



**UPSON COUNTY BOARD OF COMMISSIONERS
9:00 A.M. – Commission Work Session
Sprewell Bluff Trading Post – Wednesday, May 5, 2021**

1. Call to Order

2. Attendance

- Chairman Norman Allen – In attendance
- Commissioner Lorenzo Wilder - In attendance
- Commissioner James Ellington – In attendance
- Commissioner Benjamin Watson – In attendance
- County Clerk Jessica Jones – In attendance
- County Manager Jason Tinsley – In attendance
- County Finance Director – Allen Salter
- County Attorney Paschal English – In attendance
- Shaka Johnson – Recreation
- Paul Norden – Recreation
- James Melton – Road Department
- Chris Brazell – EMC Engineering

3. Discussion Items with County Manager

- A. Presentation from Shaka Johnson on updates for the Civic Center and Recreation Programs

Recreation Director Shaka Johnson gave the board updates on recreation programs. She proposed price changes to sport registrations, park and room rentals. She proposed changes to the hours of operations and to offer annual memberships rates.

Proposed changes to registration fees.

RECREATION: SPORTS REGISTRATION						
<u>SPORT</u>	<u>Current Ages</u>	<u>Proposed Ages</u>	<u>Current Price</u>	<u>Proposed Price</u>	<u>Current Inclusions</u>	<u>Proposed Inclusions</u>
Basketball	7-14	5-14	\$50	\$90	Jersey	Complete uniform + pictures + Hawks tickets
Baseball	7-14	7-14	\$70	\$90	Jersey & cap	Complete uniform + pictures
Cheerleading	4-15	4-15	\$35	\$170	Pageant & awards	Complete uniform + pictures
Fall Baseball	6-14	7-14	\$70	\$90	Jersey & cap	Complete uniform + pictures
Fall Soccer	3-17	3-17	\$45/\$55/\$70	\$75/\$95	Shirt & socks	Complete uniform + pictures
Fall Softball	7-18	7-16	\$70	\$90	Jersey & socks	Complete uniform + pictures
Flag Football	4-6	4-6	\$50	\$70		Complete uniform + pictures
Softball	7-18	7-16	\$70	\$90	Jersey & socks	Complete uniform + pictures
Soccer	3-17	3-17	\$45/\$55/\$70	\$75/\$95	Shirt & socks	Complete uniform + pictures
Tackle Football	7-11	6-11	\$75	\$95	Jersey	Complete uniform + pictures
Tee-Ball	4-6	3-6	\$50	\$70	Jersey & cap	Complete uniform + pictures
Track	6-14	6-14	\$50	\$110	Top	Complete uniform +

Proposed Membership Rates

CIVICREC: CIVIC CENTER MEMBERSHIPS

PACKAGE	LOCATION	AGE	DAYS	DATES	TIMES	Price
Adult Memberships						
1 Day Adult Pass	Location TBD	18-54yr 11m	TBD	Open	Time TBD	\$3
Annual Adult Membership	Location TBD	18-54yr 11m	TBD	Open	Time TBD	\$200
Monthly Adult Membership	Location TBD	18-54yr 11m	TBD	Open	Time TBD	\$20
Semi-Annual Adult Membership	Location TBD	18-54yr 11m	TBD	Open	Time TBD	\$100
Weekly Adult Membership	Location TBD	18-54yr 11m	TBD	Open	Time TBD	\$6
Senior Memberships						
x						
1 Day Senior Pass	Location TBD	55/up	TBD	Open	Time TBD	\$2
Annual Senior Membership	Location TBD	55/up	TBD	Open	Time TBD	\$100
Monthly Senior Membership	Location TBD	55/up	TBD	Open	Time TBD	\$10
Semi-Annual Senior Membership	Location TBD	55/up	TBD	Open	Time TBD	\$50
Weekly Senior Membership	Location TBD	55/up	TBD	Open	Time TBD	\$5
Youth Memberships						
x						
1 Day Youth Pass	Location TBD	5-17yr 11m	TBD	Open	Time TBD	\$2

Proposed Room Name Changes

CIVIC CENTER: ROOM NAMES

- Room 1 & 2 > The Great Hall
- Room 3 & 4 > M. Daniel's Corner
- Room 5 > Game Room
- Computer Lab > IQ Lounge
- Arts & Crafts > J. Dawkins Square

Proposed Room Rental Rate Changes

CIVIC CENTER: RENTALS

ROOM	CAPACITY	CURRENT PRICING	PROPOSED PRICING
Room 1&2- The Great Hall	50 max	\$40/\$80	\$80/\$160 w/ \$50 security deposit
Room 3&4- M. Daniel's Corner	50 max	\$40/\$80	\$80/\$160 w/ \$50 security deposit
Room 5- Game Room	-	-	-
Gymnasium	400/800	\$200/\$500	\$350/\$600 w/ \$100 security deposit
Arts & Crafts- J. Dawkins Square	25 max	\$40/\$80	\$80/\$160 w/ \$50 security deposit
Computer Lab- IQ Lounge	-	-	-

*Security Deposit: refundable

*Non-Commercial

*Commercial

*All Pricing based on 8 hrs

Proposed Civic Center Hours of Operation Changes

CIVIC CENTER: HOURS OF OPERATION CONT.

CURRENT FACILITY	DAY(S) OF THE WEEK	OPEN	CLOSE
Thomaston-Upson Civic Center	Monday-Friday	8:00 AM	10:00 PM
	Saturday	8:00 AM	5:00 PM
PROPOSED FACILITY	DAY(S) OF THE WEEK	OPEN	CLOSE
Thomaston-Upson Civic Center	Monday-Friday	8:00 AM	9:00 PM
	Saturday	8:00 AM	5:00 PM

Proposed Community Parks Rental Rate and Hours of Operation Changes

COMMUNITY PARKS: RENTALS CONT.

<u>FACILITY NAME</u>	<u>CURRENT PRICING</u>	<u>PROPOSED PRICING</u>
Thurston Park	\$20	\$100 w/ \$50 security deposit
Salem Park	\$100	\$100 w/ \$50 security deposit
Logtown Park	\$20	\$100 w/ \$50 security deposit
Lincoln Park	\$100/\$150/\$250	\$200 w/ \$50 security deposit
Eddie Collier Park	\$150	\$150 w/ \$50 security deposit

*Based on 8 rental hours; security deposit is refundable

<u>LOCATIONS</u>	<u>CURRENT TIMES</u>	<u>PROPOSED TIMES</u>
All community parks	8:00 AM – 10:00 PM	8:00 AM – 9:00 PM

The Commissioners stated that all of the community don't have same amenities and would like the prices to reflect on the ones that don't have indoor meeting spaces. They want to see Log town and Thurston rates lowered. They also advised that the parks should close at sunset to reflect the ordinance.

Proposed Logo Change



B. Updates on Sprewell Bluff Programs

Chris Brazell with EMC informed the board that for the Sprewell Bluff masterplan the land survey is competed and the boundary has been mark. They are putting together a priorities list of items to try to implement. Will bring a draft plan to the board for review before the final report is completed. There are six projects that they are looking at five on county property, primitive camping, pavilion, expanded parking, additional RV pads, trails, and a restroom on the state property.

C. Update on RFP for Commercial Real Estate Services

Three proposals were received.



Upson County Board of Commissioners Procurement Summary

Project: Commercial Real Estate Services
 Method of Solicitation: RFP
 Proposers: 3

Project: Commercial Real Estate Services	AREA	RE/MAX Ambassadors Atlanta	Terryhowe & Associates, Inc.
Criteria/Description			
Fees - Max Points 30	20	15	25
Qualifications - Max Points 35	15	15	35
Reputation & References - Max Points 30	15	10	30
Local Provider - Max Points 5	-	-	-
	<u>50</u>	<u>40</u>	<u>90</u>
Fees	5.49%	8.00%	15% Buyers' Premium

Terryhowe & associates, Inc. (the "firm") provided a proposal that was far above the other two in terms of the firm's experience and the firm's abilities to address the County's need to sell properties and return them to the tax roll. The firm's client list includes individuals, estates, families, investors, banks, attorneys, business owners, bankruptcy trustees, and governments. The firm also indicated that they have sold foreclosed homes for the US Department of Agriculture and sold hundreds of tax seized properties in Georgia and South Carolina. The Tax Assessor's Office in Spartanburg County, SC spoke very highly of the firm, highlighting their real estate knowledge, ethics, and professionalism. Spartanburg uses the firm exclusively to market and sell real estate properties.

John Fort, Chapter 7 Bankruptcy Trustee of the US Bankruptcy Court District of SC stated "Terry Howe and Associates is the most efficient and honest broker I have every worked with. Mr. Fort indicated that he had been a Chapter 7 Bankruptcy Trustee since 1992.

The firm sells properties through an all online bidding platform, which allows properties to be advertised to a broader market. Fees are included in the buyer's premium that are paid by the purchaser. Steve Ford of the Spartanburg County's Auditor's Office indicated that they have sold hundreds of properties through the firm, getting properties back onto the tax roles quickly.



Upson County Board of Commissioners Procurement Summary

Project:
Method of Solicitation
Proposers

Commercial Real Estate Services
RFP
3

We checked the licenses of the firm and Terry Howe for the state of Georgia are both current.

Recommendation:

Given the precision of the proposal to address the County's needs and the apparent experience and reputation of the firm, the County Manager's staff recommends terryhowe & associates, Inc. for current and future real estate sales.

4. Discussion Items with EMC Engineering

D. Update on TSPLOST Phase II

Mr. Brazell stated that they are about 80% complete on the Phase II road paving project. Currently around \$50,000 under budget.

E. Update on 2021 LMIG Project

Ploidy Road was submitted of 2021 LMIG. The project has been put out for bid and they did it as a change order to the existing contract, since the contractor was already working in this area. The price came back at \$1.34 million for 5.63 miles.

F. Other Items

5. Discussion Items with Commissioners

G. Discussion on Courthouse Landscaping

The board discussed that when the roof job is complete it will be the right time to look at the landscaping for the Courthouse. They discussed possibly putting it out for bid.

H. Other Items

Commissioner Ellington expressed his concern about the damages to Baker Britt Road, with the house construction nearing completion. County Manager advised that they would not get a Certificate of Occupation until the issue is resolved.

6. Discussion Items with Attorney

I. Ploidy Road Property transfer from Office Building Authority and City of Thomaston

This transfer will require the participation of the County, City and the OBA. All parties will have to vote to transfer the property. The City and County both agree to sale the property and are waiting the documents.

J. Other items

7. Adjournment

A motion was made by Commissioner Ellington with a second from Commissioner Wilder to adjourn the meeting.

Chairman Norman Allen

Commissioner James Ellington

Commissioner Benjamin Watson

Commissioner Lorenzo Wilder

Was not in attendance
Commissioner Paul Jones