

UPSON COUNTY BOARD OF COMMISSIONERS

**6:00 P.M. – Regular Commission Meeting
City/County Meeting Room – March 14, 2017**

AGENDA

I. **CALL TO ORDER**

Chairman Norman Allen

II. **INVOCATION**

Rev. Mickey Corley

III. **PLEDGE**

IV. **AMENDMENT TO AGENDA**

A motion was made to amend the agenda removing the discussion of equipment purchase for the road department and adding the discussion of Ten-Mile Creek.

Motion: Commissioner J. Ellington	Second: Commissioner Wilder
Comm. Wilder – Yes	Comm. R. Ellington – Yes
Comm. J Ellington – Yes	Comm. Spraggins - Yes

V. **ADOPTION OF MINUTES**

February 28, 2017 Regular Meeting Minutes

A motion was made to approve the minutes after making changes.

Add warranty on work for the courthouse and correct the spelling from strap to scrap tire.

Motion: Commissioner Spraggins	Second: Commissioner R. Ellington
Comm. Spraggins - Yes	Comm. J Ellington – Yes
Comm. R. Ellington – Yes	Comm. Wilder – Yes

VI. **PUBLIC COMMENTS**

There were no public comments.

VII. **NEW BUSINESS**

a. Discussion on IDA funding agreement

County Manager Jim Wheelless explained the proposed debt relief plan for the IDA below. There has been an additional payment made so the numbers will change slightly. The board discussed the \$1 million line of credit and how it would be funded because it cannot be borrowed from the OBA. Note that \$150,000 of the available funds have been offered to the company Solutions.

A motion was made to have the City and County Attorneys work together on an intergovernmental agreement, to use the available funds to reduce some of the IDA's debt and to pursue a loan if needed in the future for incentive.

Motion: Commissioner Wilder **Second:** Commissioner R. Ellington
 Comm. Spraggins - Yes Comm. J Ellington – Yes
 Comm. R. Ellington – Yes Comm. Wilder – Yes

**Upson County Board of Commissioners
 Debt Relief Proposal Summary
 Revised February 16, 2017**

\$520,000 of Available funds (Collected County Wide)

1. Pay Off Loan on Central Georgia Business and Technology Park. (Dester Land)

Available funds: * \$520,000.00 (Collected County Wide)

Pay off Balance: \$231,216.18 Monthly payment is \$7513.75. Total Annual Cost \$90,165.00

Remaining Balance of Available Funds: \$288,783.82

2. Spec Building Balance: Available Funds: \$288,783.82

Available funds: \$288,783.82

Pay off Balance: \$451,010.75 Monthly payment is \$ 5,665.59 Total Annual Cost \$67,987.08.

- \$288,783.82 = \$162,226.93 Remaining on Loan

Money needed From IDA CD: \$162,226.93

IDA has approximately \$400,000 in CD's that can used to pay off remaining \$162,2626.93 on Spec Bldg.

Annual payments from both loans \$90,165.00 + \$67,987.08 = \$158,152.08 each year with approval of the Joint Authorities can be dedicated to IDA and continued to be in the IDA's annual budget. In 5 years these annual payments = \$790,760.40

One-Georgia Equity Fund Award holds a second mortgage on the spec bldg. This is an interest-free loan paid quarterly, matures on 1/01/2027.

Monthly Payments: \$6,250 Quarterly. Balance: \$243,750.00.

3. Letter of Commitment (Agreement)

The Board of Commissioners & the City Council will provide a Letter of Commitment (Agreement) to IDA for up to \$1,000,000.00 to allow IDA to deal directly with a Client.

When the IDA has an approved Client arrangement, the Joint Authorities could borrow the money needed to seal the deal with the approved Client.

The IDA can make the monthly payments once the Joint Authorities borrow through the OBA.

* Note: \$150,000.00 offered to Solutions.

- b. Chairman Allen explained that the board received a letter giving an opportunity to partner with D.O.T. on a bridge replacement project at Ten Mile Creek. Currently the only requirement is to let them know that the county plans to work with D.O.T. on the project. There is an opportunity to back out of the project with no obligations. Another letter will be sent later advising the amount of the project.

A motion was made giving the County Manager permission to send a letter to D.O.T. letting them know the County's intent to participate on the Ten Mile Creek Bridge project.

Motion: Commissioner J. Ellington **Second:** Commissioner R. Ellington
 Comm. Spraggins - Yes Comm. J Ellington – Yes
 Comm. R. Ellington – Yes Comm. Wilder – Yes

- c. The following bids were submitted to refinish the stage floor and paint at the Civic Center. Both are 2011 SPLOST projects. It was recommended to refinish the stage first before curtains are installed and painting is done due to dust problems.

Refinishing Stage Floors

THOMASTON-UPSON RECREATION & PARKS DEPARTMENT
101 Civic Center Drive • P. O. Box 470 • Thomaston, GA 30286-0009
Phone: (706) 647-9691 • Fax: (706) 647-2771

March 7, 2017

Memo To: Phil Ellerbee
Jim Wheelless
From: Mindy Daniel

Attached you will find quotes for refinishing stage floor.

Superior Hardwood Floors \$3064.00
Middle Georgia Carpets \$3797.50

***Doyles Flooring was contacted to submit estimate/bid but relayed that Superior Hardwood Floors (Terry Bundy) did all their hardwood work

NOTE: refinishing stage is recommended as first step before painting and installing new stage curtains due to dust problems

Superior Hardwood Floor
Installation and Refinishing
409 East Maple Street
Thomaston, GA 30286

Customer: Civic center

Date: 3/07/17

Refinish stage

Fill large cracks

2 coats of polyurethane

1532 ft. @ \$ 2.00 ft.

3064.00

Total \$ 3,0064.00

Does not include any trim or repair work

Cell 706-975-5084

Home 706-648-3354

MIDDLE GEORGIA CARPETS
691 SHORT E. ST. THOMASTON, GA 30286
706-648-2171

To: Thomaston Upson Civic Center

Attn: Mindy Daniel

Re: Stage

Date: 03/03/2017

Stage area only: Sand, fill in cracks and two coats polyurethane/

1550 sf \$3,797.50

*Workmen's compensation, general liability and Everify available upon request.

Thanks,

Jeff Neighbors

Painting at the Civic Center

THOMASTON-UPSON RECREATION & PARKS DEPARTMENT

101 Civic Center Drive • P. O. Box 470 • Thomaston, GA 30286-0009
Phone: (706) 647-9691 • Fax: (706) 647-2771

March 7, 2017

Memo To: Phil Ellerbee
Jim Wheelless

From: Mindy Daniel

Attached you will find quotes for painting Civic Center.

English Contractors: \$66,900
Martie Murphy Contactor \$73,000



Mike
706-647-0606
706-975-9135

English Contractors



Chuck
706-975-9021

680 Mountain View Drive
Thomaston, Georgia 30286

Date: 2-28-17



Thom. UPSON Civic CTR.
Bid on Painting

PAINTING PER ATTACHED SHEET

LABOR & MATERIAL \$66,900.00

Paint Quote

Paint Rooms 3-4

Closet in Room 3-4

Kitchen (walls, closet)

Kitchen cabinet

Hallway at kitchen/rooms 3-4

Room 1-2 closet

1 beams in lobby area

ARTS & CRAFTS

Walk thru closet

Room 5

Hall way at room 5

Women's bathroom and locker room (walls & ceiling)

Stage and stair ways to stage (and ceilings)

Red room on stage

Men's bathroom and locker room (walls and ceilings)

Racquetball hallway

Racquetball stair way

Racquetball walls

Both upstairs mezzanines

4 stair ways to mezzanines

Computer lab

Hallways at computer lab and front restrooms

Entire gym (including rafters & ceilings)

All inside door frames

All inside window frames

All outside metal doors (both sides)

A motion was made to accept the lowest bid on each project.

- Superior Hardwood Floors \$3064.00- for the stage floor
- English Contractors \$66,900- for painting

Motion: Commissioner J. Ellington

Second: Commissioner Spraggins

Comm. Spraggins - Yes
Comm. R. Ellington – Yes

Comm. J Ellington – Yes
Comm. Wilder – Yes

- d. Commissioner James Ellington asked for an update on community service going under the Sheriff's umbrella. He has had several complaints from citizens about trash on the side of the roads. County Manager Jim Wheelless explained that he is working with the Sheriff and he is asking them to table it so that he can gather more information. County Clerk stated that if he will let her know which roads are in need of pickup she will let Ms. Jordan and Mr. Bailey know so they can be addressed.

A motion was made by to table the discussion on community services so additional information can be gathered.

Motion: Commissioner Wilder **Second:** Commissioner R. Ellington

Comm. Spraggins - Yes
Comm. R. Ellington – Yes

Comm. J Ellington – Yes
Comm. Wilder – Yes

- e. Laura Adams, Sprewell Bluff Coordinator gave an update on the Bluff. She stated that after being open for 13 days they have a total of 20 reservations. They have sold 77 parking passes. There was discussion about people coming in the park to drop someone off or just to drive through and not wanting to pay the \$5 parking fee. The board of commissioners discussed anyone entering the park pay the \$5 parking fee, they don't want the employee at the booth to make decisions on who should or shouldn't pay.

They are waiting to hear back from Columbus Signs about the pricing of the sign for Old Alabama Road and Highway 74. They will work on a sign for Highway 36 next.

Chairman Allen discussed renting the basement of the Trading Post to a canoe and kayak to a third party company. A motion was made and withdrawn by Chairman Allen with a second from Commissioner Wilder to rent the basement to a kayaking a canoe rental company. Commissioner J. Ellington stated he feels that it is too late to have this up and running before spring. He would like a RFP done and also consult with the attorney to know the county's liabilities. The board agreed to have the Sprewell Bluff Advisory board to work with County Manager and come up with a plan to get the process started.

The Board of Commissioners wants the County Manager and the Sprewell Bluff Advisory Board to continue working together and handle the business of the park. They want them to communicate with them so they can be informed.

- f. EMA Director Martha Ann McCarty explained that some funds have been received for the December 2015 flood. To date the county has received \$105,932.34 for road repairs, EMA and some for Sprewell Bluff, also around \$32,000 on the hazard mitigation grant. They are expecting an additional \$80,000-\$92,000 for the boat ramp at Sprewell Bluff to complete the grant. She is working on reimbursements for the tornado damages. The road department has about \$22,000 for road cleanup; public buildings did not have enough to meet

the \$3100 minimum requirements. The bluff is about 85% done with the cleanup at about \$6100. Since the county was about to use the inmates that will help cover some of the 15% match. The state of Georgia has set aside \$6 million on hazard mitigation projects, 5% of this can be used for weather sirens and weather radios. The water department will be applying for two generators. Equipment can't be purchased so the road department will not qualify for anything. There was discussion of a dual use safe facility.

County Manager, Commissioners and County Attorney Comments

County Manager Jim stated that they are still working on a scrap tire reimbursement program; they should have information at the next meeting. He is working on an AGGC application for insurance.

Commissioner Wilder gave congratulation to the Upson Lee Knights basketball team. He stated they are in discussion about all of the community park's funds and operations being handled the same.

Commissioner R. Ellington thanked the Sprewell Bluff advisory committee on a fantastic job.

Commissioner J. Ellington congratulated the Upson Lee Knights Basketball team. He thanked the community on all of their support.

He stated that he had a meeting and tour at TenCate and is very pleased. He has no concerns about them being compliance.

He added that he wants the Sprewell Bluff committee to keep doing a good job, and want them to know the board of commissioners is there for support.

Commissioner Spraggins stated that he hope the intergovernmental agreement for debt funding will help the IDA.

County Attorney Heath English had no comments.

Chairman Allen stated that the townhall meeting went well; they discussed some good topics with Highway 19 sewer project being one. At the next work session he would like the board to have some more discussion of the water/sewer project because it is a big investment and they need to make sure the timing is right.

There have been several meetings about the boat ramp on highway 36. He believes something will happen soon between DNR and D.O.T., it is already design for a boat ramp. He is hopeful that in the near future when they finish repairs, the county will be able to go in and make it more useable until there is a permanent fix.

There have been several questions on county water rates, and the county manager is working with the city to get something out soon.

He had an opportunity to go out with Ben at the water department and see the lift station. He has some concerns about the generator not working and would like the board to have some discussion at the next work session.

He had an opportunity to meet with Georgia EMC and the Thomaston EMC Rep. Had a conversation about what he can do to help them. He believes the board is moving in the right direction by helping the IDA.

Congratulations to the Upson Lee Basketball team.

ADJOURMENT

Comm. J. Ellington made a motion to adjourn at 7:09 pm, with a second by Comm. R. Ellington to adjourn the meeting.

Chairman Norman Allen

Commissioner James Ellington

Commissioner Frank Spraggins

Commissioner Lorenzo Wilder

Commissioner Ralph Ellington

Jim Wheelless, County Manager