Workshop Minutes

Board of Commissioners
January 10 , 2008
7:00 P.M.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on Thursday, January 10, 2008, at 7:00 p.m. in the Public Meeting Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:	Jack Smith, Chairman Herb Frady, Vice-Chairman Robert Horgan Eric Maxwell Peter Pfeifer
Staff Present:	Jack Krakeel, Interim County Administrator Scott Bennett, County Attorney Carol Chandler, Executive Assistant Karen Morley, Chief Deputy Clerk Floyd Jones, Deputy Clerk

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Chairman Smith called the meeting to order.
Commissioner Pfeifer offered the Invocation.
Pledge of Allegiance.

ACCEPTANCE OF AGENDA:
Chairman Smith requested that Staff Reports be added to tonight's Agenda following the Administrator's Report.

Commissioner Horgan made a motion and Commissioner Pfeifer seconded the motion to accept the agenda as presented. The motion carried 5-0.

REZONING RULES: Director of Community Development Pete Frisina remarked that tonight's public hearing was for the Board of Commissioners to consider a request for rezoning of property and any proposed amendments related to County codes and regulations. He said Fayette County required two public hearings for these requests. He said the first public hearing on the first Thursday of every month was held by the Fayette County Planning Commission and their vote was a recommendation to the Fayette County Board of Commissioners. He said the second public hearing was held on the fourth Thursday of every month by the Board of Commissioners and their vote was the final decision of the County.

Mr. Frisina said procedures for public hearings of each agenda item are as follows: (1) presentation by the petitioner. He said once the agenda item was announced the petitioner will present the request to the Board of Commissioners. He said the petitioner along with those speaking in favor of the request would be granted a cumulative total of fifteen (15) minutes for presentation and rebuttal. (2) public comment. He said after the petitioner's presentation the Chairman of the Board of Commissioners would ask for public comment. He said speakers will have a total of three (3) minutes each to address the Board of Commissioners. He said first the Board of Commissioners will hear those in favor of the request and then the Board would hear those opposed to the request. He said a cumulative total of fifteen (15) minutes would be granted to each side. He said this pertained to speakers in favor of the request and those opposed. He said each person who wished to speak to the Board would come to the podium and print his/her name and address on the form provided so that each speaker would be accurately identified in the minutes of the meeting. He said speakers were requested to speak only to the Board and not to the applicant or others in the audience. He said if a group wished to speak then a spokesman should represent the group. He said it was asked that each speaker not repeat the same concerns as previous speakers. He said any items such as photographs or signed petitions that the speaker wishes the Board to have should be given to the Marshal. He said after all those in opposition have spoken, the Chairman of the Board would close the floor to further public comment on the agenda item. He said the petitioner would be given the remainder of his/her fifteen (15) minutes for rebuttal and to address the Board about the issues. He said normally a Commissioner would make a motion to either approve, deny, approve with conditions or table and then the motion seconded by another Board member. He remarked that lack of a second would nullify the motion. He said the Board of Commissioners can ask questions or make comments prior to or after a motion was made and seconded. He said following discussion, the Chairman would call for the vote. He said the vote by the Fayette County Board of Commissioners was the final County decision regarding the request.

PUBLIC HEARING:
PETITION NO. 1203-07:

A. Consideration of Petition No. 1203-07, Situs 85, LLC, Owner, and Jason L. Walls of Integrated Science & Engineering, Inc., Agent, request to rezone 1.83 acres, Lot 1 of Situs Park Subdivision, from M-1 to C-H to develop a Convenience Store/Gasoline Station/Retail Shops. This property is located in Land Lot 200 of the 5th District and fronts on S.R. 85 North and Roberts Road. The Planning Commission recommended approval 4-1. Staff recommended approval.

Jason Walls of Integrated Science & Engineering, Inc. appeared as agent for the applicant Situs 85, LLC. He remarked that it had always been the intention of the property owner to put some type of gasoline station at the corner of this property and noted that this was Lot 1 of a three-lot parcel. He remarked that all of the

Department of Transportation access points and the stormwater management facilities were all designed and constructed with this gasoline station in mind to be located at this corner. He said it was also the owner's intention to build this under the M-1 classification which would allow gasoline stations although today these were not typically built without the convenience store component. He said in order to build a gasoline station with the convenience store it would have to come under the C-H classification which was the basis of the applicant's request for this rezoning.

Chairman Smith asked if anyone wished to speak in favor of this rezoning request. Hearing none, he asked if anyone wished to speak in opposition to this rezoning request. Hearing none, he asked for the Board's pleasure in this matter.

Commissioner Frady made a motion and Commissioner Horgan seconded a motion to approve Petition No. 1203-07 as presented. The motion carried 5-0. A copy of Staff's Analysis and Investigation, identified as "Attachment No. 1", follow these minutes and are made an official part hereof. A copy of the Ordinance and Resolution approving Petition No. 1203-07, identified as "Attachment No. 2", follow these minutes and are made an official part hereof.

PUBLIC COMMENT

Angela Hinton Fonda: Angela Hinton Fonda expressed concern with the possibility of a defined benefits pension plan and a job classification and compensation study being implemented for Fayette County employees.

CONSENT AGENDA: Commissioner Frady requested that item no. 3 be removed for discussion. Commissioner Frady made a motion and Commissioner Pfeifer seconded the motion to approve consent agenda item nos. 1, 2 and 4 as presented. The motion carried 5-0.

RESOLUTION NO. 2008-04 - QUALIFYING FEES FOR 2008 ELECTIONS:

1. Approval of Resolution 2008-04 establishing qualifying fees for the 2008 elections in Fayette County. A copy of Resolution No. 2008-04, identified as "Attachment No. 3", follows these minutes and is made an official part hereof.

WATER SYSTEM - BID #643 AWARDED TO REED & SHOWS METER REPAIR AND SUPPLY COMPANY, INC.

2. Approval of Water System recommendation to award Bid #643 to Reed & Shows Meter Repair and Supply Company, Inc. in the amount of $59,200 for testing, repair and recalibratiom of the large water meters and backflow units. A copy of the request, identified as "Attachment No. 4", follows these minutes and is made an official part hereof.

STORMWATER MAINTENANCE AGREEMENTS:

3. Approval of the Board of Commissioners to enter into Maintenance Agreements for Stormwater Management Controls for Edgewood, Waterlace, Stillbrook, Office Park 54, Mountbrook, Lordship of Our Christ Christian Church, River Park, Ismaili JamatKhana and Center, Storage Xxtra Highway 85, Fayetteville Church of God, and Ballard's Terrace and authorization for the Chairman to execute said

agreements. A copy of the request and Agreements, identified as "Attachment No. 5", follow these minutes and are made an official part hereof.

Commissioner Frady asked if there were any controls included in these agreements regarding subdivisions with possible financial trouble that might possibly go into bankruptcy.

Director of Public Works Phil Mallon replied that there was one provision for a required bond when a subdivision was first constructed. He said this would ensure that the builder would be responsible for any construction errors or anything of that nature. He said the bonding period would give the County some protection but if a homeowners' association were to be abandoned or disintegrate, the County's option would be to initiate enforcement action through the court system. He said if there was a problem in the subdivision with any of the properties, then ultimately the County would have to go in and perform the corrective measures that were needed.

Commissioner Frady made a motion and Commissioner Horgan seconded the motion to approve consent agenda item no. 3 as presented. The motion carried 5-0.

MINUTES:

4. Approval of minutes for Board of Commissioners' meetings held on November 7, 2007, December 5, 2007 and December 13, 2007.

OLD BUSINESS:

COUNTY JOB CLASSIFICATION AND COMPENSATION STUDY:

B. Mr. Mark Knowles of the University of Georgia Institute of Government will present the results of the County's job classification and compensation study.

Assistant Director of Human Resources Lewis Patterson remarked that the County entered into a contract with the University of Georgia in March of 2007 to conduct a full compensation and classification study for Fayette County and actually got under way in August of 2007. He said there were two representatives present tonight from the Carl Vincent Institute of Government at U.G.A. who would present their findings and recommendations to the Board for consideration.

Mark Knowles and Carl McCoy of the University of Georgia Institute of Government presented the results of the county's job classification and compensation study for Fayette County. Mr. McCoy said the objectives of the study were (1) to review and update the current position classification and pay plan; (2) to collect relevant labor market data and produce a recommended pay plan based on job analysis, job evaluation and salary survey information; and (3) to develop new job descriptions for the County. He noted that each County employee completed a survey regarding their job duties and was interviewed for verification and clarification of the information that was gathered. He said with this information they had developed three different pay plans.

Chairman Smith asked if the results of the study were typical of what Mr. McCoy and Mr. Knowles see when they do a salary study or was Fayette County below or above the normal change required to bring Fayette County in line.

Mr. Knowles replied that Fayette County's classification change for Plan C would put the County a little behind but noted that a study had not been done for seven years. Mr. McCoy said the figures that were being reviewed tonight would be considered average.

Chairman Smith asked if lower, middle, or higher positions would see the most change and Mr. McCoy felt the greatest salary changes would be from grade 12 and lower and was this probably was the largest part of the County's labor force.

Chairman Smith asked what policies and procedures the County could implement as an organization to prevent getting into the position of five years from now that the County was faced with another 10% change. Mr. Knowles replied that the first step would be to make sure that the County's pay plan itself stayed with the labor market and stayed competitive. Mr. Knowles remarked that there would also have to be a merit-based system that would help retain the best employees and move them up higher in the plan. Mr. McCoy interjected that when some of their clients made annual adjustments to their pay scales, they used the Consumer Price Index as an indicator for inflation.

Chairman Smith asked if there were any further questions. Hearing none, he thanked Mr. Knowles and Mr. McCoy for their presentation.

ADMINISTRATOR'S REPORT:
ISSUE OF POTENTIAL SALE OF COUNTY SURPLUS PROPERTIES: Interim County Administrator Jack Krakeel remarked that this issue had been previously discussed during the Board's retreat and he asked for direction from the Board.

There was a consensus of the Board for Mr. Krakeel to provide the Board with a list of all surplus County properties together with a rationale for the property being declared surplus before obtaining appraisals on these properties.

STAFF REPORTS:
DIRECTOR OF COMMUNITY DEVELOPMENT PETE FRISINA: Mr. Frisina updated the Board on a project to find a vendor for a community development software for permitting automation. He said a notice for the RFP had been sent out to fourteen companies of which six companies had responded. He said he would be bringing a recommendation to the Board at the January 24, 2008 meeting and would ask consideration for the funds to come out of the Contingency Fund. He noted that $100,000 had been set aside in the Capital Improvements Plan for this software but now the cost was estimated at $160,000 to $540,000.

Commissioner Maxwell interjected that he would like to know what programs Henry County and Coweta County were using as well as other surrounding counties.

Chairman Smith raised the question of the County's development rate being slow because of the building industry slow down and the need to spend $200,000 to $300,000 on this software.

ATTORNEY'S REPORT:
There was none.

BOARD REPORTS:
COMMISSIONER HORGAN: Commissioner Horgan said he had been approached by a church expressing interest in renting a building located in M-1 zoning which did not allow for churches. He asked for consideration for staff to look into the pros and cons of adding churches to M-1 zoning.

There was a consensus of the Board for staff to look into the pros and cons of adding churches to M-1 zoning. Mr. Krakeel said staff would provide that analysis to the Board.

COMMISSIONER HORGAN: Commissioner Horgan remarked that as a member of the Historic Main Street Board, he had been asked by that Board if it would be possible for County staff to come up with some type of landscaping redesign at the old courthouse.

Mr. Krakeel remarked that the county staff had taken action within the last two to three months to forego any landscaping initiatives as a result of the drought situation but staff could certainly provide a fiscal analysis of what that would entail. Chairman Smith interjected that the UGA Master Gardeners might provide some suggestions.

EXECUTIVE SESSION:
There was none.

REDESIGNED COUNTY WEBSITE: Interim County Administrator Jack Krakeel remarked on the County's redesigned website and he welcomed feedback from the Board as well as citizens.

ADJOURNMENT:
Commissioner Frady made a motion and Commissioner Horgan seconded the motion to adjourn the meeting at 8:00 p.m. The motion carried 5-0.

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Karen Morley, Chief Deputy Clerk Jack R. Smith, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 24th day of January, 2008.

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Karen Morley, Chief Deputy Clerk