

## BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman  
Edward Gibbons, Vice Chairman  
Eric K. Maxwell  
Charles W. Oddo  
Charles D. Rousseau



## FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator  
Dennis A. Davenport, County Attorney  
Tameca P. Smith, County Clerk  
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West  
Public Meeting Room  
Fayetteville, GA 30214

## Board Retreat MINUTES

April 16, 2021  
8:00 a.m.

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Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 6:30 p.m.

### Call to Order

Chairman Lee Hearn called the April 16, 2021 Retreat to order at 8:02 a.m.

### Acceptance of Agenda

Vice Chairman Edward Gibbons moved to accept the agenda as presented. Commissioner Charles Oddo seconded. The motion passed 5-0.

### Financial Overview/Forecast:

Chief Financial Officer Sheryl Weinmann gave a presentation on the financial overview and forecast. She stated that the General Fund on June 30, 2020 ended with \$31,782,619. Ms. Weinmann gave the classification breakdown per GASB (Government Accounting Standards Board) Statement No. 54 for the following funds: Nonspendable (\$138,650), Committed/Stabilization (\$14,061,197), Assigned Emergencies (\$2,000,000), Assigned Capital Projects/CIP (Capital Improvement Project) (\$6,361,938), Restricted DPH (Department of Public Health) (\$2,000,000), Restricted DA (District Attorney) (\$147,096), Restricted LMIG (Local Maintenance & Improvement Grant) (\$1,210,932), Nonspendable Stormwater Advance (\$3,453,956) and Unassigned (\$2,408,850).

Ms. Weinmann continued with the General Fund Revenues. She stated that the fiscal year (FY) 2020 actuals totaled \$56,434,218. She stated that the adjusted budget was \$57 million and the estimated revenue was \$58.4 million. Ms. Weinmann stated that the reason for the overage in revenue was due to the LOST (Local Option Sales Tax)/TAVT (Title Ad Valorem Tax). The LOST was \$14.25 million and the TAVT was \$5.76 million. Included in the intergovernmental line in the budget and estimated, was the \$921,000 received from CARES (Coronavirus Aid, Relief and Economic Security) Act, which went into the General Fund. The CARES funds were for the reimbursement for the salaries at the Sheriff's office.

The actual expenditures for FY2020 were \$48,096,452. The adjusted budget was \$57 million and the estimated expenditures was \$53 million. Most of the savings was due to vacancies in personnel. The net operations were positive, \$4,818,851. The transfer outs were largely the \$725,000 to vehicle/equipment replacement fund. \$60,000 and \$160,000 was provided to jail surcharge and solid waste. The impact to the Fund Balance was \$995,752 after capital projects. The estimate for the Fund Balance at the end of FY2021 was \$32,778,371. There was a "hit" to personal property taxes of approximately \$243,000 for a refund to Walmart for a lawsuit that was settled.

County Administrator Steve Rapson stated that the significant "hit" in fines and forfeitures under revenues was due to the Justice Center (courts) being shut down during the pandemic.

Ms. Weinmann stated that staff estimated that the Real Property Digest would be at \$6.74 million which was an 8% increase and estimated by the Tax Assessor's office. Of that \$6.74 million, \$1.5 million was estimated to be growth, equivalent to \$164,000. Ms. Weinman stated that if we were to take advantage of the full 8%, it would be \$875,000. She stated that in 2014 through 2019, the TAVT funds were to true-up the auto collections. The auto collections in 2013 were \$1.999 million, so every year the state had to true-up and everything above the \$2,000,000 was additional TAVT funds that the county received. At the end of 2019 that was no longer the case because the state reallocated the percentages, so the County started receiving 65% of TAVT funds which "bumped up" the revenues coming into the County. It is currently estimated at \$5.76 million.

The LOST revenues were \$1.28 million and was the variance from last year. Ms. Weinmann stated that the County was looking at \$14,250,549 estimated for this year. She stated that most of these are assumed actuals through February and an estimate was made from March to June. The TAVT revenues were about \$40,000 higher than prior years and was more than it had been in the past. The 2017 SPLOST (Special Purpose Local Option Sales Tax) revenues came in higher than anticipated. The total collection, so far for the year, was \$20.3 million and \$9.3 million went into the SPLOST fund for SPLOST projects. Since the inception of the SPLOST, the County collected \$98.8 million and of that, \$45.3 million belonged to unincorporated Fayette County.

The 911 Special Revenue Fund at the end of FY2020 had \$6,545,065 which included the capital projects. Mr. Rapson stated that the Fund Purpose was so high because we were uncertain if the 911 system upgrade would survive the SPLOST vote. When it passed, the Restricted budget changed.

Ms. Weinmann stated that 911's projections for FY2021 was \$4.5 million in revenues and was slightly below at \$4.45 million. The impact to the Fund Balance was \$1.2 million. No CARES money was included in the 911 Fund because they were restricted from the funding. The \$1.2 million brought their Fund Balance to \$7.7 million.

The Fire Special Revenue Fund at the end of FY2020 had \$6,070,516. The \$2,706,992 was set aside for the five-year capital projects. Ms. Weinmann stated that the projections for FY2021 showed that the revenues were slightly higher by approximately \$100,000. The expenditures are underbudget at \$559,063, largely due to the insurance premium tax being slightly lower and the charges for services. The expenditures were slightly underbudget because there were five full-time vacancies. The impact to the Fund Balance was a positive \$2.4 million. Fire received \$675,239 in CARES funds toward the fire employee's salaries. The estimated Revenue Fund is estimated to have \$8,506,935 at the end of the year.

The EMS (Emergency Management Services) Revenue Fund at the end of FY2020 was \$2,601,566. The capital project budget was \$287,200 and the Restricted, Stabilization Fund was \$937,848 and \$836,518 in Unassigned. Ms. Weinmann stated that EMS had the smallest Fund Balance at \$2 million. EMS received \$1.145 million from CARES funding for salaries, which was also the impact to the Fund Balance.

Next Ms. Weinmann reported on the Enterprise Funds. The Water System Fund actuals for FY2020 was \$17,379,103. The adjusted budget was \$18 million and the FY2021 estimate was \$16.8 million. The estimate was due largely to rainfall. The Water System was under budget \$1,384,643. In the expenditures there was a savings of approximately \$1.9 million because the Water System cut back on expenditures because they noticed that the revenues were coming in much lower. The impact to the budget was a positive \$627,000. There was no CARES money received for the Water System. The six full-time vacancies also contributed to the savings in expenditures.

Mr. Rapson commended the Water System for dialing back expenditures.

The Solid Waste Fund is the smallest fund. The revenues were up slightly and the expenditures were on track. There was an operating loss of \$77,000. Ms. Weinmann stated that one of the transfers in and one of the transfers out on the General Fund side was the \$160,000 transferred in, but it still gave a negative impact of \$17,000.

Ms. Weinmann stated that the biggest hits for revenues were the courts and Sheriff's fees. That was the reason for some of the lower numbers. There was a negative \$95,000 hit to the Fund Balance for the Jail Surcharge which included the \$60,000 requested. Staff would be requesting to transfer another \$100,000 as part of the FY2021 budget process to bring it to a positive balance.

The Worker's Compensation revenues will always be what the budget was because the County transfers the money each quarter, however the County does not have control over the cost of the claims and settlements and administration cost. There was a hit of \$150,898. The net position was \$316,071. Staff will be reallocating funds in Worker's Comp within the General Fund to take some funding out of departments that had done better than anticipated and move it to other departments. The estimate for next year is to put \$340,000 into Worker's Compensation.

Staff recommends a transfer of \$20,000 to the Dental/Vision Fund. The County received \$541,127 in revenues but the claims were slightly above that amount at \$583,589. Total Net Position-ending at \$31,474.

The Major Medical estimated revenue is \$9.7 million and expenses at \$10.7 million. Ms. Weinmann stated that toward the end of the fiscal year, staff meets with CIGNA (county insurance provider) and determine the StopLoss refund. This year the County was expecting about \$1 million. That would bring the net position to \$1.125 million.

Mr. Rapson stated that in the budget was the renewal at a little less than 4% which was amazing. He stated that the County Insurance Broker Todd Bryant had done a great job with the different programs. He also commended Erica Roberts, the County's in-house nurse for her assistance to staff and providing resource through Piedmont Fayette and keeping the cost down. He stated that staff would increase the Stabilization to \$1 million to cover any outstanding claims if the County ever switched from CIGNA to another insurance provider.

Ms. Weinmann continued with discussion of the Net M&O Tax Digest Trends. She stated that it would consider the Real, Personal, Auto, Timber and Mobile Homes. The estimated increase for FY2021 was \$7.185 billion. She stated that it also considered 8% increase for Real Property, estimated 3% for Personal Property and negative 25% for Auto.

Mr. Rapson stated that when talking about new revenues and new expenditures, it was one of the things that staff looked at when creating the budget. He stated that we were also restricted to a no tax increase and when there was an 8% increase in the digest, people think that it is tied to the increase. He stated that the increase was tied to the growth component which was 1.25%. That was an additional \$165,000 of new revenue to balance the budget when it comes to property taxes. Mr. Rapson stated that Fayette County was at the low end of the millage rate in Georgia. He stated that all the cities in the County typically maintain their millage rate and the state required that it be posted as an increase even though it was not an increase. He stated that the 6.5% the County cannot grab could be another \$715,000 to balance the budget. He stated that it would be easier to balance the budget with \$715,000 than with \$165,000. He stated that the County was balancing the budget with full rollback for the past seven or eight years.

Ms. Weinmann continued the presentation discussion. She stated that if the County rolled back the millage rate it would be at 4.03 from 4.277. She stated that if the millage rate had remained since 2014, the County would have \$39.7 million in revenue.

The presentation included the CIP & 2017 SPLOST Projects. This included active and completed projects.

Mr. Rapson stated that there were three projects he recommended be closed; the Countywide Public Arts Project at \$57,309, the Splash Pad at \$150,000 and the Brooks Equestrian Park at \$23,985. Ms. Weinmann stated that the Playground Shade Structure project had been closed since the creation of the presentation.

Ms. Weinmann stated that approximately 88 projects had been closed and completed that totaled approximately \$8 million. Mr. Rapson stated that he would like to highlight what it took to close that many projects and the staff that made it happen. He stated that \$8 million in projects was a lot of activity.

The completed and closed Water System projects totaled approximately \$1.4 million. There are approximately 100 active SPLOST projects. The main departments are Stormwater, Transportation, Fire and 911 Center. The In-Service SPLOST projects are projects that are not complete but may have remaining punch list items to be completed. These In-Service projects totaled \$8.9 million of projects. The completed and closed SPLOST projects totaled approximately \$625,000.

There was no vote.

**SPLOST and Transportation Implementation Overview:**

Public Works Director Phil Mallon begin the presentation on the 2017 and 2004 SPLOST projects, Georgia Department of Transportation projects of interest.

Mr. Mallon stated the project strategy over the past few years was the creation of the project team under the Environmental Management Department. He stated that project delivery weighed heavy on other departments such as finance, purchasing, water and the road departments. Mr. Mallon stated that the projects are funded by the following: 2017 SPLOST, 2004 SPLOST, Georgia Department of Transportation (GDOT) and/or grants through the Atlanta Regional Commission (ARC).

The 2017 SPLOST projects are a list of projects approved by voters. There are five different types of project categories. The first category was Infrastructure Preservation & Improvements. Under this project the County has resurfaced a little over 18 miles of roads. Staff has been very successful in obtaining federal aid for these projects. To-date we have received approximately \$10 million in grants. Mr. Mallon gave an update of projects under this category. Ebenezer Church Bridge Replacement, Kenwood Road School and Sandy Creek Road resurfacing.

The second category are Corridor Improvements. Mr. Mallon stated that this category was designed to be very vague because it was tough to determine what projects would get federal funds. The projects under this category included: State Route 279 & Corinth Road, Sandy Creek, State Route (SR) 74 and Banks Road, Tyrone and Palmetto Road, Lees Mill and a portion of New Hope and Kenwood Roads and last, Inman Road. Mr. Mallon stated that this category would be considered as the County begin to plan how to spend the American Rescue Plan funds that might be available for road infrastructure. He stated that there was a successful planning study conducted on SR 279 that was done with a cooperative effort of a lot of governments outside of Fayette County. There is little of SR74 located in unincorporated Fayette, that staff has intentionally backed off and await Fairburn, Tyrone and Peachtree City to push a project. The other project is a traffic signal at SR54 and one at Tyrone Road and Flat Creek Trail. This project will be brought to the Board for consideration.

The third category was Intersection Improvements. Mr. Mallon stated that there were four intersections identified and other intersection improvements as needed. Of the four, one is complete and one is in construction and one 90% complete with design and one at Ebenezer Church Road was deemed non feasible due to archaeology, minor shoulder work planned. He stated that staff would revisit this project. The Redwine, Bernhard and Peachtree Parkway project is 90% complete with design. Mr. Mallon stated that he would be coming before the Board to get authorization to get right-of-way. He stated that this project included a roundabout and paths among every segment of the roundabout and crosswalks that are designed to handle golf carts.

The fourth category was Pedestrian, Bicycle & Multi-Use Path. The list had two specific projects, Redwine Road Multi-use Path and Starr's Mill School Tunnel. It also had an "as needed" on the list for funding opportunities that may come about. Mr. Mallon stated that there were not any other path projects in the hopper. He stated that the two projects mentioned to him was the path connection on the north end of Fayetteville and on the south. The other project was a potential abandoned railroad mine at the south part of Fayette that goes into Senoia. He stated that citizens have requested a rails-to-trails conversion. Mr. Mallon stated that he was looking for direction from the Board on what was preferred.

Chairman Hearn stated that the rails-to-trails brought opportunities for matching money but one of the things that impacted the one in Brooks was that there was a significant storm event that blew out the bridges and the coverts. He stated that it was not just taking down trees and building a trail, it would require building significant bridges. It would be a very expensive project.

Commissioner Edward Gibbons stated that his concern was that he had seen the money Peachtree City spent each year for golf cart paths. He stated that it was a great thing to have but he questioned who would drive a golf cart between Fayetteville and Peachtree City. He asked if the County would want to maintain that infrastructure or rather put the money into maintaining and improving county roads.

Commissioner Charles Oddo asked Mr. Mallon if there was any study that would determine what kind of usage the County could get out of these connections. He stated that he lived off Redwine Road and he saw people using the golf cart but he did not know how the County would justify the cost to maintain the paths based on the number of people he saw using them. He stated that he was a proponent for extending the paths out from the cities to a degree but not connecting cities. He stated that he did not see enough carts going back and forth. He stated that if there could be a study to show the use for the paths and perhaps the cost savings to the County for taking people off the main roads, he would like to see a study before committing to investing in the paths.

Mr. Mallon stated that a grant for a study was certainly an opportunity from Atlanta Region Commission. He stated that the County did a "mini" study as part of the CTP (Comprehensive Transportation Plan) and it established a framework, that with minimal effort, could be done in-house to try and gauge how much the paths are being used.

Commissioner Oddo asked for the study to include how much less congested the roads would be by having the paths.

Commissioner Charles Rousseau stated that he was inclined to see that type of study as well. He asked Mr. Mallon to envision Corinth and SR279 and whether a path had been considered for a connection to Kenwood Park. He stated that while there was an engineer already doing the study, it would be beneficial to show the cost of annual maintenance.

Mr. Mallon stated that for the SR279 project being federal money, the County would have to consider what is called "complete street" at the evaluation. Sidewalks or paths would have to be a part of that to see where they are appropriate. He stated that Kenwood Park, during the SR279 Concept Study, received the strongest feedback from citizens.

Commissioner Rousseau stated that having the cost was a critical part to include in the financials and have that information if the Board decided to make a vote at the appropriate time.

Commissioner Maxwell stated that it was not an issue of connecting both ends of Redwine so that people can go from Fayetteville to Peachtree City. He stated that every time the path is extended, it connects to another road that connects to the path system so whatever road it is connected to, all the people that live on that road and have access to that end of the path would use it. He stated that he did not think anyone would travel from Peachtree City to Fayetteville. He stated that the major neighborhoods had already been connected on each end. He stated that the whole neighborhood could dump on the path and use it. Referencing the path in Brooks, he stated there are homes that back up to the rail line and if a path is placed there it would run recreation in that area. Commissioner Maxwell stated that some people would be mad about the path being backed up to their property.

Mr. Mallon continued that one path project that he hesitated to bring up, because he recalled that some of the Commissioners did not support it, but he thought it was a good idea and the CTP recommended the project to encourage a path project along Highway 54 that would be mostly developer built. He stated that it had been established what side of the road the path would be on and as the properties were built, the ordinance would require that the new segment of path be put in. He stated that it could be used, as an example, for the communities around the hospital and the growing office buildings. Mr. Mallon showed the federal aid path project that was located at the southern half of Redwine Road and was one-half of a project that was being advertised through the Purchasing Department.

The Detailed Planning Studies included Banks Road, Tyrone and Palmetto Road and SR279 all completed. The others were Lees Mill, New Hope and Kenwood Operational Improvements and Inman Road where were not started. There was a caveat for other studies as appropriate.

In conclusion to the 2017 SPLOST discussion, Mr. Mallon stated that the transportation dollars were roughly \$20 million.

The 2004 SPLOST was a little over \$105 million collected. Roughly 30% of that money was split among unincorporated Fayette County and the other cities. The 2004 SPLOST had a total of 66 projects and 19 were unincorporated Fayette County projects. There are 14 projects completed, two are currently in construction and should be completed by summer, two projects were studied and determined that no further action was appropriate or possible and one project there had been no action (the intersection improvement at New Hope Road and SR85). He gave an update of the other 47 projects within the cities.

Mr. Mallon stated that of the 2004 SPLOST money there was about \$30 million available. He stated that back in 2018 and amended in 2019, the Transportation Committee recommended the list of projects for the \$30 million and the Board approved the list. He stated that 70% of that money was dedicated to the East Fayetteville Bypass and in his opinion every penny would be needed. The remaining 30% was being worked into a list. The projects included the Bridge over Morning Creek as part of the East Fayetteville Bypass. Coastline Road Bridge was moving forward as a GDOT project. Sandy Creek/Sams Drive and Eastin was suggested to be a roundabout and because of the potential for use of the American Rescue Plan funds, Mr. Mallon suggested to move forward on design to make it a possible "shovel ready" project. Antioch and Goza Intersection project was completed. The Peachtree Parkway and Crosstown Drive was in design phase. Veterans Parkway and Westbridge Road traffic signal project was completed. The Kenwood Road safety and operational improvements project had no action currently. There was dedicated money to the City of Fayetteville to do median/landscape work along SR85. There has been no movement on this project. Mr. Mallon stated that for the improvements along SR85 (Project R-19 and R-20), the Transportation Committee recommended that the money be used to put a traffic signal at the 85 Connector and SR85. An analysis will be completed to determine if the signal were warranted and if so, it would come before the Board for consideration. There was a combination roundabout, R-CUT at Hampton Road in the Town of Woolsey and the Goza Road Realignment.

Mr. Mallon gave a summary of the East Fayetteville Bypass. He stated referenced three distinct projects; a roundabout at South Jeff Davis, Northbridge/County Line and Inman where they meet have completed plans and need an intergovernmental agreement with Clayton County and start acquiring right-of-way. A large portion was new road construction from County Line Road across McDonough Road, down to Links Golf Course and out on Highway 54. He stated that he received the draft final construction and right-of-way plans from the engineer and the next step was to review the plans. He stated that the critical path was the bridge through the GDOT wetlands. The third component was correcting the sharp curb on the north part of Corinth Road. Mr. Mallon was confident that it would tie into the SR279 realignment project so he was not going to spend any effort in this project for that one.

The Board recessed at 9:19 a.m.

The Board reconvened at 9:31 a.m.

Mr. Mallon continued with images the potential roundabout at Sandy Creek Road and the roundabout in the Town of Woolsey. He stated that the design for that project was nearly complete and that the hold up was the need for a detention pond in the area. That was being added to the plans. The next step would be to acquire right-of-way. Mr. Mallon stated that he would like feedback from the Board regarding a large project. He stated that the transportation plans are showing a slow but growing demand for east-to-west movement in the southern half of the county. He stated that Goza Road was the obvious avenue to take the increase capacity. This project would realign Goza Road so the natural flow of traffic would come down to the existing traffic signal at Bernhard Road. Mr. Mallon stated that if we moved forward with this project, staff would look at putting in a median on SR85 and eliminate left turns off Goza Road and onto Goza Road. He stated that the goals were to move traffic off SR85 for operational purposes and safety improvement. He stated that it was a \$1.8 million budget and there are concepts that were completed that do have property impacts.

Chairman Hearn stated that he would want to look at the people that want to travel Bernhard Road can still travel that way but would have to make a left on Bernhard off Goza Road or a right off Goza. To travel north on SR85 a right turn at Goza would still not be a problem. He stated that he would like to know the traffic volume on Goza and Bernhard Roads and what traffic volume predicted before spending funds.

Mr. Mallon stated that would be staff's next step to have a concept report with traffic data and truck volume. He stated that this could be one of the shovel-ready projects.

Commissioner Rousseau stated that he was interested and "all ears" but would say to concentrate on the current projects.

Mr. Rapson stated that he asked to look at shovel-ready projects that primarily have to do with the \$1.9 trillion American Rescue Plan funds. He stated that in addition to that was another \$3 trillion for infrastructure projects. He stated that he would define shovel-ready projects that have design, right-of-way and may be on the 2004 or 2017 SPLOST list.

Commissioner Gibbons stated that staff should be preparing shovel-ready projects every year because there were state and ARC funds available at the end of the year because money set aside for other counties or other projects was not ready and was not used. He stated that using a design consultant firm to get to that point was a sunk cost because the money would be spent regardless. Spending the money in the current year, as opposed to deferring it to an out year made no sense. He stated that he would support additional funding for the engineer of record to get the projects to shovel-ready project status.

Commissioner Rousseau stated that he was coming from a vantage point that since we have 2004 and 2017 dollars with projects already on the proverbial map, get those shovel-ready to get the funds instead of looking for new projects.

Commissioner Gibbons stated that was kind of where he was going. He stated that the projects already identified as necessary, get those shovel-ready and not look for new projects to chase.

Mr. Mallon stated that many of the projects completed are a result of GDOT efforts. He stated that there was a list of projects that are significant to Fayette County. He stated that there was six bridge replacement projects and three widening projects. There was also the continuous flow intersection project at SR54 and SR74 in Peachtree City and the interchange project at I-85 and SR74.

Commissioner Oddo stated that he remembered when things were not going as smoothly with GDOT as they are now. He stated that he felt it was important for the Board to remember that GDOT must have faith that they can continue to work with the County from commission, to commission, to commission, to get projects completed. He stated that he had the feeling that the County had been working well with GDOT and they have been pleased with what had come from the County.

Commissioner Gibbons agreed and shared where staff helped to handle a citizen's complaint that dealt with GDOT and it was handled quickly, in part to the relationship that Mr. Mallon had with GDOT.

Mr. Mallon continued the presentation. He mentioned the Coastline Bridge to be replaced by GDOT. He shared a photo of an architectural rendering for the SR54 Pedestrian Bridge. In conclusion to his presentation, Mr. Mallon stated that the McDonough Road project was placed on hold by GDOT several years ago. The volume continues to increase and there was heavy truck traffic. He stated that soon he would like to bring a Capital Improvement Project to the Board. He stated that it could be a great shovel-ready project.

Chairman Hearn stated that it might be a great project to continue building the partnership with GDOT as the County would take the lead on it.

Mr. Rapson recapped that the Board would like for staff to develop shovel-ready projects with emphasis on the 2004 and 2017 SPLOST as well as McDonough Road.

Chairman Hearn urged that he would like for staff to continue to make sure that the Transportation Committee was on board with the projects.

Environmental Management Director Bryan Keller presented the 2017 Stormwater SPLOST projects. He stated that that as it related to shovel-ready projects, it was always his goal to have three or four projects in construction at one time. He stated that

overall SPLOST completion for 2017 was 31% of the budget was completed projects, 27% are in design and 39% for projects that had not been yet brought before the Board. Mr. Keller reviewed each category of the 2017 Stormwater SPLOST projects.

Category I: Systems include the replacement or rehabilitation of stormwater drainage systems where failure or improper operation may result in loss of property or probable loss of human life. This includes dams classified by the Georgia Safe Dams program that are within Fayette County right-of-way. There are two projects in design: Kozisek Dam and Longview Dam. Recently Safe Dams received the County's second submittal and we are expecting the approval back soon. Staff has continued to pursue federal funds through FEMA (Federal Emergency Management Agency) Hazard Mitigation Grant to help with the cost of the dams. The state was favorable of those projects. Sixteen projects are complete.

Category II, Tier I: Systems include the deformation or damage of the system that may affect the drainage capacity or overall function of the structure that need immediate attention. Mr. Keller stated that there was a total of 14 of these projects, three completed, two in design, one out to bid and seven budgeted projects pending design. Roberts Road was one project that would be coming before the Board in the future.

Category II, Tier II: Systems include the deformation or damage of the system that may affect the drainage capacity or overall function of the structure that need replacement soon. There are 51 total projects, two complete, one in construction and 19 in design. Mr. Keller stated that staff was always trying to make sure that we are not standing still waiting on a project to be complete in design. The right-of-way can delay the process. One right-of-way issue took over six to eight months to conclude.

Category III: Systems include the deformation or damage of the system that may affect the drainage capacity or overall function of the structure. Mr. Keller stated that the projects were broken down by price and are estimated to be under \$20,000. The projects were completed under \$20,000 with the help of the Road Department. The Category III projects were started in the last year or so. The projects have not had to go out to bid because the Road Department completed a lot of the projects.

Category IV: Category IV systems include functional improvements to stormwater drainage systems, such as paving inverts and replacing headwalls, catch basin lids, and drainage pipes that are currently inaccessible. Category IV may also include professional services, easement acquisition, and utility relocation/coordination tasks. This category included looking at older systems that were not failing but wanting to pave the invert structures to extend the life of the pipes. Utility coordination money was also added. At the request of Chairman Hearn, Mr. Keller explained an unpaved invert and what was involved.

Mr. Keller walked through how to access information from the county's SPLOST website.

Fire Chief Jeffrey Hill presented an update on Fire Station #4 as part of the SPLOST projects. He stated that there were two projects under the 2017 SPLOST, Fire Station #4 Relocation at \$2.4 million and Replacement of Fire Pumper for \$394,070. He stated that it took \$3.6 million to build Station #4 at McDonough Road. The fire engine was purchased prior to the station opening and it replaced a 1996 pumper.

911 Director Katye Vogt presented an update on the Public Safety Radio System. She stated that there were seven towers on the current system and three are being added. One of the added towers would be in downtown Tyrone, one on Mudbridge Road and one Hilo Road. That would make ten sites on the system. Ms. Vogt shared some of the features of the new radio system.

Vice Chairman Gibbons stated that he understood that the new system would be compatible with jurisdictions within the county but would it also be compatible outside the jurisdiction. Ms. Vogt stated yes.

Ms. Vogt stated that there was a target date of May/June 2021 for the civil engineering and permitting and then the install of the microwave and system tests. She stated that they are hoping to meet the Fall 2021 deadline for the system coverage testing. She stated that staff recently visited Irving, Texas to attend the factory acceptance testing. It was a hands-on demonstration and they observed the system in operation.



Mr. Rapson stated that there was roughly \$1 million left in contingency for that project. He stated that there would be discussion with the 911 Board about some of the enhancements. He stated that the recommendations would come from the 911 Board and that this was one of the most critical projects within the county that impacts every resident and every public safety officer.

**Special Purpose Local Option Sales Tax-SPLOST Proposed Projects Discussion:**

County Administrator Steve Rapson led the discussion regarding proposed SPLOST projects. He stated that the last SPLOST was in 2017 and that the School Board was talking about doing a SPLOST for this year. He stated any SPLOST plans for the county would be for the following year. There are signature projects that would be eligible for SPLOST. Mr. Rapson stated that he had been creating a list of projects for consideration. He stated that he would like to know if the Board had a list of projects for consideration.

The Board recessed at 10:25 a.m.  
The Board reconvened at 10:37 a.m.

The discussion continued regarding proposed SPLOST projects. Mr. Rapson stated one of the projects was putting in cameras at the Administration Complex and at the lake parks. The District Attorney has a digital exchange project she would like the county to participate in. Fayette Senior Service vehicles, Fire training course, Justice Center third floor build-out, Health Department building, Public Works shop/warehouse building, Recreation multi-use facility and a football facility, were some of the proposed projects. Other projects included the Sheriff's vehicle tactical training course, national ballistic and a firearm driving simulator. Mr. Rapson stated that there was also the Advanced Metering Infrastructure (AMI) for the Water System. He stated that was the projects he had based on staff and listening to the Board. He stated that if the plan was to move forward with a SPLOST, the county would need to start planning by the end of next year.

Commissioner Maxell stated that he was the commissioner that mentioned lacrosse (correction to football) to Mr. Rapson. He stated that he was not present for the preparation of the 2004 SPLOST but he was the beneficiary of its implementation. He stated that when he came into office the second time, the 2017 SPLOST was very detailed and therefore "easy". He stated that the more details included in the project list, the easier it was to speak to the various groups about the projects. He stated that he wanted to do something with recreation for a long time. He continued that he was very disappointed his last time in office that he could not do more in recreation because of the downturn in the economy. He stated that he was not criticizing the current facilities but he believed Fayette County could do a much better job of what we provide to citizens, children, and adults to play. Commissioner Maxwell stated that he would like to have something that was focused on state-of-the-art recreation. He stated that the County had replaced wooden power poles with metal power poles and it was a wonderful thing but he was speaking of something more intense than power poles and that everyone could be proud of. He stated that recreation added a lot of value to the county. He stated that he mentioned lacrosse because someone sent him a schematic of a field and he would like to see something like that added to the SPLOST plan. He stated that the 2017 was a focused project list and the same should be done for any upcoming SPLOST list. He stated that he would like to be sure to have input from the Recreation Commission on what was needed.

Chairman Hearn stated that had a passion for enjoying and taking advantage of the Flint River. He stated that the county did not have a public access point on the Flint River. He stated that he did not know if with the McDonough Road Bridge project, a small parking lot and boat ramp could be included. He stated that there were many people in the county that enjoyed kayaking and canoeing. Chairman Hearn stated that he would like to see that bid out through the Recreation Commission. He stated that he shared Commissioner Maxwell's feelings on stepping up the recreation. He stated that if the Board had really good cost numbers, then it may be easier to sell.

Commissioner Oddo stated that the reason the 2017 SPLOST passed was because it was really about necessity and actual need. He stated that he did not know how we would package and market a new SPLOST and we would have to determine if there was a desire for another SPLOST. He stated that there was a different set of circumstance for the 2017 SPLOST and the people knew that.

Commissioner Rousseau stated that he echoed the sentiments of Commissioner Maxwell and Chairman Hearn and some of Commissioner Oddo, in terms of need. He stated that he could assure the Board that the desire and the need was in the majority of the county and in addition, the SPLOST helped to burden some of the cost when allowing people who visit the county to entertain themselves, i.e., restaurants, social activities. He stated that he came from this background and the economic impacts are astronomical if done correctly. He stated that upon his arrival he asked when the last needs assessment for Parks and Recreation was completed and it had collected dust, which was typical. He stated that this was critical. He stated that the Board had discussed a well-managed capital campaign, multiple successful upgrades but very few projects have been in the area of human services. Commissioner Rousseau stated that the Board was negligent in that area in his humble opinion. He stated that it was past time to make some substantial investments to meet that growing population. He stated that with the county's growth and quality of life, human services were a critical need and that the county was behind. He continued that the Board needed a better relationship with the Recreation Commission. He stated that he would like to see the county make more investments in the quality of life. The Health Department was a step in that direction. He directed the Board's attention to the presentation regarding the accounting line for "Health and Welfare" and "Cultural Recreation" and the disparity between the two. He stated that Parks and Recreation Director Anita Godbee assisted him in doing one of the four community engagement projects he led, where he took community members around to some of the projects that were on the 2017 SPLOST list to educate them about the need. He encouraged the Board to understand that this was a need and not a want. He concluded his comments by emphasizing the disparity in the numbers for human services category.

Mr. Rapson stated that the later presentation for the recreation multi-use facility will outline the capital cost and the operational cost. He stated that he tends to focus more on the operating impact because if it was a reoccurring operating impact, it could cripple the county in the future, not the outlay capital cost. He stated that he had his marching orders as it related to this item.

The Board recessed for lunch at 10:58 a.m.

The Board reconvened from lunch at 12:30 p.m.

### **Future Consideration and Direction:**

#### **Water System Interconnectivity**

Water System Director Vanessa Tigert stated that approximately two years ago, the Request for Proposal (RFP) for Interconnectivity Initiative was constructed and put out for bid. State Bill 380 asked all the different water systems within the counties and cities to establish interconnectivity so the next time there was a drought, we are capable of sharing water. This required that staff determine adequacy of water supply during drought conditions, to analyze long-term water demand needs, design a pressure model and determine the wholesale rate. The safe yield model was formed before the new drought record. Ms. Tigert stated that safe yield analysis simulates the reservoir during critical droughts. The new drought-of-record (2007-2008) which is determined by the state. She stated that from the safe yield analysis the county had available storage of 7.4 billion gallons of water. The current annual average daily withdrawals were 10.42 million gallons per day (MGD). The county was permitted to withdraw 28.90 MGD and permitted to treat 22.80 MGD. She stated that if we wanted to high-rate Crosstown Plant to allow us to withdraw or treat more water, that would increase the 22.80. She stated that the filters had been upgraded at Crosstown and have been able to demonstrate that a higher amount of water can be treated. She stated that another backup sludge thickener was needed to handle waste. She stated that the county currently served 32,000 customers and the annual average daily was 10.42 MGD. She continued the discussion regarding calculating the demand.

The estimated population for 2070 in Fayette County is 177,849, the residential demand would be 12.08 MGD, non-residential demand 4.03 MGD, economic development buffer at 0.54 MGD and the future 2070 demand at 16.65 MGD. The county's safe yield 2070 projection to be 22.9 MGD average annual daily. Fayette County had sufficient water supply in severe drought conditions to share. Discussion continued regarding the future demand.

Commissioner Oddo stated that his main question was if everyone in the county was covered by this projection. Ms. Tigert stated yes. Commissioner Oddo stated that anything over that amount was potentially to sell.

Ms. Tigert continued the presentation. She stated that the pressure model was every water system's go-to asset to determine fire flows, pressures, criticality, and water quality. She stated that the county could save so much money by having a working pressure model.

Project Engineer Tom Zarzaca presented to the Board the water model created for the county. He stated that the model was a representation of every pipe, pump station, tanks, customer demands, dials, and hydrants in the county and that they were incorporated in the model to be able to simulate hydraulic conditions at any point in the system over many hours of simulation time. He continued with the demonstration.

Dan Davis stated that it was understated what was done on the data collection. He stated that it was years of information and maps that have been put in the GIS (geographic information system), so that the fire department, environmental management, and water system can have access to the information. He stated that it needed to be kept up to date.

Commissioner Oddo asked if the data was collected in real-time to update the model results or was the data collected once every couple of years. Mr. Zarzaca stated that as changes are made the accuracy of the model starts to change. When two or three water lines had been installed it did not affect the model for design but at some point, in a three- or four-year period, the model does not produce results within a five percent accuracy and that is when the data collection starts over.

Commissioner Oddo asked what the frequency would be of checking the data. Ms. Tigert stated that it would depend on our ability to complete line extensions and what the develop rate is. Mr. Keller stated that staff would update the GIS portal while in the field so that the data goes directly into the model.

Ms. Tigert stated that the final deliverable was the rate study for the wholesale and retail components. She stated that the wholesale was composed of two components of operation and maintenance component and capital component. She stated that staff chose the utility approach for the capital component as oppose to a debt service and capital needs approach. Ms. Tigert stated that the operating rate was \$1.82 based on 1,000 gallons. The capital component using the utility approach ranged from \$1.21 to \$1.83. The cost would be determined by the Board. The operating and the capital component rate together total approximately \$3.00 to \$3.65. Currently the wholesale rate to the City of Fayetteville is \$2.43. Ms. Tigert stated that the county had sufficient water during drought conditions and that we can safely wholesale. The additional revenue from wholesaling can be used to help mitigate some of the capital improvement costs. Establishing an interconnection with Coweta County creates resiliency and redundancy for Fayette County in the long-term. She stated that the next steps were to start talking to the wholesale customers, develop a 10-year Water System Master Plan and evaluate retail rate based on wholesale rate and master plan.

Mr. Rapson stated that the wholesale rate for Fayetteville was last adjusted twelve (12) years ago and if it was adjusted to the \$3.03, it was just shy of 25% and was a 2% increase over twelve years. He stated that staff would reach out to Fayetteville and Coweta County and then come back to the Board with a recommendation.

### **200<sup>th</sup> Anniversary Update**

County Clerk Tameca Smith, Alice Reeves (Historical Society), Vicki Turner (Artist) gave an update on the County's 200<sup>th</sup> anniversary plans. Mrs. Smith stated that the county logo for the bicentennial was designed by Vicki Turner and was also the design used for the annual Christmas ornament. The Historical Society met with members of the community in the planning.

Mrs. Reeves stated that there were several ideas given but the ideas have been placed on hold due to the pandemic. The decision was to do a big event on May 15. There was a bell ringing to start the celebration in January. Other ideas that were placed on hold were a photo scavenger hunt, 5K race/walk and golf tournament. Mrs. Reeves stated that they were working on updating the walking tour that has twelve sites within the City of Fayetteville, a driving tour with 69 sites within the county and a marker tour that encompasses the ten markers. The school board is working with the committee to put this online to be done interactively.

Mrs. Smith stated that banners, designed by Mrs. Turner, have been placed throughout the county in all the municipalities and towns. Mrs. Turner stated that a total of 77 banners were ordered for Fayetteville, Peachtree City, Tyrone and Brooks. She showed a sample banner. There will be events held throughout the year in celebration of the 200<sup>th</sup> anniversary.

Mrs. Reeves gave an update on the parade for May 15. The parade will begin at Fayette County High School and go through downtown Fayetteville. She stated that the permits had been approved. The Fayette County High School band will perform at the Old Courthouse and will play during the parade. There will be vendors and food trucks at the Administration Complex after the parade. At noon there will be a flyover at the Old Courthouse. The festivities for the evening will be held at the Shamrock Park in Tyrone. Mrs. Reeves stated that there would be activities happening there as well.

Mrs. Smith thanked the towns and cities for their support and cooperation in the planning of the 200<sup>th</sup> anniversary. She gave an overview of the budget for the 200<sup>th</sup> anniversary. There was \$50,000 approved by the Board. Approximately \$3,995 used for ads to market the event. \$5,054.55 was used for the purchase of the banners and \$67.50 for the courthouse banner. The challenge coins total cost was \$4,024.48, permit fee \$100 and the fireworks show was budgeted \$35,000. Mrs. Smith thanked Mrs. Turner and Mrs. Reeves for all their help.

### **Justice Center; Creation of Task Force**

Mr. Rapson stated that this item had been discussed throughout the last eight years in regard to what should be done with the third floor of the Justice Center. He stated that after speaking with Superior Court Judge Sam Fletcher, if the Board approved, formulate a Task Force made up of the members of the Justice Center, the Public Works Director and Building Grounds Director, and have the Chief Finance Officer, Purchasing Director and Information Technology Director to serve as the administrative support staff. The County Attorney would create an ordinance to come before the Board for approval. This Task Force would make a recommendation on how to build-out the third floor of the Justice Center.

The Board recessed at 1:35 p.m.

The Board reconvened at 1:47 p.m.

### **COVID-19 Vaccination Update**

County Nurse Manager Beverly D. Ming updated the Board on the vaccinations. She stated that the vaccinations in Fayette County started on December 28, 2019 and as of April 14, 2021 there have been a total of 10,517 vaccinations. Out of that number, 8,787 have received both doses with 1,114 due for the second dose. The Johnson and Johnson vaccination were placed on hold. There were 1,099 doses distributed at Fayette High School on April 10 and there will be a second event on May 1 at the same location. She stated that this had been made possible with the help of Mr. Rapson, the EMA and EMS teams and volunteers.

### **Recreation Multiuse Facility**

Recreation Director Anita Godbee stated that she appreciated the support given to Parks and Recreation and thanked the Board. She took a moment to thank the Recreation Commission. Mrs. Godbee stated that the current Parks and Recreation building was an old house that was once owned by Mr. and Mrs. Fowler. She gave a comparison of where Fayette County ranked with other counties with the multipurpose building and the number of people served. Fayette County had no multipurpose building to serve our 118,000 population. She stated that the Recreation Commission was familiar with the building in Clayton County (Lovejoy). Most of the buildings were around \$7.9 million. Mrs. Godbee continued the presentation with a diagram of the current location and the proposed building to be placed in the current location. She shared some of the features to be included. She stated that this would be a multiuse building and not a gym. It would be a building to be used by all citizens. The construction cost: \$150/square foot (sq. ft.) at 33,000 sq. ft. was \$4,950,000. The total cost, with A & E service was \$5,370,750. The total operating cost was \$620,000 with a grand total of approximately \$6,000,000.

Mrs. Godbee stated that some potential revenue sources would be classes and programs, daily fees, monthly fees, yearly fees, classroom rentals and the multiuse are rentals. The proposed fees and rentals are under evaluation by the Recreation Commission and once approved would be presented to the Board for consideration. She stated that the Recreation Commission was proposing to take the \$45,000 that was currently on the needs assessment and get a consultant to come in and provide a

masterplan and needs assessment for the facility and for any other upgrades, so when the SPLOST comes around staff will be ready to move forward.

Commissioner Maxwell asked if the courts were the size of a basketball court. Mrs. Godbee stated yes.

Commissioner Maxwell asked if there were any funds in capital improvement for this project. Mr. Rapson stated no, it would fall under proposed SPLOST project. He stated that he took the Recreation Commission to say that they want to use the \$45,000 to start the project and the Board earlier saying to add this as a SPLOST project. He stated that he would need clarification because he saw them as two different directions. He stated that he would recommend moving forward with both items.

Commissioner Rousseau asked what the industry standard per capita, population wise, the acreage the county should have. Mrs. Godbee stated that for the park acreage it was 3,000 sq. miles and for the recreation buildings there should be one for every 53,000 people and the county had none. Commissioner Rousseau stated that the County was paying \$150,000 to Peachtree City for this service and we have not taken the proper investment to take care of our own. He stated that he was in support of this project. He stated that the County was behind and the same way we planned out the vehicle replacement and five-year CIP, he was recommending that we begin to map out a long-term strategy for putting dollars in a capital plan for recreation. He stated that the County could not run the risk of the SPLOST not happening and having no plan. He stated that he would like to put the necessary dollars in this budget to do the masterplan, as well as start putting seed money in the CIP to make this happen.

Commissioner Oddo stated that he wanted to look at how much cost would the County recover operationally and otherwise. He stated that the closer that was, the better he would feel about it. He stated that he wanted to be careful not to build something that would suck money. He understood that the citizens want the building but he wanted to do it the most fiscally way possible. He stated that he would like to see the revenue it would generate.

Chairman Hearn stated that when there was a nice new facility more people would use it than currently using it. He stated that he would like for it to be a reasonable estimate of the fees that would be generated. He stated that we have to find a way to build it.

Commissioner Gibbons stated that he believed Commissioner Rousseau's suggest of adding this to the CIP, regardless of SPLOST funds, is the way to go. He stated that Mr. Rapson's parallel efforts was also the best way to go. Commissioner Gibbons stated that he would also like to see the anticipated operating cost against the proposed fee structure.

Commissioner Rousseau stated that he would like to use this opportunity to share that this was not really a money maker generator. Mrs. Godbee agreed. She stated that this was a service to the community like other services that are offered. She stated that the goal was to offset some of the cost but she could not say that we would break-even for a fact.

Commissioner Gibbons stated that no one expects that we would break-even or even generate revenue. He stated that he just wanted to know the operating cost for the new facility and how much it would cost to maintain because it was a recurring expense and to be sure we can afford it and keep it in proper conditions.

Commissioner Rousseau stated that he could guarantee 100% that it would generate revenue. Commissioner Gibbons stated that he meant profit, not revenue. Commissioner Rousseau stated that unlike water, it was not an enterprise fund. He stated that like courts that also have fees, it could not be used in the operational context. He stated that he did not want Mrs. Godbee to miss the opportunity to share that recreation did not break-even but was a valuable service to the community. He stated that he was interested to hear the design and talk about the inter-generational aspect. He stated that this could be an expansion for the senior services during the day, until 3:00 p.m. when the children are out. Seniors do not like to stay out after dark and that was when a new segment can take place to use the facilities.

Commissioner Maxwell asked where the \$150,000 for the splash pad was going. Mr. Rapson stated that all the money was already designated as CIP within the plan for recreation. He stated that this would be an easy reallocation of funds toward the design of the multiuse facility. The \$150,000 would stay with recreation.

Commissioner Oddo stated that he wanted to look at the whole picture. He stated that he did not want to build the Taj Mahal but wanted something that would be functional, useful and that would generate revenue to help offset the cost.

Mrs. Godbee stated that the Recreation Commission took that into consideration when calculating the cost because there are some facilities around the \$10 million and \$11 million price range. The Recreation Commission did scale back to be reasonable by getting it to the \$5 million to \$6 million to build the facility.

Commissioner Rousseau asked about the \$50,000 that was mentioned earlier. Mr. Rapson stated that he referred to the \$50,000 that was in the arts projects that was part of the five-year capital plan. The arts were aligned under Recreation. Commissioner Rousseau stated that he recommended that the \$50,000 remain with Parks and Recreation, in addition to the \$150,000 that Commissioner Maxwell mentioned.

Mr. Rapson stated that staff would reallocate the funds for arts, the splash pad and the equestrian park and put it into the A & E item to flush out the plan.

The Parks and Recreation Commission Chairman Charles McCollum spoke in favor of this project. Mr. Rapson stated that it sounds like the Parks and Recreation had already made the determination that the next thing would be the multiuse facility. He stated that if that was the case, then he would recommend to delay doing the needs assessment and add the \$45,000 for the assessment to the arts, splash pad and equestrian park funds to move forward with the design and architectural services.

The Board agreed to move forward. Mr. Rapson stated that it would be included in the FY2022 budget.

The Board recessed at 2:19 p.m.

The Board reconvened at 2:33 p.m.

### **Signature Capital Project Overview**

**Public Safety Training Facility:** Mr. Rapson stated that one of the issues that the Sheriff had was deputies driving vehicles. He stated that deputies are given about two weeks of training and then have no other training unless they go back through the course. He stated that this project would enable the Sheriff to complete the full service needed for public safety. He stated that it was a one-and-a-half to two-mile driving track with curves and intersections. He stated that there was a house that extends out to the Links Golf Course and this would be a great place to put one of the viewing towers. He stated that the next step would be to purchase the house at 203 Hewell Road, confirm the layout of the course, proceed with design development stage, obtain any permits required, removal of trees and vegetation from course layout and get the grading site ready for paving. The cost of the project totaled \$1,575,000. There is currently \$1,032,686 in the CIP and the recommendation is to add the \$550,000 for the project shortfall.

Chairman Hearn asked if the estimates were current. Mr. Rapson stated that the estimates were about 60 days old. He stated that it would be included in the five-year capital improvement plan.

### **Fire Training Facility**

Fire Chief Jeff Hill stated that in 1982 there was the courthouse fire and shortly after was when the full Fire & Emergency was established and the training center currently being used for fire training. He stated that they have out used that facility. The plan is to build the fire training center at the Links property. He walked the Board through the master plan, pump test area, how the fire simulators work and driving training. The grand total for the Fire & EMS Training Center is \$4,506,700.

Vice Chairman Gibbons stated that this would be an opportunity to have regional trainings that other fire departments could use and we could generate revenue by having others pay a fee to use it.

Chief Hill stated that he was currently sending his deputies to a training facility in Jessup, Georgia and paying about \$500 per person. This facility would accommodate the classes and we could hold classes for others to attend.

### **Health Department Building Status**

Mr. Rapson stated that Debbi Britt, the chairperson for the Health Board was present. He stated that the goal was to take physical health, environmental health and WIC (Women, Infant and Children) programs and place them in one building. He stated that the new health building site did not include the analysis for the revenues but there are significant revenues associated with this project. He stated that the staff members will be paid by the state. He stated that the County allocates \$275,000 which is our contribution. The Health Department also receives funds from the state and revenues from services offered. He stated that when the design came back the original cost was \$11.2 million. The majority of things that impacted the cost was the square footage cost. The building was originally 35,907 sq. ft. and that cost was roughly \$150/sq. ft. He stated that the actual cost is now closer to \$200/sq. ft. for all the items that are not medical type construction. He stated that they scaled the square footage back about 4,000 sq. ft. The grand total estimate for the project was \$6,600,676. A lot of the site development will be done in-house through the Public Works Department. Other revisions included elimination of the infection control measures, using the generator, port cochere and isolation areas. The other elimination was from two elevators to one. This brought that portion to \$8.9 million.

Mr. Rapson stated that the County had \$2 million contributed and the Department of Health had \$1 million. That left a \$5.9 million shortfall. He stated that the shortfall could be funded through the American Rescue Plan funds. This would be discussed at the May 6 Special Called Meeting.

Ms. Britt stated that the Board of Health tried to come up with a plan during a very difficult time. She stated that the plans predated her as the chairperson for the Board of Health, however the few meetings had been spent looking at the need for the building. She stated that the Board needed to look at how the need evolved. She stated that absent from the presentation was the volumes that was driving the need and what was the needs assessment. She stated that she wanted the build out to include how to meet the future need of the community and that some of that still needed to be addressed.

Mr. Rapson stated that he was recommending that \$9 million be set aside for the building and that 4,000 sq. ft. was scaled back and may need to be added back at \$1 million to include the mental health needs.

Vice Chairman Gibbons stated that it made perfect sense to add mental health to this building.

Mr. Rapson stated that we would get back with the architect to revise the floor plan which would take about three or four months to determine where the mental health portion would be in the building. This project was about a year to two years before turning dirt for the project.

### **Animal Control Building Status**

Animal Control Jerry Collins gave a brief update on the animal control project. He stated that about a year ago a million dollars was set aside for this project. A bid for architectural and engineering services was put out in November 2019 and was awarded to Carter Watkins Associates. Mr. Collins stated that a topographical survey and utility survey had to be done. He stated that the plan was to start building in August 2021.

Commissioner Rousseau left the meeting.

### **Elections Renovation**

Elections Director Brian Hill stated that he was updating the Board on the repurposing of old Fire Station #4 to the Elections building. He reviewed some of the major functions of the Elections Office. He stated that there were about 93,221 registered voters and counting in Fayette County. He shared some of the benefits of relocating the Elections. The proposed new location would have 5,120 sq.ft. versus the 3,906 sq. ft. in the current location. There is expanded voter parking and handicapped parking at the new location.

Vice Chairman Gibbons asked if the twelve polling booths added more than what is currently used. Mr. Hill stated that it was more about the voter privacy, as the current location limits voter privacy but there would be more space.

The anticipated cost for the renovations totaled \$395,319. The original cost was \$482,924.

Mr. Rapson stated that the cost variance included the demolition being done in-house. Staff was in the process of doing that now. He stated that old Fire Station #4 was also the county's vaccination pod, so the work was being done without impacting having to move the vaccination location. He stated that it would have to be moved around October or November for elections. Staff was evaluating that currently.

Mr. Hill stated that the timeframe for renovation was to start in April 2021 and to be complete by the November election.

Chairman Hearn stated that he wanted to thank the cooperativeness of staff and he appreciated staff's attitude while getting the budget completed.

#### **UPDATE ON CENSUS:**

County Attorney Dennis Davenport stated that this was an update on the census as it related to the Board of Commissioners. He stated that this was the first time that the Board was operating as members of the Board of Commissioners subsequent to a decennial census that would have an impact on the next election cycle. He stated that prior to this census the districts were in such a manner that every citizen in the county voted for every commissioner, so the population of each individual district was not impacted as it is now. He stated that in 2016, legislation was put into effect, subsequent to the settlement of litigation, so five new districts were created; four subparts to the county and one coterminous. He stated that with a decennial census it may require that new districts be drawn, as a matter of fact, there was no way that it would not require that new districts be drawn. He stated that the census numbers usually come out in March, however they will not be available until September 30, 2021. He continued that was important because typically by March 30, the Commissioners would have an idea of what the numbers are in respect to the districts and can work with the state's reapportionment office to get tentative maps drawn so that by the next legislative session comes in January then the districts can be redrawn. He stated that the Board had lost the six-month window to do that. He stated that the local legislative delegation had never done this before and neither had the Board. He stated that there needed to be legislation adopted at the next session of the General Assembly. He stated that he was bringing this to the Board to determine what the Board wanted their involvement to be in this process and the expectation of the local legislative delegates. He stated that the numbers and districts needed to be in place by March. He was told it could happen but his confident level was not high that it could happen by March. He stated that the Board should probably send a letter to the local delegation explaining the Board's expectations. He stated that he would draft the letter and bring it back to the Board at a meeting.

Vice Chairman Gibbons stated the reapportionment would affect all the districts in the state...the congressional districts, house senate, state representatives, and so the bandwidth would be what, when it comes to redistricting counties.

Mr. Davenport stated that it was tight in a normal timeframe when the numbers are available in March. He stated that when you loose six months, no one knows what that would look like. He stated that there may be some backup plan, but he did not know.

Vice Chairman Gibbons stated that the Board agreed that the letter be drafted and if it could not be done before the primaries in March, that we retain the same current districts through the elections cycle. He stated that if the redistricting could not be done by "x" days prior to the election that it would trigger the backup plan.

Mr. Davenport stated that language would go a long way in alerting the delegation of the Board's expectation.

Vice Chairman Gibbons stated that he would urge the delegation to go to the state redistricting office and ask for an anticipated timeline.

Mr. Davenport stated that the County had an attorney representing the Fayette County Board of Elections in some litigation and he is qualified in this area. He stated that he should be able to lean on his expertise to get the ball rolling to the extent that the Board may find it beneficial to keep him on to assist. He stated that he would keep the Board posted.

Commissioner Maxwell asked what the process was and who made the initial decision to send it to Atlanta.



Mr. Davenport stated that was part of the problem because there was no guidebook to tell you that. He stated that it must be done and in some places it was the local delegation and in others it was the County.

Commissioner Maxwell stated that he agreed with the letter. He stated that he would like to say that Fayette County made the decision and the Board would send it to the delegation. He stated that the Board was closer to this issue than the local delegation and so the Board should make the decision.

Mr. Davenport stated that knowing that position was a starting point, but the mechanism by which the Board or the local delegation would arrive to that decision would be the state reapportionment office.

**ADJOURNMENT:**

Chairman Hearn moved to adjourn the April 8, 2021 Board Retreat. Commissioner Oddo seconded. The motion passed 5-0.

The April 16, 2021 Retreat meeting adjourned at 3:19 p.m.

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Tameca P. Smith, County Clerk

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Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 13<sup>th</sup> day of May 2021

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Tameca P. Smith, County Clerk