jackson, Interim County Manager Jean Welborn, Chief Financial Officer Vickie Neikirk, and County Clerk Shanda Smallwood.

Chairman Turner called the meeting to order.

Rolann Smith, of the White County Road Department, presented the hiring of Keith Canup to assist the White County Road Department as a part-time engineer with main duties including assistance in applying for federal funding from the Safety Initiative Program for road restriping and road signage. Ms. Smith explained that originally Keith Canup had stated he would accept this position at a rate of \$30.00 per hour; however the Board of Commissioners had asked if he would reduce this rate. Ms. Smith stated Mr. Canup had agreed to accept this position for \$27.00 per hour and further stated she thought White County would receive up to \$200,000 in funding from the Safety Initiative Program and Mr. Canup's compensation would be paid with SPLOST funds. She stated that in the past, engineering firms had been paid \$69.86 - \$150.00 per hour, depending on the type of engineering being done. Commissioner Bryant asked about the duration of the contract with Mr. Canup and if a dollar limit needed to be placed on contract the period. Chairman Turner stated that Mr. Canup's employment would be at-will and Ms. Smith stated the Road Department would monitor the hours Mr. Canup worked.

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to approve the hiring of Keith Canup to assist the White County Road Department, as a part-time engineer and at the rate of \$27.00 per hour, with main duties including assistance in applying for federal funding from the Safety Initiative Program for road restriping and road signage.

Doug Dockery, Public Works Director, informed the Board of Commissioners that Johnny C. Wiley, who owns a portion of property off Long Mountain Road, had requested permission to pave the county portion of Long Mountain Road (.13 miles).

Upon a motion made by Commissioner Campbell, seconded by Commissioner Bryant there was a unanimous vote to grant permission to Johnny C. Wiley for the paving of the county portion of Long Mountain Road (.13 miles) with paving to be done to county standards, with a forty (40) foot right of way, and at no cost to White County.

Chairman Turner asked Vickie Neikirk to discuss funding options for the proposed White County Animal Control Facility. Ms. Neikirk stated in her review of the current SPLOST, she estimated there would be approximately \$500,000 to \$600,000 remaining, which was not obligated and could be spent under the public safety section of the SPLOST. Chairman Turner stated he wanted the record to reflect that only a portion of the remaining SPLOST funds would be allocated for the construction of the Animal Control Facility.

Sheriff Neal Walden stated he was in disagreement with the public safety SPLOST funds being spent for Animal Control. Vickie Neikirk explained that although Animal Control did not fall under the supervision of the Sheriff's Office, this was considered a function of public safety in governmental accounting procedures. Chairman Turner stated that he also agreed that Animal Control was a function of public safety. Commissioner Campbell asked Sheriff Walden what he would allocate the funds to if these were designated for the White County Sheriff's Office; Sheriff Walden stated the need is for an expanded detention center. Commissioner Campbell emphasized the Board of Commissioners were going to insure there was an expansion of the existing detention center.

Chairman Turner stated that he would like to wait for final confirmation from Vickie Neikirk regarding the possibilities of funding the Animal Control Facility with the existing SPLOST funds prior to a final decision being made on the funding.

The Board of Commissioners reviewed the site plan produced by Eddie Hood for the proposed Animal Control Facility. Commissioner Campbell stated in review of the site by himself, Harry Barton, Planning Director, and Doug Dockery, Director of Public Works, it was determined this would be a relatively easy site to prepare for building. Chairman Turner stated he was pleased to see the site plan showed room for future expansion. Commissioner Campbell asked the site plan be reviewed by Harry Barton to insure the plan met the County requirements.

Chairman Turner asked Beverly Long, Purchasing Manager, for an update on the status of receiving the building plans for the Animal Control Facility. Ms. Long stated she had spoken with Ringo McCollum, Chief Building Official, and he informed her if the County decided to construct a metal building, the metal buildings come with a set of plans, which are not required to be stamped by the Building Inspection Department. Ms. Long further explained if the County decided to purchase a pre-fabricated building from Hounds Quarters, sealed bids would not be required since Hounds Quarters is the sole source for pre-fabricated animal shelters. Ms. Long explained that Hounds Quarters would not provide an estimate of the cost for the facility until they were given authorization to produce a conceptual drawing, which would cost \$1,200.00. However, Ms. Long did state that the approximate cost for the pre-fabricated building would be \$80.00 per square foot. This cost would not include the grading, concrete work, erection of the building, etc. Ms. Long also stated she had been in contact with Morton Builders who has built several animal shelters. She explained they are currently building a shelter in North Carolina, which is costing approximately \$90.00 per square foot. Chairman Turner emphasized he wanted the shelter to meet code and the requirements of the Georgia State Department of Agriculture, however did not think we needed a shelter that exceeded what was required.

Chairman Turner stated that by the next work session on October 26, 2009 that he would like to have the plans in order for the Board of Commissioners to put the animal shelter project out for bid. Discussions regarding the White County Animal Shelter Facility were closed.

Relative to the issue of funding the cost of the White County Detention Center expansion project, Chairman Turner stated the County would be unable to issue bonds under the new (commencing 10/01/2009) SPLOST due to the wording of the referendum – however County Attorney, David Syfan had informed that bonds could be issued through an entity such as the White County Development Authority. This type of bond is called a general obligation bond. Vickie Neikirk stated the current rates on general obligation and revenue bonds were approximately 3% and the current interest rate with ACCG's lease purchase program is approximately 2.5% with a four (4) to five (5) year term. Commissioner Bryant stated he would like to see the detention center expansion project paid off within five (5) years. Chairman Turner asked Ms. Neikirk to research any early pay off penalties with the ACCG finance option.

Commissioner Campbell stated that he believed construction of a new detention center facility on existing county property would be more economical than renovating the current detention center which was not designed efficiently; therefore allowing the use of the current facility for a work release program or a public safety center. He further explained that a new facility could be designed in an efficient manner, which would allow the guarding of a greater number of inmates by the same amount of staff as opposed to an inefficient renovation design which would require the hiring of additional staff. Commissioner Campbell also said this would be a benefit during the construction phase, since renovation of the current facility would cause issues with securing inmates during the construction. Sheriff Neal Walden stated he agreed with Commissioner Campbell. Commissioner Campbell said he would like to see the Board of Commissioners set parameters for the maximum amount of money to be spent on the project and work with Goldberg & Associates to develop the most efficient and economical plan for the project.

Carol Jackson stated that Mr. Goldberg was planning to be in White County on October 20, 21, 22, 2009 to meet with the Board of Commissioner and the Sheriff regarding plans for the project. There was a Called Meeting scheduled for Thursday, October 22, 2009 at 8:30 a.m. in order to meet with Mr. Goldberg, with Sheriff Neal Walden planning to meet with Mr. Goldberg prior to the meeting for preliminary information.

Commissioner Campbell asked Vickie Neikirk for the maximum amount which the County could borrow for the funding of the project considering the current cost for boarding inmates, the anticipated SPLOST collections, and the financing options available through ACCG. Ms. Neikirk stated she would obtain this information for the Board.

Chairman Turner asked Ms. Neikirk to provide a synopsis of the cost associated with the financing of \$8 million from ACCG, as well as the cost associated with the issuance of the general obligation bonds – in order for the Board of Commissioners to determine the funding source for the project. Chairman Bryant asked that all closing costs and associated fees be included in the projections provided to the Board of Commissioners.

Commissioner Campbell stated that local banks would be willing to work together with the County to provide funding for this type of project. Ms. Neikirk stated that a tax anticipation loan would be required to be paid off within the calendar year it was borrowed. Chairman Turner stated that it might be an option to use local bank financing to begin the project and select an additional source for the remaining amount to be financed. Commissioner Campbell asked that Ms. Neikirk include the financing details for \$8 million, \$9 million, and \$10 million in her synopsis to the Board of Commissioners.

Sheriff Walden stated that he believed the only solution to the issue of jail overcrowding was for someone to develop a creative idea such as a regional work camp. He stated that he knew judges were taking the overcrowding of jails into consideration with their sentencing and there would be some violations, which currently result in probation, which would instead result in jail sentences if the space was available to the County.

Beverly Long asked the Board of Commissioners if they wanted her to begin to draft a request for proposals for the animal control facility for their review. Commissioner Campbell stated that obtaining the correct design was the current priority – with special attention being paid to insure the drainage system was sufficient to handle the appropriate amount water and waste generated.

Chairman Turner stated that he would like to discuss the issue of whether to utilize the method of request for qualifications or a request for proposals for the animal control facility project at the October 26, 2009 work session.

Sheriff Neal Walden asked if there would be an issue with the Sheriff's Department Staff continuing to qualify with their firearms in proximity to the animal control facility. No one present expressed a concern regarding this issue.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Campbell there was a unanimous vote to adjourn the meeting.

The minutes of the October 15, 2009 Called Meeting are hereby approved as stated this the 2<sup>nd</sup> day of November 2009.

**WHITE COUNTY BOARD OF COMMISSIONERS**

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Travis C. Turner, Chairman  
s/Joe R. Campbell

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Joe R. Campbell, Post 1 Commissioner  
s/ Craig Bryant

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Craig Bryant, Post 2 Commissioner  
s/Shanda Smallwood

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Shanda Smallwood, County Clerk