

**MINUTES
WORK SESSION
WARE COUNTY BOARD OF COMMISSIONERS
MONDAY, FEBRUARY 12, 2024
3:30 p.m.**

The Ware County Board of Commissioners held a Work Session, Monday, February 12, 2024 at 3:30 p.m. in the Ware County Commission Chambers, 305 Oak Street, Suite 201, Waycross, Georgia 31501 with Chairman Elmer Thrift presiding.

CALL TO ORDER	Chairman Elmer Thrift
COMMISSIONERS PRESENT	Commissioner Steve Barnard, Commissioner Leonard Burse, Commissioner Jerry Pope, and Commissioner Timmy Lucas
COMMISSIONERS ABSENT	None
STAFF PRESENT	County Manager Scott Moye; Assistant County Attorney Jennifer Herzog; County Clerk Melinda Brooks
PRESS	Danny Bartlett, WJH
INVOCATION	The Invocation was given by Commissioner Burse
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was led by Chairman Elmer Thrift

GUEST SPEAKER(S):

Ulysses D. Rayford, City of Waycross Manager
Mr. Rayford addressed the Commission regarding 2019 SPLOST

The original list was not prioritized correctly. They want to do this list next, but the City Attorney told him that he must bring it before the County Commission for approval since it is a SPLOST project. The Commissioners were all in agreement that the County has no objection to the City reprioritizing and working this list next.

AGENDA ITEMS:

- A. Street Right of Way Deed Acceptance – LeJuene Road & Alton Circle**
Commissioner Lucas who lives on this road said he cannot make a three-point turn with his long wheel base pickup truck at the turnaround. He is concerned with the weight of a fire truck and thickness of the concrete. He sees concrete trucks and loaded dump trucks riding on this road. He feels the road is not up to specs, and this it will be costly to the County.

The County Engineer tried to recuse himself from the discussion because he lives on this road, but the Chairman said he only wanted to ask if the road is built to specifications. He said the Commission had told Cayman Builders that if the road was built to specs they would accept it. He said it has asphalt and curb and gutter then asked if it was to specs. Engineer Wallace said all of the core samples that were taken from the base of the pavement met specs. The Chairman asked if that was the rules of the subdivision said was to be done. Engineer Wallace said when it is after the fact, as in this case, that is all that can be done. Regulations state that County is to inspect the work as it is being constructed so that it is known that specs have been met. When looking a project that is 17 years old, all that can be done is take core samples to check the depth of the pavement at the time of installation. The results of the testing agency were presented to the Commission when this was introduced.

Commissioner Lucas asked Mike McCloskey of Cayman Builders how many open lots are left in the subdivision. He stated they have 10 more open lots in this subdivision. He then noted the hammerhead turnaround was designed by architects and approved by the County Engineer. The concrete is 6 inches thick. It was all built exactly by the approved design and to specs. Commissioner Barnard noted that Cayman Builders was asked to build a turnaround at the end of the street to County Specs and per Mr. McCloskey that what they did.

Commissioner Lucas expressed his concern regarding heavy truck traffic due to continued construction over the next few years.

Commissioner Burse asked about the maintenance because usually a road is taken over at the outset. He mentioned this has been ongoing since 2021. It was known to be a private road. There were questions regarding ownership. According to County Ordinance when accepting a private road, it is done at the outset to monitor construction. Now it is over 15 years old, and will be requiring maintenance that will have to be paid for either by the homeowners through HOA or the road owners, whether that is the current owner or the County. He said even though core samples were taken, that only shows that specs were met at the site where the samples were taken. Another concern is there are people with similar situations on County roads that haven't been addressed, yet the County is taking on another road.

Commissioner Pope asked Chip Sasser of Cayman Builders what obligation they have to maintain the street if the County does not accept it. Mr. Sasser said there is no legal responsibility to maintain it other than liability if a pothole were to cause damage to a car. He said only the lots were to be deeded to their company (C&M), but it was discovered the road was included, they decided to take the high road and went to the current customers who were living out there and talked with them. To utilize their tax dollars, 18 of those wanted the road to be accepted by the County.

The Chairman asked the Commission if they were agreeable to taking over the road or asking Mr. Sasser and Mr. McCloskey to overlay the road before accepting it because a move needs to be made. Commissioner Barnard said it needed to be put on the agenda for the 5 o'clock meeting. Commissioner Pope said to put it on the agenda to vote on it. Assistant County Attorney said depending on funding, there are restrictions regarding

land ownership and voting. She has been poring over local policy, but doesn't see anything that would prevent Commissioner Lucas from participating. She said it was her understanding that he is not planning to vote.

Added to Regular Meeting Agenda

B. Alcohol License Ordinance Correction – Package Sales on Sundays

This is an ordinance amendment that corrects the version of the ordinance that was approved at the January 22nd Called Meeting. This corrected version prohibits package sales of alcohol at stores and only allows the sale of alcohol at restaurants and bar/grille establishments.

Added to Regular Meeting Agenda

C. Property Lease Approval – Non-Aeronautical Facility Lease Agreements

Per Commission recommendation, the non-aeronautical lease agreements (non-hangar storage areas) for Pyrotechnico and Scotbilt was changed from \$100 to \$300 per month beginning May 1, 2024.

Firefighter Brian Varnedore who uses the Pyrotechnico storage facility said that Pyrotechnico agrees to the rate increase, but plans to be out of the building by December 2024. Airport Manager Frank Bartanowitz said Scotbilt has not received notification of the rent increase at this time.

Added to Regular Meeting Agenda

D. Resolution 2024-02: Support for Mental Health Resources in the State of Georgia

County Manager Moye advised the Commission that this is a new resolution drafted because so many counties objected to the HB520. Ware is the last of two counties in the State to adopt a mental health resolution. This resolution is to encourage the State of Georgia to expand mental health services.

Added to Regular Meeting Agenda

E. Purchase Request – Ware County Health Department Boiler Replacement

This is a request to replace the boiler at the Health Department which is 21 years old and replacement parts are becoming obsolete. The boiler is the sole provider of heat for the building and it provides hot water to reheat the coils in the HVAC system to provide heat and dehumidification. This quote also includes the cost of replacing the boiler flue insulation. The quote of \$50,417 is a State of Georgia contract price. Commissioner Burse said we may need a contingency fund for replacement of A/C – boiler items.

Added to Regular Meeting Agenda

F. Dirt Street Paving – Unencumbered Funds

This is a redo of the January 22nd Called Meeting when the Commission asked the staff for available funds. Total amount of funds is \$6,017,549.94. Total amount of local funds needed for current projects is \$5,471,150.59. This leaves the balance of unencumbered funds at \$546,399.35.

There were a few people in the audience invited by the Chairman to speak regarding having their roads paved. Only a couple of them spoke.

Joe Cranford, Jean Trail, Waycross, GA

He travels one mile down Wadley Road to get to his road. He has spent \$500 to repair his wife's truck as a result of traveling on this dirt road. He stated he is willing to help pave it.

Kenneth Stewart, Slash Pine, Waycross, GA

His road gets the traffic off of Wadley when it gets bad.

Chairman Thrift wants to shuffle the roads and reprioritize the list.

G. Discussion of Purchase Request – Grapple Truck

Chairman Thrift said he asked to have this item put on the agenda. It could be helpful when there is debris from windstorms and people throw trash out. He asked Public Works Director Michael Brooks to explain. He came forward and said the Chairman had called and asked him to get some prices on a truck. Public Works current truck is a 2000 model that has had the boom remounted twice., but it can be reused. There is no state contract price for a grapple truck. He has not been able to find a used truck. Pricing right now is around \$185,000. Commissioner Barnard asked him if that was everything including the cherry picker. Director Brooks told him that was the complete truck. Commissioner Barnard wanted to know if the body could be mounted on a new truck. Director Brooks told him it was rusted. The Chairman commented that it doesn't dump. The grapple has to be used to empty the debris. Usually a backhoe and a dump truck is used. Commissioner Pope asked how often Public Works get a call for this kind of equipment. Director Brooks said it varies. Sometimes they will go months with no calls. Usually it is after a windstorm. The County does not pick up debris like the City does. The Chairman asked about the trash (like truck tires) that is dumped in the ditches. He said it is normally picked up with a backhoe. The Chairman commented that it can be pretty expensive to move a backhoe and use two employees just to move some trash. Director Brooks agreed that it is. Commissioner Barnard asked what amount of weight the truck would pick up. Director Brooks said the maximum amount that he found was 3,000 lbs. Commissioner Burse asked if this would be similar to what the City has. He said it is. Then Commissioner Burse asked where the debris is taken. Director Brooks said it has to be taken to Southland. The Chairman asked about an inert landfill. The County Manager said Ware County isn't permitted for one. When the Chairman asked about where tree debris is put, Director Brooks said trees are pushed back into the wood where they came from. When tires and similar items are picked up, they go to trash dump site (Southland). He noted that tree debris cannot be taken to the landfill, nor can it be burnt. The Chairman said when people call him and tell him they have stuff laying in their yard, he'll just have to tell them that the County can't mess with it. Commissioner Barnard pointed out, that if debris/trash is in their yard, the County can't touch it anyway. Director Brooks said that the current truck can still be used.

COUNTY MANAGER ITEMS: None

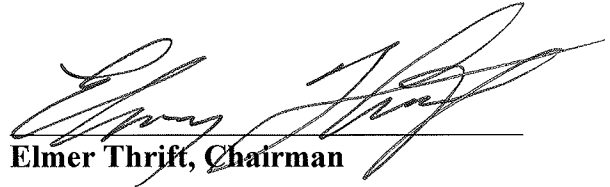
COMMISSIONER ITEMS: None

Commissioner Burse reminded everyone of Sgt. Kennedy Sanders funeral to be held this upcoming Saturday. She and two fellow service members were killed in a drone attack in Jordan last month.

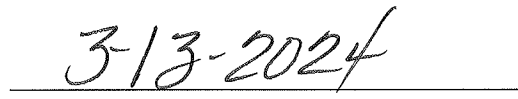
ADJOURN:

A motion was made by Commissioner Burse to adjourn the Work Session, with Commissioner Lucas seconding the motion at 4:48 p.m. The motion passed unanimously.

Date proposed to be approved: March 11, 2024


Elmer Thrift, Chairman


Melinda L. Brooks, County Clerk


Date

