

CULLMAN COUNTY COMMISSION MEETING

February 11, 2020

CALL TO ORDER AND WELCOME

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

CALL OF ROLL TO ESTABLISH QUORUM

Meleigh Sullivan, Administrative Assistant, called the roll; present were Chairman Kenneth Walker, Commissioner Kerry Watson, Commissioner Garry Marchman, County Engineer Bryan Cheatwood, Assistant County Engineer Jon Brunner, Gary Teichmiller County Administrator and County Attorney Chad Floyd. The invocation was given by County Attorney, Chad Floyd. Ben Harrison, Cullman Regional Airport Manager, led the Pledge of Allegiance.

APPROVE MINUTES OF THE JANUARY 28, 2020 MEETING; APPROVE APPROPRIATIONS, EXPENDITURES, PERSONNEL ACTIONS, REQUISITIONS AND ALL JOURNAL ENTRIES TO BE POSTED

Commissioner Marchman made the motion to approve the minutes from the January 28, 2020, Commission Meeting; approve appropriations, expenditures, personnel actions, payroll, requisitions and all journal entries to be posted. Commissioner Watson seconded. The motion passed upon a unanimous voice vote.

PUBLIC /UPDATES

Chairman Walker introduced and welcomed the new County Engineer, Bryan Cheatwood. Chairman Walker also announced the County had an employee with the Sheriff's Office that was injured in the early hours of the morning in a car wreck and had to be transported to an area hospital in critical condition. Chairman asked that everyone keep him and his family in their prayers and extended our prayers from the Commission Office to the family.

Dale Greer from Cullman Economic Development, explained he had two items to discuss regarding the Cullman Regional Airport. The first item discussed by Mr. Greer was in regard to the mechanic on site at the airport. Mr. Greer explained the mechanic at the airport currently works on 25 out of the 57 planes housed at the airport. The mechanic is an IA mechanic which means he can certify and sign off on inspections. Mr. Greer stated, there are very few IA mechanics in North Alabama. The mechanic is currently working out of his t-hanger but wants the City and County to consider building him a building that he can either lease or purchase and do a ground lease. The City nor the County has ever done a ground lease at the airport through FAA (Federal Aviation Administration) so it would be something that we would need to be cautious about in how we structure the lease. Mr. Greer spoke with the mechanic before the Commission Meeting and the mechanic is open to us starting construction on the building and he would intend to take it over and purchase it if it is a reasonable deal that he agrees upon and the City and County agree upon. The building would be 10,000 square feet and 18 feet high with a 16-foot door. Mr. Greer is wanting on an exact amount of how much the building would actually cost. The mechanic intends to hire 2 additional mechanics to work with him and he also thinks there is potential for more mechanics in the future. Mr. Greer met with the Airport Board at their last meeting and 2 of the board members are pilots. The 2 board members concur we need to keep the mechanic at the airport. Since the airport is jointly owned by the City of Cullman and Cullman County, Mr. Greer stated he had to attend a public meeting and ask for permission from the County to consider this recommendation. The City of Cullman is in agreement to start construction on the building at the Cullman Regional Airport and would sponsor the application for the loan. Mr. Greer asked that the Commission consider the request. Commissioner Watson asked what the County's financial obligation would be. Mr. Greer stated 50%. County Administrator, Gary Teichmiller, asked if the lease would cover the loan payment. Mr. Greer stated yes, the mechanic would either pay the lease or purchase the building and pay ground lease. Chairman Walker asked for a motion to consider constructing the building with the City of Cullman being the loan recipient. Commissioner Watson made motion to move forward with the request from Cullman Economic Development with Cullman City being the loan recipient. Commissioner Marchman seconded and the motion passed upon a unanimous voice vote.

Mr. Greer's second item regarding the airport is with a defense contractor that has the potential to get a contract with the Government to pay for the Black Hawk helicopters. The company purchases the helicopters from the Government and takes out all the instrumentation and they typically sell those to forestry departments. Mr. Greer explained these helicopters are large enough they can hold water tanks for forest fires. Mr. Greer stated this company wants the City and County to build a building at the Cullman Regional Airport that is 13,000 square feet with 2,000 square feet of office space. The building would house this one contract. This company does not have a contract with the Government for these helicopters yet and the reasoning is there are no buildings in North Alabama big enough to house a project like this. Mr. Greer stated he had checked with multiple surrounding airports who all feel you would be able to lease this type of hanger if the original plan fell through. Mr. Greer explained a building this size, would cost roughly around \$2 million dollars. Dunn Construction Company priced a building this size in Huntsville recently and said it would be \$125 per square foot. Mr. Greer stated this would create around 6 jobs and the defense contractor believes if he is able to get the contract, he will be able to open 3 more additional jobs and could possibly get 3 more contracts that would require another building later in the future. Mr. Greer explained TVA would loan the money at a low interest rate after the building was constructed. Mr. Greer stated he believed opening this door for a defense contractor gives us potential to grow in the future. TVA has stated we are 1 of 3 areas they are looking at with a developmental future. The building would be a 25-foot ceiling with a 22-foot door. Mr. Greer stated the plan would be to lease the building for 5 years with a 5-year renewal. The lease would be negotiated to recover the cost of the building within 15 to 20 years. Mr. Greer stated the City and the Airport Board are both in favor of this project and the City has agreed to be the loan recipient with the County and City both being responsible for 50% of the loan. Commissioner Marchman stated he thought it was a really good project and thinks it could open a lot of doors but he had reservations and concerns if it would be able to sustain itself since we do not currently have an actual contract. Commissioner Marchman stated he did not want to be tied to a debt that may or may not turn into something. Commissioner Watson asked Mr. Greer if he thought he may have more information before our next scheduled Commission Meeting. Mr. Greer said the plan was to meet with one of the gentlemen from the company later this evening and may learn some new information from that meeting but he does know the company likes Cullman and believes we are a good fit. Commissioner Watson asked if Mr. Greer could come back at the next Commission Meeting and give more information in regard to what Mr. Greer learns from his meeting with the company later today. Mr. Greer stated he did

not know what the company would say but he would talk to them and let us know. Chairman Walker asked Mr. Greer to get back with the Commission in 2 weeks at the next Commission Meeting.

NEW BUSINESS

Ratify the City of Cullman Abatement for Rusken Packaging, Inc., in the amount of \$7,800,000 for a major addition to the existing facility

Stanley Kennedy from Cullman Economic Development addressed the Commission and stated the City of Cullman issued and approved an abatement with Rusken Packaging, Inc., in the amount of \$7.8 million for an expansion. Mr. Kennedy explained the expansion will be an additional 48,700 square feet to the original building and will create 25-30 jobs with a starting pay of \$15/hour. Commissioner Watson made a motion to approve the ratification of the abatement for Rusken Packaging, Inc. Commissioner Marchman seconded and the motion passed upon a unanimous voice vote.

Declaration of Emergency Conditions in Cullman County

Phyllis Little, EMA Director, addressed the Commission and stated it is her recommendation the Commission put in place a Declaration of Emergency for Conditions in Cullman County. Ms. Little explained in the past week, damages to roads and bridges due to flooding are in the excess of \$200,000. The rain is continuing and we are looking at another 2-3 inches within the next 2 days with severe thunderstorms and gusty winds. Mrs. Little explained the Declaration may not be necessary if there is not enough damage across the State for the Governor to issue an emergency, but if the Governor did, Cullman County would be in a good position by already having a Declaration of Emergency Conditions in place. If the Declaration of Emergency Conditions is unnecessary, the Commission will terminate at the next scheduled Commission meeting. Commissioner Marchman made a motion approving the Declaration of Emergency Conditions in Cullman County. Commissioner Watson seconded. The motion then passed upon a unanimous voice vote.

Set the Tax Levy for 2020

County Attorney, Chad Floyd, addressed the Commission and asked the Tax Levy be set in the first meeting of February each year. Mr. Floyd stated the Tax Levy is the ad valorem taxes that are collected by the Revenue Commissioner for general taxes. Some are County wide and some are specially passed District taxes. Mr. Floyd also explained this is not a new tax being collected, it is just a continuation of taxes already in place. Commissioner Watson made a motion setting the Tax Levy for 2020. Commissioner Marchman seconded. Upon a unanimous voice vote, the motion carried.

Authorize the Chairman to sign Keefe Commissary Group Contract for the benefit of the Cullman County Sheriff's Office

Chad Floyd, County Attorney, explained to the Commission it is his recommendation Chairman Walker be authorized to sign a contract with Keefe Commissary Group that is between Keefe Commissary Group and the Sheriff's Office. Mr. Floyd explained Keefe Commissary Group provides the commissary which could be food or supplies that are sold to the inmates within the Cullman County Jail. The Sheriff's Office has been pleased with Keefe Commissary Group over the last 3 years and would like to continue that relationship. Commissioner Marchman made a motion authorizing Chairman to sign Keefe Commissary Group Contract for the benefit of the Cullman County Sheriff's Office. Commissioner Watson seconded and the motion passed upon a unanimous voice vote.

Commissioner Watson to reappoint Phillip Garrison to the Solid Waste Authority Board for a 4-year term expiring November 20, 2023

Commissioner Watson made a motion to reappoint Phillip Garrison to the Solid Waste Authority Board for a 4-year term expiring November 20, 2023. Commissioner Marchman seconded. The motion then passed upon a unanimous voice vote.

Resolution 2020-11: Award Bid for the Car Wash and Bath House at Stony Lonesome OHV funded with ADECA Recreational Trails Program Grant

Tanya Sears from Economic Development addressed the Commission and stated the Stony Lonesome OHV Car Wash and Bath House was put out for rebid due to first bids being over budget. The budget for the Car Wash, Bath House and septic system together was \$774,820. Mrs. Sears stated the low bidder was CH Harris with a bid amount of \$761,304, and it is her recommendation the County Commission award the bid. Commissioner Marchman made a motion awarding the bid to CH Harris for the Stony Lonesome OHV Car Wash, Bath House and septic system. Commissioner Watson seconded and the motion then passed upon a unanimous voice vote.

Bid No. 1297- Extension- Polypropylene Pipe to Bear Concrete

Jon Brunner, Assistant Engineer, stated Bear Concrete currently has the bid and has been a good supplier and recommends extending the bid. Commissioner Watson made a motion extending the Polypropylene Pipe bid to Bear Concrete. Commissioner Marchman seconded. Upon a unanimous voice vote, the motion carried.

Bid No. 1318- Reject Bid for Courthouse HVAC

Chad Floyd, County Attorney, explained to the Commission, previously bids for the Courthouse HVAC were opened and the low bidder who was CCSI came in with a total amount of \$2,081,000. Prospects were discussed in the Commission Work Session and at this time there are reservations about moving forward with the current bid. Commissioner Marchman made a motion to reject the Courthouse HVAC bid. Commissioner Watson seconded and the motion passed upon a unanimous voice vote.

Bid No. 1319- Bituminous Plant Mix Material Only

Jon Brunner, Assistant Engineer, stated we received two bids for the Bituminous Plant Mix Material. The low bid was Good Hope and Mr. Brunner recommended the Commission award the bid. Commissioner Watson made a motion to award the Bituminous Plant Mix Material bid to Good Hope. Commissioner Marchman seconded. Upon a unanimous voice vote, the motion carried.

Executive Session- Discuss Pending Litigation

Commissioner Marchman made a motion to open the Executive Session. Commissioner Watson seconded. The motion passed upon a unanimous voice vote. The Commission went into Executive Session to discuss pending litigation. Once the Executive Session concluded, Commissioner Marchman made a motion to close the Executive Session. Commissioner Watson seconded and the motion passed upon a unanimous voice vote.

WORK SESSION

The Commission will hold a Work Session on February 25, 2020 at 8:30 a.m. in the Commission Conference Room.

NEXT REGULAR COMMISSION MEETING TUESDAY, FEBRUARY 25, 2020

Chairman Walker announced the next commission meeting will be Tuesday, February 25, 2020 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 11:03 a.m.

/S/
Kenneth Walker,
Chairman

/S/
Kerry Watson,
Associate Commissioner

/S/
Garry Marchman,
Associate Commissioner