



MACON COUNTY BOARD OF COMMISSIONERS
MARCH 25, 2024
SPECIAL MEETING MINUTES

Chairman Shields called the meeting to order at 5:30 p.m. All Board Members, County Manager Derek Roland, Deputy Clerk Tammy Keezer, Finance Director Lori Carpenter, and County Attorney Eric Ridenour were present, as were the media and citizens.

ANNOUNCEMENTS: None.

PUBLIC HEARING TO CONSIDER ENTERING INTO PRIVATE SALE AGREEMENT TO SELL COUNTY OWNED PROPERTY AND PROVIDE INCENTIVE GRANT – Chairman Shields opened the public hearing at 5:30 p.m. Economic Development Director Tommy Jenkins explained the reason for the sale as specified in the Notice of Special Meeting and Public Hearing that was published in the March 13, 2024 edition of The Franklin Press. He said the county would enter into a purchase agreement if approved and the transaction would be scheduled to close within 90 days. Mr. Jenkins said the county would also enter into a cash incentive agreement payable in \$25,000 increments over a five-year period for a maximum total of \$100,000. He said this is a unique opportunity for Macon County, the company was started in Macon County and this is a win-win for company, the citizens, and the local economy. Mr. Jenkins said the incentive agreement also includes clawback clauses with performance measures. He said this sale is an 800 million dollar investment, with the addition of approximately 95 new jobs, with an average salary of approximately \$80,000. Mr. Jenkins requested a motion for the proposed sale of \$797,720 which is the tax value although the appraisal was for \$740,000. Attorney Ridenour said the purchaser will have to demolish the building and construct a new facility, but if the building is not demolished within eight months of the sale, the county has the right to buy it back at the same amount. Ms. Carpenter said a budget amendment for the incentive agreement in the amount of \$100,000 from the general fund balance would need to be approved as well. Mr. Jenkins said he wanted to stress that this is a proposal to Duotech and they have some negotiations with the state that are ongoing for incentives as well. With no one signed up to speak and no discussion, at 5:42 p.m. Commissioner Young made a motion, seconded by Commissioner Antoine to close the public hearing. Vote was unanimous. Following the close of the public hearing, Commissioner Young made a motion, seconded by Commissioner Shearl, to approve the sale of the property in the amount of \$797,720. Vote was unanimous. Commissioner Young made a motion, seconded by Commissioner Antoine, to approve the incentive agreement. Vote was unanimous.

DISCUSSION AND CONSIDERATION OF PROPOSAL FOR SUPPLEMENTAL GEOTECHNICAL EXPLORATION AND CONSULTING SERVICES FOR HIGHLANDS SCHOOL PROJECT - Mr. Roland shared the proposal from Kessel Engineering Group and requested a budget amendment to move \$10,000 from fund balance to cover this request. He said the proposal includes \$6,850 for soil boring and \$1,400 to pre-locate utilities and an underground fuel tank. Mr. Roland said his request adds some contingency. He also requested authorization

Minutes

3.25.24

Page 1 of 3

to enter into the contract with Kessel Engineering Group. After some discussion, Commissioner Young made a motion, seconded by Commissioner Antoine to authorize the County Manager to enter into a contract with Kessel Engineering and to approve a budget amendment in the amount of \$10,000 from fund balance. The vote was 4-1 with Commissioner Young, Commissioner Antoine, Commissioner Shearl, and Commissioner Shields voting in favor of the motion and Commissioner Higdon opposed.

APPROVAL OF CONSTRUCTION MANAGER (CM) AT RISK CONTRACT FOR HIGHLANDS SCHOOL RENOVATION/ADDITION – Mr. Roland explained that CM at Risk is the recommended method when completing a school project with active students and activities occurring on the campus. He said that the CM at Risk is a pre-construction phase with the CM at Risk company working with the architect on the county's behalf to try to bring the project in as close to budget as they can. Mr. Roland stated that this contract is for pre-construction and that later another contract for the construction phase will be presented and will be based on the guaranteed maximum price of the project through a bid process. He requested approval of the contract in the amount of \$28,528 with James R. Vannoy and Sons Construction with a completion timeline date of 9/1/24. Commissioner Antoine made a motion, seconded by Commissioner Young, authorizing the County Manager to enter into the CM at Risk agreement with James R. Vannoy and Sons Construction Company and a budget amendment in the amount of \$21,396 from fund balance with the remaining \$7,132 coming from the Repair and Renovation Fund. Vote was unanimous.

APPROVAL OF CONSTRUCTION MANAGER (CM) AT RISK CONTRACT FOR FRANKLIN HIGH SCHOOL AND ATHLETIC COMPLEX PROJECT – Mr. Roland said this is the same process he just mentioned for the Highlands School project and is for CM at Risk for the pre-construction and the construction phases. He said this agreement is with Carroll Daniel Construction for \$275,000 for the pre-construction phase to determine a guaranteed maximum price. Mr. Roland said after that the construction will be put out for bid. He said we have based the finance model for the project on 130 million dollars, but this process will give us the final cost. Mr. Roland said the completion timeline goes to November 2024 and they plan to give us the guaranteed maximum price in August so we can get in front of the LGC (Local Government Commission) in September and construction can start in October 2024. After some discussion, Commissioner Young made a motion, seconded by Commissioner Antoine to authorize the County Manager to enter into the CM at Risk agreement with Carroll Daniel Construction and to approve a budget amendment in the amount of \$275,000 from general fund balance. Vote was unanimous.

CONSIDERATION AND APPROVAL OF BIDS FOR SOLID WASTE EQUIPMENT – Solid Waste Environmental Field Specialist Jamie Picou explained the process that was followed to receive bids. She said only one bid was received and because this is a specialty item, they are requesting approval of the purchase of one Sennebogen 340G Standard Telescopic Wheel Loader. She said this purchase was approved by the board in the FY24 budget in the amount of Budgeted \$250,000. Ms. Picou said a budget amendment in the amount of \$10,000 will be forwarded to finance to cover the remainder of the purchase cost as the price increased due to the warranty. Commissioner Young made a motion, seconded by Commissioner Antoine, to award the bid to Sennebogen, Inc., and approve the purchase and budget amendment as requested. Vote was unanimous.

ADJOURN: With no other business, at 6:21 p.m., upon a motion from Commissioner Higdon, seconded by Commissioner Young, the board voted unanimously to adjourn.



Derek Roland
Ex Officio Clerk to the Board



Gary Shields
Board Chair