

MINUTES

CALLED MEETING OF THE
COLQUITT COUNTY BOARD OF COMMISSIONERS
Thursday, January 15, 2015
10:00 a.m.

CALL TO ORDER: The meeting was called to order at 10:00 a.m. by Chairman Terry R. Clark. The purpose of the meeting was to discuss results of recent energy audits and any other county business deemed necessary. The meeting was duly called and advertised.

PRESENT: Those present were Commissioners Winfred Giddens, Marc DeMott, Donna Herndon, Paul Nagy, Johnny Hardin, and Chairman Terry R. Clark. Also present were County Administrator Chas Cannon, Finance Director Wayne Putnal, and County Clerk Melissa Lawson.

ALSO PRESENT: Facilities Maintenance Director Michael Wisenbaker, Representatives of Johnson Controls and ABM Building Solutions.

ABSENT: Commissioner Luke Strong.

Mr. Cannon stated that the purpose of the called meeting was for ABM Building Solutions and Johnson Controls to present detailed, specific energy audit information consisting of project scope, estimated project costs, and potential savings.

ABM BUILDING SOLUTIONS PRESENTATION: Jason Anderson presented a list of key initiatives to the board, consisting of a self-funded program, upgrades, and replacements to HVAC systems and control systems. Mr. Anderson declared his belief that these factors would result in long term building sustainability and efficiency for the county. Mr. Anderson referred to a recent study by the National Association of Counties and the Institute for Building Technology that concluded counties cannot manage their energy consumption without first having measured their energy use. However, Mr. Anderson stated that a lack of funding and expertise were the main reasons most counties do not address energy savings opportunities.

Mr. Anderson stated that Colquitt County had major infrastructure needs due to many years of deferred maintenance, with the main focus areas consisting of the Jail, Prison, Courthouse, and Courthouse Annex. In consideration of these factors, Mr. Anderson stated that a self-funded, proactive program balancing efficient options while proving immediate General Fund relief would be the most favorable option.

Mr. Anderson declared the best way to meet critical funding needs was to utilize ABM's facility expertise to convert reduced expenses into capital. To begin, Mr. Anderson stated that ABM measured the current energy use of the four main focus areas and projected the costs over a period of fifteen years. He further stated that 48% of counties were double the national median for energy use.

Commissioner DeMott asked for clarification regarding ABM's calculation of the percentage in relation to the national energy median.

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Mr. Anderson explained his calculations and estimated the total annual savings across the main focus areas to be approximately \$274,000.00 annually. At this rate of savings, over a fifteen year period, Mr. Anderson stated that the county could fund approximately \$4,000,000.00 in capital projects.

Mr. Anderson stated his belief that most county HVAC concerns could be addressed without the need for upfront capital, stating that Colquitt County had SPLOST funds that could be utilized for this purpose.

Mr. Anderson estimated that the construction phase would last approximately nine months.

Mr. Cannon questioned if ABM could guarantee savings to the county's General Fund. Mr. Anderson stated that an investment grade audit would be performed, resulting in exact numbers. Savings would then be calculated and guaranteed based on a contractual agreement between ABM and the county. Mr. Anderson stressed that if ABM fell short on guaranteed savings, they would compensate the county for the difference.

Mr. Cannon also asked if the savings could be taken out of the budget. Mr. Lowery stated that this was possible if SPLOST funds were used. He further stated he felt comfortable with the projected number, but said that it could increase based on additional savings from maintenance and operations.

Upon completion of the investment grade audit, Mr. Anderson vowed to develop the best possible plan for the county.

Mr. Anderson presented possible upgrades to the main focus areas of the Jail, Prison, Courthouse, and Courthouse Annex, which make up 80% of the county's utility costs. Areas of concentration consisted of HVAC upgrades and replacement, lighting upgrades, water conservation, energy efficient transformers, and building envelopes.

Mr. Anderson informed the board that his company would provide training regarding system control upgrades. In addition, he stated the system would be an open protocol system, allowing for future expansion and compatibility with future system implementations.

Joel Lowery stated that the area of HVAC was a huge opportunity for Colquitt County due to new technology that is better adapted to deal with humidity removal and controls.

Mr. Anderson vowed to maintain the historical integrity of the Courthouse by implementing hidden HVAC piping and ductwork, landscaping around outdoor units, and reducing noise levels when possible. Mr. Anderson mentioned the cooling tower on the Courthouse grounds and stated that ABM would make every effort to hide this structure.

Commissioner DeMott asked how this would be accomplished. Mr. Lowery replied that existing HVAC would be gutted and the effort would commence to re-install inside existing containers. Mr. Lowery stated that another option would be to replace the existing system with newer, more efficient HVAC systems that do not require cooling towers to eliminate heat.

Commissioner Herndon requested clarification in regards to the “building envelope.” Mr. Lowery explained this term basically refers to insulation repairs and upgrades to make the facility more energy efficient.

Commissioner Nagy questioned if statistics had been obtained regarding energy savings at Colquitt County High School, a current ABM customer. Mr. Lowery stated that due to the construction of the new high school and the transition of facilities, few changes had been implemented at the existing high school. However, Mr. Lowery stated that ABM was able to implement minor changes during the construction phase of the new high school that will result in approximately \$30,000.00 yearly in utility savings. Mr. Lowery also noted that Brad Gregory, Assistant Superintendent of Colquitt County Schools, fully anticipates that guaranteed savings will be exceeded. Mr. Lowery stated that he would get exact numbers and report back to Commissioner Nagy.

At this time, Ray Jordan, former Superintendent of Turner County Schools and current ABM employee, stated that guaranteed savings in Turner County were exceeded each year, offering \$338,000.00 in relief to the General Fund.

Mr. Anderson presented an extensive list of references, including various municipalities and school systems in the state of Georgia.

In closing, Mr. Anderson stated that he fully anticipated a positive impact on Colquitt County by implementing an energy savings program. Mr. Anderson thanked the board for their time and cooperation.

The board recessed for a five minute break.

JOHNSON CONTROLS PRESENTATION: Mike Coley, Regional Manager, introduced himself and gave a brief overview of his company.

Mr. Coley stated that Johnson Controls was a recognized global leader and had been designated as one of the world’s most ethical companies. He further stated that Johnson Controls assisted local governments by reducing operating costs through the implementation of energy efficiency and reliability projects, while providing preventative and corrective maintenance.

Mr. Coley stated the main objective was to provide a sustainable environment for Colquitt County through technology advancement, addressing building occupancy issues, and helping county facilities to become self sufficient.

Mr. Coley explained Energy Performance Contracting in detail, declaring that savings must be guaranteed, measured, and verified using well defined guidelines. He stated that older systems required more maintenance, resulting in increased operating costs.

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Mr. Coley reviewed funding sources, stating that municipal leases were an excellent option, with savings paying for the funding overtime. Mr. Coley informed the board that state regulations exist for Energy Performance Contracting, and stated that Johnson Controls understood that many counties have excessive need but limited resources.

Mr. Coley stated the reason for implementing an energy savings program was to replace aging infrastructure and reduce energy and operational costs. He further stated that if projected savings were not met, Johnson Controls would compensate for the difference. Mr. Coley declared that Johnson Controls would also guarantee equipment and technology performance.

Mr. Coley stated that work would be done as quickly as possible, stating that through extensive experience, Johnson Controls has acquired valuable expertise in minimizing impact on day to day operations.

Johnson Controls presented data from an office building prior to and after energy performance contracting, stating that after the implementation of energy performance contracting, operating costs decreased and savings were realized.

Benchmark data was presented, specific to Colquitt County, with utility expenditures totaling over \$700,000.00 in a twelve month period. Johnson Controls stated that the main objective was for staff to get what they needed to perform their job, but no more, thus maintaining functionality while lowering operating costs.

Johnson Controls presented data relating to main county facilities, while explaining possible upgrades in the form of energy conservation, HVAC replacements, and system control implementations.

(Commissioner Herndon left the meeting at 11:26 a.m.)

Interior lighting replacements were discussed. Commissioner DeMott inquired if it was the proper time to invest in LED lighting; voicing his concern that pricing for this technology might continue to decrease.

Mike Migilaccio, Account Services Manager, presented budgets and costs of energy relative to Colquitt County. He stated his belief that Colquitt County could realize an 18-22% reduction in annual utility costs and reminded the board that new equipment installation would decrease existing maintenance budgets.

Mr. Migilaccio presented a cash flow model, stating that first year savings combined with cost avoidance would result in approximately \$182,000.00.

Mr. Migilaccio presented several different cash flow models consisting of different scenarios regarding financing options and capital contribution costs.

Steps in the ongoing process were explained and discussed by Mr. Migilaccio, beginning with procurement approval and ending with the approval of an energy savings contract. The project development process was explained in detail, consisting of utility analysis, data

collection and existing condition assessment, development, design, project reviews, and financing.

Mr. Migilaccio projected May 2016 as a project completion date. He presented several references for Johnson Controls and called upon Larry McCarthy, Branch Manager, to explain the company's existing local presence in Colquitt County.

Mr. McCarthy stressed that Johnson Controls manufactured most of the products installed, making them more competitive. With local customers consisting of the City of Moultrie, the Department of Family and Children Services, and the local Georgia Bureau of Investigation building, Mr. McCarthy declared that Johnson Controls has maintained a strong local presence and ethical reputation in the county.

Mr. McCarthy stated the local and skilled technicians would provide desired training and would always be there to support Colquitt County in attaining its energy goals, even after project completion.

Commissioner DeMott inquired if a central dashboard capability was available so that administration could observe and analyze data. Mr. McCarthy replied that the technology was indeed available and encouraged its use.

In closing, Mr. McCarthy stated that Johnson Controls would validate what was implemented and would submit an annual measurement verification report. Mr. McCarthy thanked the board for their time and consideration.

EXECUTIVE SESSION: Commissioner Hardin made a motion at 11:52 a.m. to go into executive session to discuss personnel issues. Commissioner Giddens made a second. The motion carried unanimously. (An affidavit, as required by Georgia Law, was executed by all Board members present stating under oath that the subject matter of the closed meeting was devoted to the matters within the exception provided by law and identified the specific relevant exception as provided by law. The affidavit is hereby made a part of the minutes by reference thereto.)

REGULAR SESSION: Commissioner DeMott made a motion at 12:38 to reconvene into regular session. Commissioner Nagy made a second. The motion carried unanimously.

UPDATE ON CHICKEN HOUSES: Mr. Castellow spoke of the recently imposed 90 day moratorium regarding the acceptance of any zoning application that would permit the construction of a poultry production facility. Mr. Castellow stated that the county was currently considering amending the zoning ordinance to require any application for a chicken house that would accommodate more than 1,000 birds to construct a dry Stackhouse. He further informed the board that the Moultrie – Colquitt County Planning Commission had submitted ordinance changes for the board to consider.

Within the last week, Mr. Castellow stated that owners of property on J R Suber Road approached the zoning office to obtain a building permit to construct chicken houses. Due to the fact that this particular piece of property was purchased the day before the moratorium

was imposed, Mr. Castellow advised that the individual, Mr. Dao, has a vested right to be considered under the old zoning regulations, meaning the moratorium would not apply in this case. Mr. Castellow stressed that when a property owner inquires about zoning regulations, studies those regulations as they exist and makes expenditures based on those regulations, the individual has a right to be considered under those regulations.

Commissioner Nagy voiced his understanding that Mr. Dao could not be forced to construct a Stackhouse.

Chairman Clark questioned the existence of any other applications that would require consideration under the old zoning regulations. Mr. Castellow declared that he knew of no other applications.

Commissioner Giddens voiced his concern regarding road conditions on J R Suber Road.

Commissioner Hardin stated that the board had previously discussed an impact fee that would be considered in such a situation where existing county infrastructure would be affected. He further stated that the deterioration of J R Suber Road would be an issue, especially with limited resources available for repair.

Mr. Cannon stated that Rodney Baker and Clarence Lowe had mentioned their willingness to donate property in order to make J R Suber Road safer and more accessible. However, Mr. Cannon stated that per Charles Weathers, Road Superintendent, the total cost for this project would more than likely still exceed \$100,000.00.

Commissioner Hardin also mentioned a request to have the Department of Transportation analyze the weight limits on bridges within the county.

RELOCATION OF OFFICES: In a process to more efficiently organize offices within the Courthouse Annex, Mr. Cannon announced his intention to relocate the Registrar's office to the early voting room; the Solid Waste office to the existing Compliance Office; and the Compliance Office to the office vacated by the Registrar. Mr. Cannon stressed that the intent was to make these offices more convenient to the public by having them all located on the first floor of the Annex.

Chairman Clark agreed, stating that the building was designed to accommodate the most heavily visited county offices on the first floor.

Mr. Cannon informed the board that the office moves would be facilitated in phases, during a three week period.

UNITED WAY FUNDRAISER: Mr. Cannon stated that Wanda Purvis, County United Way Campaign Coordinator, had requested the use of the Commissioners' Meeting Room in order to facilitate a photo shoot as a campaign drive to raise funds. Mr. Cannon informed the board that the county failed to meet its anticipated fund raising goal last year, and Ms. Purvis wanted to make every effort to ensure a successful campaign this year.

KEY DATES: Mr. Cannon reviewed a list of upcoming, key dates with the board.

- January 19, 2015 Martin Luther King, Jr. Holiday
- January 20, 2015 Planning Retreat – Sundown Farms
- January 26, 2015 Hwy 133 Widening Open House, Doerun Elementary School, 4:00 – 7:00 p.m.
- January 27, 2015 Hwy 133 Widening Open House, Okapilco Elementary School, 4:00 – 7:00 p.m.
- February 3, 2015 Pre-Board Work Session, 5:30 p.m.
- February 3, 2015 Board Meeting – 7:00 p.m.
- February 8-10, 2015 District Day at the Capitol

Mr. Cannon stated that District Day at the Capitol was an excellent opportunity to meet with state representatives and inform them of key issues and concerns. Mr. Cannon reviewed some of these issues to be discussed, including raising the state subsidy reimbursement for prisoners, and possibly obtaining more funds for roads and bridges within the county.

Commissioner DeMott questioned if an increase in prisoner supplement would require legislative action.

Mr. Cannon announced his intention to meet with Warden Billy Howell and Finance Director Wayne Putnal to obtain more information regarding prisoner costs.

There being no further matter to come before the board, the meeting was adjourned at 12:57 p.m.

Respectfully submitted,

Terry R. Clark
Chairman

Melissa Lawson
County Clerk

Approved: _____

AFFIDAVIT

This is to certify that the Colquitt County Board of Commissioners held an Executive Session Meeting (closed meeting) on Jan. 15, 2015, at 11:52 o'clock a.m./p.m. The majority of the quorum present voted in the open meeting to go into Executive Session (closed meeting). The subject matter discussed was applicable under the following code section(s):

- O.C.G.A. 50-14-2(1) – Consultation with an attorney regarding pending or potential legal action.
- O.C.G.A. 50-14-3(4) – Discussion of future acquisition of real estate. (Notice was given as required and minutes taken.)
- O.C.G.A. 50-14-3(6) – Discussion of personnel matters.

I further certify that the subject matter of the Executive Session (closed meeting) was devoted to matters within the exception provided by law and the above checked identifies the specific relevant exception.

This 15th day of January, 2015.

Terry Clark
Terry Clark, Chairman

Winfred Giddens
Winfred Giddens, Commissioner

Donna Herndon
Donna Herndon, Commissioner

Johnny Hardin
Johnny Hardin, Commissioner

Luke Strong
Luke Strong, Commissioner

Marc DeMott
Marc DeMott, Commissioner

Paul Nagy
Paul Nagy, Commissioner

Sworn to and subscribed before me, this 15th day of January, 2015

Melissa E. Lawson
County Clerk or Notary Public
My Commission Expires 11/17, 2018

