

SPECIAL CALLED MEETING

The Spalding County Board of Commissioners held a Special Called Meeting in Room 108 in the Courthouse Annex, Monday, August 30, 2010, beginning at 6:00 p.m. with Commissioner Eddie Goss presiding and Commissioners Eddie Freeman, David Phillips and Bob Gilreath present. Gwen Flowers-Taylor was not present. Also present were Interim County Manager Tim Whalen, Interim Assistant County Manager Virginia Martin, Attorney Jim Fortune and Executive Secretary Glinda Robertson.

I. OPENING (CALL TO ORDER) – Chairman Eddie Goss

1. Consider approval of Proclamation declaring August 30, 2010 as “Neerma Williams Day.”

Motion/second to approve Proclamation by Commissioners Freeman/Gilreath and carried by a vote of 4-0.

Proclamation “Neerma Williams Day”

- WHEREAS,** The last time Neerma Williams went to school was back in 1945; and
- WHEREAS,** Ten years ago, the mother of five and the grandmother of 13 enrolled in classes at Griffin Technical College with the intent of earning her General Education Diploma (GED) through adult education; and
- WHEREAS,** Mrs. Williams drove from her home in Locust Grove to campus three times per week to attend classes; and
- WHEREAS,** After satisfying all of the Georgia High School Graduation Test requirements with passing scores; and
- WHEREAS,** Mrs. Williams received her diploma on August 12, 2010 at the age of 81.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Spalding County that August 30, 2010 is hereby proclaimed as

“NEERMA WILLIAMS DAY”

in Spalding County in recognition of this wonderful achievement and to honor her determination and hard work;

- IV. BE IT FURTHER RESOLVED** that today proudly be declared “Neerma Williams” Day;

This 30th Day of August 2010.

Edward Goss, Jr., Chairman

2. Consider request by Awakening America group to use the courthouse steps for a “Cry Out America” gathering urging Americans to pray on September 11, 2010. Ms. Sandra Carr was present to address.

Ms. Sandra Carr stated this was a non-denominational organization that comes from all steps of life. They are coming together to cry out for America to come and pray and remember what happened on September 11th. Every year they want to come together and pray.

Tim Whalen stated the steps at the courthouse are currently being repaired. He stated the patio out front will be available to hold this prayer.

Motion/second to approve request by Commissioners Phillips/Freeman and carried by a vote of 4-0.

3. Consider approval of amendment contract between Spalding County Board of Commissioners and the Council on Aging for McIntosh Trail, Inc. This contract increases the CSBG allocation for the home delivered meals. Aronda Smith was present to address.

Aronda Smith stated this was an amended contract to increase the home delivery meals allocation from \$74,998.90 to \$82,000. These are carryover funds.

Motion/second to approve contract by Commissioners Phillips/Freeman and carried by a vote of 4-0.

4. Consider on second reading a revision to Personnel Ordinance regarding county manager's discretion with steps in promoting employees.

**SPALDING COUNTY, GEORGIA
PERSONNEL ORDINANCE
ORDINANCE NO. 2010-02**

**AN ORDINANCE
TO AMEND THE PERSONNEL ORDINANCE OF SPALDING COUNTY
GEORGIA, TO PROVIDE FOR ABILITY TO INCREASE STEPS WITHIN
A PAY GRADE UPON PROMOTION OF INTERNAL EMPLOYEES.**

BE IT RESOLVED AND ORDAINED by the Board of Commissioners of Spalding County, Georgia, as the governing authority of said County, as follows:

Section 1. That the Personnel Ordinance of Spalding County, Georgia which is adopted by reference at Part 2, Article B, Section 2-7001 to be and is part of the Code of Spalding County, Georgia, be amended in Article III, Section 6 by adding the following text to paragraph (a):

“(a) ...When deemed necessary in the best interest of the County, an increase of up to six steps may be made upon recommendation of the elected official or department head at the discretion of the County Manager. The recommendation shall be in writing and shall include justification for the recommendation. Exercise of this discretion by the County Manager shall occur only when the position being filled was advertised to external and internal applicants and shall be based on factors such as inclusion of a transfer to a different department as part of the employee's promotion, promotion to a newly created position, substantial change in the responsibilities and duties of the position from that previously held by the employee, qualifications of the employee being higher than those of external applicants, a shortage of qualified applicants available at the hiring rate, and/or the refusal of qualified applicants to accept employment at the minimum step.”

And that the Personnel Ordinance of Spalding County, Georgia which is adopted by reference at Part 2, Article B, Section 2-7001 to be and is part of the Code of Spalding County, Georgia, be amended in Article IV, Section 12 by changing the text of paragraph (c) as follows:

“(c) If a current County employee is chosen for promotion, the department head shall forward the employee's name to the Personnel Director with a recommendation for classification and reasons for selecting the employee over other applicants. After considering the department head's comments, the Personnel Director shall approve the appointment and determine the classification. Elected officials shall forward the employee's name to the Personnel Director with a recommendation for classification. Starting salary shall be determined in accordance with Article III, Section 6(a).”

Section 2. The within ordinance shall be and become effective immediately upon its adoption by the affirmative vote of a majority of the members of the Board of Commissioners of Spalding County, Georgia, present at two meetings, as provided in Section 2-1005 of the Code of Spalding County, Georgia.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Approved on first reading this second day of August, 2010.

Approved on second reading this thirtieth day of August, 2010.

Motion/second to approve ordinance by Commissioners Phillips/Freeman and carried by a vote of 4-0.

5. There were presentations for the building of a new senior center by PBS&J Constructors, Inc.; Cobb and Associates Architects, Inc.; Manley Spangler & Smith; the Elk's Club and Community Development Partners Inc.

PBS&J Constructors - Brad LeRay gave the presentation for PBS&J. Mr. LeRay stated they also do business as Peter Brown Construction. They are one of the top 400 contractors in the United States. Eighty percent of their business is done with repeat clients. They operate throughout Georgia and Florida and focus on "construction management at risk".

Mr. LeRay stated there are several kinds of construction methods for procuring work for counties such as Spalding. The CM@Risk delivery method has benefits such as improved quality based on qualifications of the architect and construction team, and the project can be fast-tracked. The CM@Risk process is based on team building between the owner, the design architect/engineer, and the contractor construction manager from the beginning of the project conceptual design through the final construction and operation or occupancy of the facility. The team approach provides for input from all of the team members throughout the design and the construction phases.

Mr. LeRay further stated the selection of the architect/engineer is the initial step in the project. The CM@Risk method of construction develops a team comprised of the owner, the design team, and the CM/contractor. This team is established in the early stages of the project. Team building through partnering is a key element in the project's success. The A/E firm is contracted through project completion, which includes site investigations, alternative analyses, cost estimates, detailed design, construction bid documents, and construction management services.

Mr. LeRay commented that his company could work with whatever architect the county chooses. They can make certain that change orders are minimized. He stated that at around the fifty percent mark during the design process, they will establish a guaranteed maximum price. They will always be looking out for the budget. He stated this is something you will not get in hard bid work.

While the architect and the engineers are designing the project, PBS&J are out building the project. It is not uncommon for them to cut two to three months off the duration of a project. PBS&J believe they can bring something to the table to see that this project happens.

Cobb & Associates Architects – Don Cobb gave the presentation for Cobb & Associates. Mr. Cobb was born and raised in Griffin, Georgia. This company is out of Peachtree City. They are a full service architect company and have been in business since 1992. They have previously designed other senior centers. Mr. Cobb wanted to concentrate on the Carver Road site. He believes this is the most advantageous place to put the center.

Mr. Cobb proposed putting this building closer to Carver Road, about 150 feet away. He suggested moving the building up front to take advantage of utilities being less of a problem however it can go to the back of the property if that is what is desired. In the back of the property there is a high point which would need to be graded down to a flat site. It will take more grading if the center is located to the back of the property.

He also stated he would like to see a walking path be incorporated into the site taking advantage of the trees and the stream. The track would be about an 1/8th of a mile. Mr. Cobb stated they could put in as much parking as needed. He also proposed a pre-engineered metal framed building. He stated no one would ever know it is a metal building with all the enhancements that can be done through technology.

Mr. Cobb stated a stick building would use a tremendous amount of wood. A metal building gives it flexibility. The building would also have a metal roof. This would be a standing seam roof that has a 20 or 30 year warranty.

In summary, they will provide a complete package and do whatever they can to keep costs down. They will deliver the maximum square footage to meet the budget.

Mr. Gilreath asked why the building could not be moved back toward the trees. Mr. Cobb stated it could be moved back he would just not put it on top of the hill. Mr. Gilreath stated the buildings in his brochure look like a church or a funeral home. He does not like that look. Mr. Cobb stated the county would have approval of the architectural design.

Mr. Freeman asked for the projected cost of the building in the drawing Mr. Cobb had provided. Mr. Cobb stated you could do a shell with that type of building with a skin and the structure for around \$40 to \$50 a square foot.

Mr. Gilreath asked Mr. Cobb if the shell could be put up without finishing the project until down the road. Mr. Cobb stated it could. He went on to say that depending on the program requirements, if the county wants to put a shell up of 26,000 square feet and then only finish out 18,000 they could.

Manley, Spangler and Smith – Mr. Smith gave the presentation for Manley, Spangler and Smith. He stated he was there more to give information than to give a presentation. He commented that several weeks ago he contacted Tim Whalen about the senior center. His company has already been involved in work on the Carver Road site and they currently have a contract with the Board of Commissioners dated April 2008 to develop a new senior center.

After touring several facilities in neighboring counties they began to develop the schematic design and to explore options. In 2008, they completed around fifty percent of a construction document along with all of the consulting engineers and had a cost estimate put together. He stated his company was unable to obtain a meeting with the county due to everyone's schedules. Mr. Smith commented that the last communications with the county were in April of 2009. They were able to come up with recommendations to get the facility down to 28,000 square feet which is where it was left. The 2009 pricing was around four and half million dollars.

Mr. Smith stated they never heard back from the county. They recently read in the newspaper the senior center once again was being looked at. At this point they contacted Tim Whalen to let him know of their involvement with the project. There have been other county projects his company has worked on.

Mr. Smith stated his company has already completed a tremendous amount of work on the senior center for which the county has paid them. He would like to

see the project through and would be happy to share with the Board at some point the documents they have on this project.

Elk's Club – Eddie Stikes gave the presentation for the Elk's Club. Mr. Stikes has been a resident of Spalding County since 1991. He moved to Griffin from Mississippi and has loved living here for 19 years. He stated the Elk's Club offers a great opportunity for the county for a newer and larger facility. The Elk's Club is coming back to the county with a simple and straight forward offer: buy the property at 1512 Williamson Road and move the senior citizen's center to that location. Mr. Stikes stated the proposal has a lot of features that some of the other proposals do not have.

The cost is \$1.2 million and is much less than most of the other proposals. It's close to the figure that was initially proposed in the SPLOST in 2005. The location is great. It's at the corner of Hwy. 362, Williamson Road and Hwy. 19. It's surrounded by other county properties. It includes 13½ acres of land. Much of the land is in the woods so it would be easy to develop a walking track or nature preserve areas.

There is 15,000 square feet on the main floor of the building. It's more than double the size of the current senior center. There is a pool which has a new pump. The pool is one of the largest pools in the county. There are four tennis courts and a full functioning kitchen.

There is a large hardwood floor in the ballroom in which the seniors have already had a number of events. The property also has Gil's Garage which has about three more years left on their lease. This could be a small income producing operation for the county. There is plenty of room to expand by building a health and wellness center.

Mr. Stikes stated the most important feature is that the seniors can be in this building before the end of the year. The Board has stated in the past they want to finish this up as quickly as possible. He stated this is an opportunity to do that. It's within budget and gives them a facility that will meet their needs. He further stated the original 2005 SPLOST called for adding on 3800 feet to the current senior center. Mr. Stikes believes this option fits the spirit of what was intended from the original SPLOST. Mr. Stikes offered the commissioners an opportunity to tour the facility at any time.

Community Development Partners Inc. – Kirby Glaze gave the presentation for Community Development Partners. Mr. Glaze wanted to start by saying any of the proposals shared tonight will work. He explained his company has worked on this project for close to a year now. They have come up with a concept on their own and at their expense.

Mr. Glaze stated that his company uses a slightly different method than the CM@Risk. They use a method with competitive pricing proposals. They do virtually the same thing except that the contractor is not picked until they price. They price at the 50% level so you use both qualifications of the contractor and the pricing of the contractor in order to determine who will be your general contractor for the project.

Mr. Glaze stated he was not trying to convince anyone that the center needs to go in the Cook's shopping center. He simply wants to make sure when the commissioners make their comparisons that they compare apples to apples. He stated that when his company began working with the county they were given a mission that was two fold; they were asked to determine if the senior center could be put in the Cook shopping center; and secondly they were asked what other benefits might there be for the county in doing this?

Mr. Glaze stated that the Cook's shopping center is a piece of property the county already owns. It's a non-performing asset. The county is losing about

\$148,000 a year on the shopping center as it sits. His company took plans that a previous architect had done and met with people from the recreation department and people from the senior center committee.

He further stated that at their last presentation he believes the numbers quoted scared people. The total project budget presented was \$16 million dollars. This is total investment for re-doing the Cook shopping center. This would have been private money for the wellness and fitness center. Mr. Glaze stated the total actual budget for what the senior center would cost is estimated to be \$3,975,417.00. This gets the county 39,000 square feet for the senior center; 4,000 square feet of outdoor dining space; and enough renovations and changes to the current site to be able to accommodate the senior center facility.

He also commented that the design also included a full competition swimming area. This is not part of the senior center. Community Development Partners came up with these concepts because it offered a couple of additional opportunities. The senior center in this location is about \$101.00 per square foot. He stated this will be a hard price to beat because the county already owns about \$35.00 a square foot of work that is already there in the way of the floor, walls, roof, etc.

Mr. Glaze stated it will not be as fast as buying the Elk's Club however it's the quickest thing short of that as there is no site work involved. There is some demolition and rebuild involved. This site also affords the county the opportunity to take a non-performing asset and make it a performing asset.

This site affords the opportunity to convert another 40,000 square feet of space owned by the county to private medical office space. Mr. Glaze addressed a couple of issues he had heard regarding the Cook Shopping Center. The first one is that the building smells. He stated the building does smell. It has been closed up with no heat or air for a number of years. He stated this building can be renovated. He also has heard there is a need for a traffic light which he agrees with. Mr. Glaze stated if this property is put back to a use that is performing and productive to the community, there needs to be a traffic light installed.

He stated it's up to the commissioners to ask the DOT to take a look and see if a traffic light is needed. He believes it's a solvable problem. Mr. Glaze asked the Board to consider all the options. He stated the only real distinction between the Cook Shopping Center and the other options before the Board is the additional opportunities that it presents.

Commissioner Phillips asked if Community Development Partners would be involved in the marketing of these facilities. Mr. Glaze stated they would. He further stated they have already spoken with private investors who have an interest in a wellness and fitness center. He commented that no one is willing to commit until the Board does.

Commissioner Freeman stated he appreciated all the parties coming by to present their proposals. He stated they all look good and he would like to weigh all the options before making a decision. He commented he would like to see the new commissioners have some input into this center wherever it's built.

Commissioner Phillips offered to stick around after the meeting so the senior citizens could tell him which of the options they are most interested in.

Commissioner Gilreath's vision is to place the senior center on Carver Rd. He believes it is the best location with less traffic. He believes if the county places the senior center at Cook's Shopping Center they are creating more problems than the county can handle. It was stated there are about 40 acres out on Carver Road with room to expand down the road. He stated if the vote was taken today he would have to vote for Carver Road. This drew much applause from the seniors.

Mr. Goss gave the seniors Ms. Flowers-Taylor's apologies for not being present. She was at on duty at the emergency room where it was extremely busy and could not get away.

The commissioners did remain after the meeting to hear the opinions of the seniors.

II. ADJOURNMENT

Motion/second to adjourn at 7:00 p.m. by Commissioners Freeman/Phillips and carried by a vote of 4-0.

Chairman

Interim County Clerk

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