

CULLMAN COUNTY COMMISSION MEETING
February 23, 2016

CALL TO ORDER AND WELCOME

Chairman Walker called the Commission Meeting to order at 10:00 a.m.

CALL OF ROLL TO ESTABLISH QUORUM

The County Clerk called the roll; present were Chairman Kenneth Walker, Commissioner Kerry Watson, Commissioner Garry Marchman and County Attorney Chad Floyd. The invocation was given by Dusty Baker. Matt Kinsland led the Pledge of Allegiance.

APPROVE MINUTES OF THE FEBRUARY 9, 2016 MEETING; APPROVE APPROPRIATIONS, EXPENDITURES, REQUISITIONS AND ALL JOURNAL ENTRIES TO BE POSTED

Commissioner Watson made the motion to approve the minutes from the February 9, 2016 Commission Meeting; approve appropriations, expenditures, payroll, requisitions and all journal entries to be posted. Commissioner Marchman seconded the motion which passed on a unanimous voice vote.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

Consider authorizing the Chairman to sign the pre-authorization for the Refinancing of 2010 Water Warrants

Gary Teichmiller, County Administrator, stated pricing for the refinancing of the water warrants will be March 7, with the signing of the closing documents on March 22. The refinancing of the 2010 warrants will save approximately \$620,000 over the duration of the bonds. The refinancing of the 2005 and 2007 warrants in September of last year, saved about \$850,000 bringing the total saving to approximately \$1.5 million. The maturity date of the bonds was not extended. Commissioner Watson made a motion to authorize the Chairman to sign the pre-authorization for the refinancing of the 2010 water warrants. Commissioner Marchman seconded. Upon a unanimous voice vote, the motion passed.

Authorize the Chairman to negotiate a contract with American Behavioral to provide employee services

Judy Bradford, Director of Human Resources, explained the County's Personnel Handbook requires an Employee Assistance Program (EAP) be in place for county employees. Several companies who provide this service have been contacted and American Behavioral seems to have the best overall program. Services provided include confidential assessment, counseling and referral for services in the area of drug and alcohol dependency, marital and family issues, mental and emotional problems, job related stress and financial and legal difficulties. There is unlimited online and telephone access related to family, marital, legal, financial, health and other topics. The comprehensive EAP service is available 24/7/365 for all employees and their qualified dependents. They will also provide training for supervisors and employees in safe-sensitive positions and the company can provide critical incident debriefing should the need arise. Commissioner Marchman made a motion to authorize the Chairman to negotiate a contract with American Behavioral for the county's Employee Assistance Program. Commissioner Watson seconded the motion which passed on a unanimous voice vote.

Consider adoption of the Revised Personnel Policies and Procedures Handbook

Judy Bradford, HR Director, stated the previous personnel handbook was adopted in 2010 and there have been numerous changes and additions over the years. The handbook has been sent to department heads for review and discussion with their employees. Once the Commission approves the handbook, each employee will receive a copy and it will be posted on the County's website. This edition will replace all previous edition of the handbooks. The Commission thanked Ms. Bradford and County Attorney Chad Floyd for their work on the revisions. Commissioner Watson made a motion to adopt the Revised Personnel Policies and Procedures Handbook for Cullman County Employees. Commission Marchman seconded. The motion passed on a unanimous voice vote.

Consider Tax Abatement for QHA Metal Products in the amount of \$200,000 for equipment

Kevin Jackson from the City Economic Development Office stated QHA Metal Products has purchased a vacant building in the Baileyton Industrial Park. They will produce HVAC parts and roofing components. It will create ten jobs with plans to double that number over the next few years. Baileyton Mayor Johnny Dyar stated they are looking forward to this new business in Baileyton and will assist them in every way possible. Baileyton will pass a resolution concerning the abatement at their next council meeting. Commissioner Marchman made to motion to approve the tax abatement for QHA Metal Products in the amount of \$200,000 for equipment. Commissioner Watson seconded. Upon a unanimous voice vote, the motion passed.

Confirm a tax abatement by the Town of Dodge City for Design Technologies, LLC in the amount of \$250,000 for manufacturing machinery and personal property

Kevin Jackson, City of Cullman Economic Development Office, stated the Town of Dodge City has done the tax abatement for Design Technologies, LLC, a wire harness manufacturing company. The abatement is for \$250,000 for machinery and personal property. Commissioner Watson made a motion to confirm the tax abatement for Design Technologies LLC in the amount of \$250,000. Commissioner Marchman seconded and the motion passed on a unanimous voice vote.

Confirm a tax abatement by the Town of Dodge City for Jenkins & Jenkins, LLC for existing and new building in the amount of \$350,000

Mr. Jackson from the Economic Development Office, explained Jenkins & Jenkins, LLC is the holding company for the property which houses Design Technologies, LLC. The Town of Dodge City has abated the taxes for the existing building and a new addition to the facility. Commission Marchman made a motion to confirm the tax abatement for Jenkins &

Jenkins, LLC in the amount of \$350,000. Commissioner Watson seconded. The motion passed on a unanimous voice vote.

Consider authorizing the County Commission to enter into a written commercial lease agreement with the Town of Dodge City to house the Revenue Commissioner's Annex

County Attorney Chad Floyd stated the Revenue Commissioner has had a satellite office at the Dodge City Town Hall since 2011. It is a convenience to citizens living in that area of the County. This is a standard commercial lease agreement. The rent is \$10 monthly. Commissioner Watson made a motion to approve the Chairman to sign the lease agreement with the Town of Dodge City for space to house the Revenue Department satellite office. Commissioner Marchman seconded and upon a unanimous voice vote, the motion carried.

Commissioner Marchman to re-appoint Lea Scott to the Library Board of Trustees for a term to expire 9-30-2019

Commissioner Marchman made a motion to re-appoint Lea Scott to the Library Board of Trustees for a term to expire 9-30-2019. Commissioner Watson seconded. The motion passed on a unanimous voice vote.

Commissioner Marchman to re-appoint Dewayne Goodwin to the E-911 Board of Commissioners for a term to expire 9-1-2019

Commissioner Marchman made a motion to re-appoint Dewayne Goodwin to the E-911 Board of Commissioners for a term to expire 9-1-2019. Commissioner Watson seconded and the carried on a unanimous voice vote.

Authorize the Chairman to sign change order with TekLinks for support hours in the amount of \$6,750 in connection with the new telephone system

Joey Martin, IT Director, stated the initial contract with TekLinks was for fifty (50) support hours for installation of the new phone system. Forty-eight hours have been used and the change order is for an additional fifty hours of support. Commissioner Watson made a motion to authorize the Chairman to sign the change order with TekLinks in the amount of \$6,750. Commission Marchman seconded the motion which passed on a unanimous voice vote.

Consider plat for Hawk's Nest - Phase 1, located in District 2 on County Road 2026 off County Road 184

Keith Creel, Engineering Assistant, stated this is the first subdivision to come before the Commission for approval since the changes to subdivision regulations last year which allow for the exemption of a developer being required to follow County guidelines in building of roads if the roads are to remain private roadways, and not to become County maintained. This plat was originally approved in September 2014. None of the roads have been inspected by the County Engineering Department. A restrictive note has been placed on the plat.

The County Attorney read the plat notes for admission to the minutes of this meeting:

NOTES:

1. The access road located within the 50' right-of-way shown on this plat has a variance for a 15 MPH designed speed.
2. Streets are not a part of the Cullman County Maintenance System.
3. It is the intent of the condominium association to maintain the roads contained within this plat for perpetuity with the understanding that the exemption from the construction requirements contained with the Cullman County Subdivision Regulations precludes future consideration for acceptance into the Cullman County Maintenance System.
4. An easement for the construction and maintenance of waterlines and appurtenances is hereby dedicated to the Cullman County Water Department over and within all private road right-of-ways shown on this map.

Commissioner Marchman made a motion to approve the plat for Hawk's Nest, Phase 1, located in District 2 on County Road 2026 off County Road 184. Commissioner Watson seconded. The motion passed on a unanimous voice vote.

Consider variance for Stillhouse Point proposed subdivision, located in District 2 off County Road 71

Keith Creel, Assistant Engineer, stated Stillhouse Point is a new subdivision with ten (10) lots. The plat has not been approved. They are currently requesting a variance of right-of-way width from the County's subdivision requirement of fifty feet to a right-of-way of thirty-six feet and a cul-de-sac radius of forty feet instead of the required fifty foot radius. The right-of-way will have waterlines installed. The roads will remain privately maintained and will be exempt from the County's specification for construction. The final plat to be presented for approval will have the same restrictive notes attached as the plat presented in the previous agenda item. (See Notes in previous item) The Engineering Department does not see any problem with these variances since they will remain private roads. Commissioner Watson made a motion to grant a variance for Stillhouse Point proposed subdivision, located in District 2 off County Road 71. Commissioner Marchman seconded. Chairman Walker abstained. The motion passed on "aye" votes from Commissioners Watson and Marchman.

Bid No. 1230 – Updating & Replacing Video Surveillance Systems in the Detention Center – Reject and Rebid

Rebekah Cash from the Detention Center stated the Sheriff's Department wants to update some of the specifications and rebid the project. Commissioner Marchman made a motion to reject and rebid the updating and replacement of the video surveillance equipment for the detention center. Commissioner Watson seconded and the motion passed on a unanimous voice vote.

WORK SESSION

The Commission will hold a Work Session on Tuesday, March 8, 2016, at 8:30 a.m. in the commission conference room.

NEXT REGULAR COMMISSION MEETING MARCH 8, 2016

Chairman Walker announced the next commission meeting will be Tuesday, March 8, 2016 at 10:00 a.m. in the commission meeting room.

ADJOURN THE MEETING

Commissioner Watson made a motion to adjourn the meeting. Commissioner Marchman seconded and the meeting was adjourned at 10:20 a.m.

/s/ _____
Kenneth Walker,
Chairman

/s/ _____
Kerry Watson,
Associate Commissioner

/s/ _____
Garry Marchman,
Associate Commissioner