

**MINUTES**

**Troup County Board of Commissioners**

**January 6, 2009**

**Troup County Government Center Building**

Troup County Board of Commissioners Chairman Richard Wolfe called the meeting to order at 9:00 a.m.

**Board Members Present:**

Richard Wolfe, Chairman  
Buck Davis, Vice-Chairman  
Ken Smith, Commissioner  
Morris Jones, Commissioner  
Richard English, Commissioner

**News Media Present:**

Joel Martin, LaGrange Daily News  
Judy Murphy, Troup County News  
Trey Wood, Valley News  
David Woody, TV 33

**Staff Present:**

Mike Dobbs, County Manager  
Stewart Mills, Finance Officer / County Clerk  
Tod Tentler, Assistant County Manager/ Parks & Recreation Director  
Mark DeGennaro, County Attorney  
Andy Harper, Building & Zoning Technician  
James Emery, County Engineer  
Cheryl May, Accounting Clerk  
Scott Turk, Zoning Administrator  
Diana Evans, Purchasing Director  
Lavelle Barnes, Human Resources Director

**Others Present:**

Connie Stothard, Surveyor  
Bill & Ellen Gilmore, Concerned Citizens  
David Chapman, President of Trademark Quality Homes  
Mr. & Mrs. James Cheshire, Special Use Request Applicants  
Libby Willingham, Mallory Insurance  
Rick Mallory, Mallory Insurance  
Gloria Livingston, Concerned Citizen  
Denise Brown, Realtor  
Wesley Smith, Hutchinson Traylor Insurance  
Al Sherling, Insurance Consultant  
David Chapman, Trademark Quality Homes  
Jody Strickland, Trademark Quality Homes

**OPENING:**

Chairman Richard Wolfe welcomed all in attendance.

**Invocation - Commissioner Buck Davis:**

Commissioner Buck Davis was recognized by Chairman Wolfe and asked to pronounce the invocation.

**Pledge of Allegiance:**

Commissioner Davis led those present in reciting the Pledge of Allegiance to the United States of America.

**APPROVAL OF AGENDA / MINUTES:**

**Approval of Agenda:**

Commissioner Davis made a motion to approve the agenda as presented. Commissioner Jones seconded. Unanimous.

**Approval of Minutes:**

Commissioner English made a motion to approve minutes of the December 16, 2008 regular meeting of the Board of Commissioners. Commissioner Davis seconded. Unanimous.

**PEOPLE TO ADDRESS THE BOARD:**

- None.

**SPECIAL BUSINESS:**

**Consideration of Property and Casualty Insurance Bids:**

County Manager Mike Dobbs briefly reviewed the bid results for the county's property/casualty insurance renewals. He focused his comments on two of the low bids--Hutchinson-Traylor/One Beacon (current carrier) at \$355,500 and Mallory/Argonaut at \$349,901. The difference in the two bids was \$5,599 or slightly less than 2%. Insurance consultant Al Sherling of Insurance Review & Management, Inc., then discussed the bid process in detail. He indicated that all interested parties were provided the same information to bid the following insurance coverage: automobile liability and physical damage; boiler & machinery; property; employee dishonesty bond; general liability; inland marine; law enforcement liability; and public official's liability. Mr. Sherling indicated Mallory/Argonaut had, due to a misunderstanding, bid on insuring the county's entire fleet of vehicles for physical damage rather than only vehicles with an acquisition cost of \$25,000 or greater (as specified in the bid request.)

He indicated that once the physical damage coverage on vehicles was clarified, he had allowed Mallory/Argonaut to modify its bid so that it was consistent with the bid request. He felt that it was consistent with making the bid process fair and equitable. Mr. Sherling pointed out the bid process did not lock the commissioners into accepting the

low bid. They could apply other factors in the deciding which carrier to choose. Chairman Wolfe inquired about "weighing" the benefit of staying with the incumbent carrier since the difference in the bids was less than 2%. Mr. Sherling replied it would be difficult to place an absolute dollar value on retaining the incumbent carrier. However, he indicated if the county is satisfied with the service provided by the current carrier, he feels that should be factored into the decision process. He went on to say his experience has been that if an incumbent carrier has provided satisfactory service normally his clients would not change carriers unless the bid difference were 10% or greater.

Chairman Wolfe asked for a recommendation from county staff on the matter. County Manager Mike Dobbs indicated the county has been satisfied with the service provided by Hutchinson-Traylor/One Beacon and recommended retaining them as the county's insurance carrier. Commissioner English commented that if the county is going to continue to solicit and accept bids, it should award its insurance business to the low bidder. He then proceeded to make a motion to award the county's property/casualty insurance business to the low bidder. Commissioner Davis seconded. Unanimous.

**Consideration of 2010 D.O.T. Troup Transit Grant:**

Assistant County Manager Tod Tentler requested approval to apply for the 2010 D.O.T. grant for transportation of the elderly. Commissioner Davis made a motion to approve the county's application for the 2010 D.O.T. transportation grant. Commissioner Jones seconded. Unanimous.

**Consideration of Real Property Reappraisal in Troup County:**

County Manager Mike Dobbs reported on the request for bids to conduct a mass reappraisal of Troup County's 33,000 real property parcels. Two bids--\$787,400 by Tyler Technologies of Dayton, Ohio and \$1,423,052 by Technical Appraisal Services of Macon, Georgia--were received. A report issued by the tax assessor's office and county management recommended implementing the WINGAP appraisal software and beefing up

in-house appraiser manpower in lieu of contracting out the mass reappraisal. Commissioner Davis made a motion to deny all bids for mass reappraisal. Commissioner Smith seconded. Unanimous.

**Intergovernmental Agreement Regarding 800 MHz:**

County Manager Mike Dobbs outlined the proposed intergovernmental agreement between the City of LaGrange and Troup County regarding the 800 MHz trunk radio system to provide communications for public safety officials throughout the county and extending to Columbus-Muscogee. The agreement calls for Troup County to become part of the City of LaGrange 800MHz system and for Troup County to pay associated costs of extending the system by establishing a tower and repeater facility in the Hogansville area as well as to pay associated costs to acquire additional radio frequencies and related required equipment. Commissioner English made a motion to approve the intergovernmental agreement for 800 MHz radio communications. Commissioner Smith seconded. Unanimous.

**Election of Vice-Chairman:**

Commissioner Davis made a motion to appoint Commissioner English as Vice-Chairman for Calendar Year 2009. Commissioner Smith seconded. Commissioner Richard English was elected Vice-Chairman for Calendar Year 2009 by unanimous vote.

**PUBLIC HEARINGS:**

Commissioner Davis made a motion to go into public hearings. Commissioner Jones seconded. Unanimous. Chairman Wolfe announced that during the public hearings, comments from those in attendance were welcomed.

**SPECIAL USE REQUEST:**

**2nd Reading - Board of Commissioners Vote Necessary**

**James P. Cheshire**

**Special Use Request - Operate home business for appointment sales of firearms**

Zoning Administrator Scott Turk announced this is a special use request to operate home business for appointment sales of firearms. Board of Zoning and Planning recommended denial with a 6-to-2 vote because of safety and security concerns. Chairman Wolfe asked if anyone in attendance would like to speak in favor or against sale of firearms. Mrs. James Cheshire stated the sale of firearms would be by appointment only. Mr. Turk responded that no business signage can be posted and there can not have any salaried employees. He also commented that he has spoken with ATF and they had no prior issues with the Cheshire's business in Gwinnett County. Commissioner Davis questioned if they would allow shooting on-site. Ms. Cheshire responded yes, up to caliber used by deer hunters. Commissioner Smith questioned how long the Cheshires have been in business in Gwinnett County. Ms. Cheshire responded approximately ten years. Commissioner Davis made a motion to approve the appointment sales of firearms under the condition that all weapons to be sold would be tested at an off-site firing range and not on the Cheshire's property. Commissioner English seconded. Unanimous.

**REZONING:**

- None.

**Subdivisions:**

**1<sup>st</sup> Reading - No Vote Necessary**

**Stone Gate Subdivision - Preliminary Plat**

**Location: John Lovelace Road at Lower Big Springs Road**

**Developer: Trademark Quality Homes, Inc.**

**60+/- Acres, 30 Lots, Zoned AGR**

Zoning Administrator Scott Turk presented the preliminary plat for Stone Gate Subdivision located off John Lovelace Road at Lower Big Springs Road to be developed by Trademark Quality Homes, Inc. The subdivision would be composed of 30 lots. Chairman Wolfe asked if anyone in attendance would like to speak in favor or against the subdivision. Ms. Connie Stothard, surveyor, presented pictures of the property showing rock outcroppings that would be left in their natural state. She also mentioned there would be no clear cutting of timber on

the land. Mistery David Chapman and Jody Strickland of Trademark Quality Homes, Inc., were present to answer questions. They indicated the price range of the homes will be from \$169K to \$250K and will be from 1,600 to 3,000 square feet in size. Since this presentation was for information purposes only, no vote was required at that time.

**OTHER:**

- None.

**COMMITTEE REPORTS:**

- None.

**MANAGER'S REPORT:**

- None.

**EXIT PUBLIC HEARING:**

Commissioner English made a motion to exit public hearings and go back into regular meeting. Commissioner Jones seconded. Unanimous.

**ADJOURNMENT:**

There being no further business to discuss, Commissioner Davis made a motion to adjourn. Commissioner Jones seconded. Unanimous.

\_\_\_\_\_  
Richard Wolfe, Chairman

Attest: \_\_\_\_\_  
Stewart P. Mills, Clerk