



LUMPKIN COUNTY
Board of Commissioners
Special Called Meeting Agenda
Executive Conference Room
Lumpkin County Administration Building, 99 Courthouse
Hill, Dahlonega, GA 30533

November 28, 2022
4:00 P.M.

- **Call to Order** Chairman Dockery
- **Consideration of Agenda**
- **Contract**
 1. 2022-081 - GMP for New Recreation Center (*Finance Director Abby Branan*)
 2. 2022-086 - Terminus Municipal Advisors LLC – Limited Municipal Advisor Services (*Finance Director Abby Branan*)
- **Adjournment**

LUMPKIN COUNTY
Board of Commissioners
Special Called Meeting Minutes
Executive Conference Room



November 28, 2022
4:00 P.M.

Call to Order

The meeting was called to order at 4:10 PM by Chairman Chris Dockery

Attendee Name	Title	Status	Arrived
Chris Dockery	Chairman	Present	
Tucker Greene	District 1 Commissioner	Present	
Bobby Mayfield	District 2 Commissioner	Present	
Rhett Stringer	District 3 Commissioner	Present	
Jeffrey Moran	District 4 Commissioner	Present	

Consideration of Agenda

Motion: A motion was made by Commissioner Mayfield to approve the agenda. The motion was seconded by Commissioner Moran. The motion was approved and carried.

Contract

1. 2022-081 - GMP for New Recreation Center (Finance Director Abby Branan)

GMP for New Recreation Center. Consideration of GMP for Recreation Center

Chairman Dockery went over each item line by line on the bid package sheet, and explained some of the changes they had made in the meeting with Carroll-Daniel for cost reduction or improvements. Not included on the sheet were tap fees, third party testing and inspection, and FF&E (furniture, fixtures, & equipment). They had considered removing the starting blocks from the pool, but the Chairman thought it would be better to leave them in for competitions.

Chairman Dockery emphasized the need to ensure the concrete will accommodate a pavilion in the future. He said it was recommended to remove the pergolas, since they would be composed of pressure-treated 2 x 10 boards. Within only a few years, those would degrade and require maintenance. However, there is an allowance in FF&E for cabanas (structures covered with a cloth overhang), which will be available for rent. Regarding the pavilion, Chairman Dockery recommended waiting and bidding it out separately from this contract.

There was discussion over pool heaters. Mr. Ours, the County Manager, said he spoke with Leah Smith about it, and she said that for our climate, we would not need heaters if we had a bubble membrane covering the pool. The environment inside would be sufficiently warm. Regarding the bubble membrane foundation, Chairman Dockery said the County does not need to do that. Someone can fundraise for the membrane and foundation, or the school system can assist. He said it should not be the responsibility of the County to pay for a structure that would be for the school's swim team, and Park & Rec does not have a swim team.

The representative from Carroll Daniel also pointed out that it would be impossible to design the foundation for a bubble membrane right now, because you would need to know exactly what kind of bubble you are putting in. Each type will have different specifications for the foundation.

Chairman Dockery continued to review some of the cost-saving measures that had been recommended, including removing the mist system from under the lazy river bridge, removing the powder coating on the galvanized metal slides, and removing the UV purification system from the competition pool. The Chairman had been informed that since the pool will now be outside, a UV purification system is not necessary due to sunlight.

Commissioner Moran said he had heard from several senior citizens who were concerned about adequate shade. If they are with their grandchildren at the pool, they will want access to shade. Chairman Dockery said the cabanas will be a source of shade, and perhaps we can find a community sponsor to provide a pavilion.

Commissioner Stringer asked for a review of the funding. Finance Director Abby Branan displayed the funding breakdown and discussed interest and debt service. Mr. Ours discussed landscaping and how the FF&E number will probably need some fine-tuning. With the adjustments from the initial meeting, the GMP is expected to be \$12,995,644.

Motion: *Commissioner Mayfield moved to approve the GMP with the stipulation that Chairman Dockery is authorized to execute a GMP addendum to the contract. The motion was seconded by Commissioner Greene, and the motion was approved unanimously.*

2. 2022-086 - Terminus Municipal Advisors LLC – Limited Municipal Advisor Services (Finance Director Abby Branan)

Terminus Municipal Advisors LLC – Limited Municipal Advisor Services. Consideration of a limited municipal advisor services contract to invest bond proceeds.

Motion: *A motion was made by District 2 Commissioner Mayfield to approve Terminus Municipal Advisors LLC – Limited Municipal Advisor Services. The motion was seconded by District 4 Commissioner Moran. The motion was approved and carried.*

Adjournment

Motion: *A motion was made by Commissioner Stringer to adjourn the meeting. The motion was seconded by Commissioner Moran. The motion was approved and carried.*

The meeting ended at 5:20 pm.

December 22, 2022

Date



Melissa Witcher
County Clerk, Lumpkin County



Chris Dockery, Chairman
Lumpkin County Board of Commissioners