

COMMITTEE OF THE WHOLE

MINUTES

June 28, 2016

The Committee of the Whole was called to order by Mayor Robert A. B. Reichert

COMMISSIONERS PRESENT:

Mayor Robert Reichert
Commissioner Gary Bechtel
Commissioner Bert Bivins
Commissioner Ed DeFore
Commissioner Mallory Jones
Commissioner Elaine Lucas
Commissioner Larry Schlesinger
Commissioner Scotty Shepherd
Commissioner Virgil Watkins

OTHERS PRESENT:

David Davis, Sheriff of Bibb County
Dale Walker, County Manager
Judd Drake, County Attorney
Janice Ross, Clerk of the Commission
Julie Moore, Assistant to the County Manager
Andrea Crutchfield, Chief Tax Appraiser
Kevin Barkley, Director, Solid Waste
Spencer Hawkins, Director, EMA

COMMISSIONERS ABSENT:

Commissioner Al Tillman

VISITORS

NEWS MEDIA

Stanley Dunlap, The Telegraph
Dave Johnson, Fox 24, WGXA

Dave Wills, Association of County Commission of GA
Jeff Christie, Association of County Commission of GA
Tim Thornton, President, Thornton Realty
Rufus Holmes, Bibb County Retiree Association
Larry Brumley, Mercer University
Virgil Adams, Adams, Jordan and Herrington
Tony Rojas, Executive Director, Macon Water Authority
Jim Pannell, Gray, Pannell & Woodward, LLP
Clay Murphey, SPLOST Manager
Miller Heath, CEO, MMI Capital, LLC
Nancy White, Exec. Director, Macon-Bibb Co. Health Department

The meeting was called to order by Mayor Robert A. B. Reichert.

Mayor Reichert opened the meeting by reading an e-mail from Teresa Cranford, wife of Mike Cranford, who passed away in the early morning hours of June 28, 2016. The Commission observed a moment of silence in memory of Mr. Cranford who served as a City Councilman and later continued to serve the community in any way he could.

1. Approval of Minutes

ACTION

On motion of Commissioner Schlesinger, seconded by Commissioner Bechtel and carried unanimously, the minutes of the June 14, 2016 meeting were approved.

2. 2018 SPLOST

Discussion

Judd Drake, County Attorney, opened the discussion by introducing Jim Pannell, Gray, Pannell and Woodard and Virgil Adams, Adams, Jordan and Herrington, to discuss the pitfalls and issues for the SPLOST referendum. Mr. Adams stated it was important for the Commission to adopt a resolution in July so that the election could be held in November. Commissioner Watkins inquired as the difference between Blight Bond Funds and SPLOST funds for blight remediation. Mr. Pannell stated that the SPLOST list must be capital outlay projects that are owned and operated by the County or the Authority. He stated that could include streetlights, roads, sidewalks, and green space for recreation or passive parks that are owned by Macon-Bibb County. He stated Macon-Bibb County could purchase structures to turn into green space but this space must be owned and operated by Macon-Bibb County. He continued that acquiring land for public purposes is not a problem but giving the same property to the Land Bank may be a problem as MBC cannot acquire land and then give it away. Mr. Adams stated that expanding recreation could also be classified as fighting blight. Mr. Pannell stated that MBC can define the language although blight is not in the statute.

Mr. Drake discussed the GEO bonds. Mr. Pannell stated with the consolidated government, GEO bonds could be added but would have to be listed on the referendum. Mayor Reichert asked Mr. Dale Walker, County Manager, to arrange a conference with Davenport and others to discuss the amount of GEO bonds advisable for Macon-Bibb County to float.

Commissioner Watkins stated he would like to see specific projects and dollar amounts listed under each bucket list. Mr. Adams advised that in the 2011 SPLOST referendum, large projects were listed but not specifics. He stated that Macon-Bibb County needs some flexibility in projects so that if they run over or under you could move funds. He continued that with a SPLOST you may never abandon a project.

Mr. Pannell stated that Macon-Bibb County would be obligated to finish a project. In December of every year, MBC is required to publish a report on what MBC spent on each project and what was done with the project.

Dave Wills, Association of County Commission of Georgia, read the following from ACCG's Special Purpose Local Option Sales Tax: A Guide for County Officials. "Excess proceeds are those proceeds of a SPLOST that remain after all approved SPLOST projects listed on the ballot have been completed. More particularly, the term is defined as proceeds in excess of the estimated cost of the projects or in excess of the actual cost of the projects. If one of the approved projects is completed under budget, the law allows counties and municipalities to shift proceeds from the under budget project to one that may be experiencing cost overruns. Proceeds saved on one project and used on another would not be considered excess proceeds. In essence, all SPLOST proceeds must be used to complete the projects for which the tax was imposed before any revenue derived from the SPLOST can be deemed to be "excess" and available for use in reducing debt or property taxes as discussed below." Mr. Christy stated that you could allocate every dollar but that does not give MBC any flexibility.

Mayor Reichert stated that he would like to see a list that is general but when talking about the SPLOST, one could be more specific about the projects. Commissioner Bechtel stated that the Commission has garnered a good deal of good will and approval by the handling of the 2011 SPLOST. He continued that he would like for the list not to be so tied down. He stated at the community meetings there was very little resistance to approving another SPLOST.

Mr. Christy and Mr. Wills stated that they would like to move forward with placing projects and securing final dollars on the bucket list. The discussion started with the Landfill Closure. Mr. Barkley, Director of Solid Waste, addressed the need for a transfer center which would cut down on the amount of waste that

is sent outside of Bibb County and does not tie down MBC to a single provider who could increase their contract amount.

The Commission came to the consensus to spend the following amounts for projects on each bucket list:

<i>Landfill</i>	<i>\$20 M</i>
▪ <i>Closure of the Landfill</i> ▪ <i>Establishment of Transfer Center</i> ▪ <i>Establishment of Inert Landfill</i>	
<i>Courthouse</i>	<i>\$40 M</i>
▪ <i>New Courthouse</i> ▪ <i>Parking Deck</i>	
<i>Economic Development</i>	<i>\$29 M</i>
▪ <i>Runway Extension - \$5 M</i> ▪ <i>Parking Deck - \$4 M</i> ▪ <i>Industrial Authority - \$20 M</i>	
<i>Recreation / Cultural / Public Facilities</i>	<i>\$70 M</i>
▪ <i>Grand Opera House (to include opening the third balcony)</i> ▪ <i>Public Health Department</i> ▪ <i>Mental Health Facility</i>	
<i>Roads / Bridges</i>	<i>\$35 M</i>
▪ <i>Bass Road</i> ▪ <i>Seventh Street / Downtown Bypass</i> ▪ <i>Sidewalk Construction</i> ▪ <i>Street Light Enhancement</i> ▪ <i>Line Striping</i> ▪ <i>Pedestrian Safety Enhancements</i>	
<i>Blight Remediation</i>	<i>\$33 M</i>
▪ <i>Capital Projects</i> ▪ <i>Cliffview Drive Greenspace</i> ▪ <i>Road Improvement</i> ▪ <i>Street Lighting Enhancements</i> ▪ <i>Green Space</i> ▪ <i>Sidewalks</i> ▪ <i>Public Parks</i> ▪ <i>Pedestrian Safety Enhancements</i>	
<i>Public Safety</i>	<i>\$20 M</i>
▪ <i>The Sheriff along with EMA and Fire Department will work to develop projects</i>	
<i>Storm Water</i>	<i>\$20 M</i>
▪ <i>Mr. Rojas encouraged the Commission to allocate as much possible for stormwater</i>	
<i>Debt Retirement</i>	<i>\$13 M</i>
<i>Total</i>	<i>\$280 M</i>

It was the consensus of the Commission to meet again at the Work Session on July 12, 2016 to finalize the list.

There being no further business and on motion duly made and seconded, the meeting was adjourned.

Respectfully Submitted:

Janice S. Ross, CCC
Clerk of the Commission