

MINUTES OF THE HOUSTON COUNTY COMMISSION
OCTOBER 28, 2013

PRESENT: Chairman Mark S. Culver, Commissioner Curtis Harvey, Commissioner Doug Sinuefield, Commissioner Jackie Battles, Commissioner Melinda S. McClendon, Gary Sherrer, County Attorney, Barkley Kirkland, County Engineer, and William J. Dempsey, Chief Administrative Officer

ABSENT: None

Chairman Mark S. Culver called the 10:00 A.M. meeting to order, declared a quorum present, and welcomed everyone. Rev. Andrew Sharp, Pastor, Dothan Christian Fellowship, gave the invocation. Commissioner McClendon led in the Pledge of Allegiance.

Commissioner Harvey made a motion to approve the Minutes of the last meeting. Commissioner McClendon seconded the motion; and it carried unanimously.

Announcements and Public Comments from Chairman and Commissioners

Chairman Culver reported the next Commission meeting would be held on Tuesday, November 12th, due to the county offices being closed for Veterans Day on November 11th.

He reminded everyone that Daylight Savings Time begins on Sunday, November 3rd.

The chairman reported that the Ribbon Cutting for the National Peanut Festival would be on Friday, November 2nd, at 5:00 P.M. He encouraged everyone to go out and enjoy everything that is offered at this year's festival. Chairman Culver reported the Parade would be held on Saturday, November 9th.

He stated several churches in Dothan are reaching out to the ACOM students who might not be able to get home for Thanksgiving. He reported that his church, First United Methodist, was looking for people interested in hosting a couple of students in their home for their Thanksgiving meal. He requested that anyone interested call him or First Methodist, and they would make the arrangements to contact the students. The chairman reported he felt it was a good initiative with ACOM.

Chairman Culver reported Houston County is the awarding authority on the annual ACCA Joint Bids, and he stated the Heavy Equipment Bids had been opened and would be awarded at the county's next meeting on November 12th.

Regular Agenda

1. Proclamation – "Best Robotics Day" – Mrs. Mary Hudson, Teacher Sponsor, Wicksburg High School Robotics Team

Chairman Culver asked Mrs. Mary Hudson to come forward and bring her guests. Commissioner Battles made a motion to approve the Proclamation declaring November 2nd, as "Best Robotics Day." Commissioner McClendon seconded the motion; and it carried unanimously. Chairman Culver then read the Proclamation and presented it to Mrs. Hudson. He thanked Mrs. Hudson for bringing this to the

commission's attention and all of her efforts putting in the time to help make these students better prepared.

Mrs. Hudson thanked Chairman Culver and the commission and stated she was not going to talk long because she had very capable young men and women who were officers of their company. She then introduced them as follows: Brian Probert, CEO of WASA, their team and business, Seth White, Vice-President of Engineering and Design, Veronica King, Vice-President of Marketing, Jada Starling, Vice-President of Public Relations, Joel Larose, Vice-President of Administration and Finance, Bailey Clark, Vice-President of Safety, and Bradley Probert, Engineering Notebook Manager.

Mrs. Hudson reported her team started about 4 years ago and she joined them in the second year. She stated this project is a lot of fun but requires a tremendous amount of time and effort. She pointed out the students on the team knew what to do and took off running with the project. Mrs. Hudson reported this is about project base learning.

She turned it over to Brian Probert, CEO, who reported the project is a six weeks competition where they are given a challenge to design a business and design a robot to meet the challenge. He stated it is pretty intense and he had learned a lot from doing it. The CEO stated he manages the company and makes sure they are on task.

Seth White, Vice-President of Engineering and Design, stated his job is to design and manufacture the robot. He pointed out their theme this year is Gate Keeper, and it is complicated because they have to develop game strategy and a robot, a big challenge in itself.

Veronica King, Vice-President of Marketing, reported they came up with the company name, WASA, their play on NASA, Wicksburg Association of Scientific Automation. She stated they then created their slogan, "Everything goes fasta with WASA." Ms. King reported they also designed their t-shirts, and kept the website. She stated the most important thing they did was to make the marketing presentation, which made up 25% of their score.

Jada Starling, Vice-President, of Public Relations, reported her job is to create a trading booth and get out with the public, speak in front of assemblies, and try to invite every other team to their shop. She stated this is a tough job, but they get it done.

Joel Larose, Vice-President of Administration and Finance, reported he called sponsors to get money, he watches their income and expenses, and makes sure they are in the black at the end of the year.

Bailey Clark, Vice-President of Safety, stated he makes sure everyone is safe in the shop.

Bradley Probert, Engineering Notebook Manager, and he stated the Engineering Notebook is probably the most strenuous and important in the competition because it is 30% of the final score. He pointed out the Engineering Notebook takes drawings and designs and then they have to compile it to be used as a tool to help them learn.

Mrs. Hudson recognized the other members of the team, Mrs. Terry White and Mrs. Rhonda Thomley, whom she stated were both very integral parts of the team, and their Principal, Mrs. Cheryl Smith. She thanked Mrs. Smith for letting them out of school to attend the meeting. Mrs. Hudson asked the boys and girls on the team to stand and stated they were the most important ones. They received a round of applause.

Mrs. Hudson reported on Saturday, November 2nd, from 9:00 A.M. – 4:00 P.M., at the Dothan Civic Center, everyone was invited to come and see some intense games. She pointed out there would be 12 teams and 12 bands with lots of competition. Chairman Culver thanked Mrs. Hudson and her team, and wished them luck. The chairman reported these competitions are like a regional basketball tournament with cheering. He stated he thought it was really good for these young people.

2. Proclamation – “National Farm City Week” – Dr. Adair Gilbert, Chairperson, Farm City Week

Chairman Culver asked Dr. Adair Gilbert, Chairperson, Farm City Week, Commissioner Doug Sinuefield and Ms. Linda McGhee, members of the Farm City Week Committee, to come forward. Commissioner Sinuefield made a motion to approve the Proclamation declaring November 22nd through November 28, 2013, as “National Farm City Week.” Commissioner Harvey seconded the motion; and it carried unanimously. Chairman Culver read the Proclamation and presented it to Dr. Gilbert, and thanked her for putting this year’s event together. He reported the city and county take turns hosting the event and this year the county will be hosting it. The chairman reported there are other activities going on related to Farm City Week and he stated Dr. Gilbert would be talking about them.

Dr. Gilbert thanked Chairman Culver and the commission and everyone who make it possible for Thanksgiving to be celebrated by honoring those who provide food for our table. Dr. Gilbert stated this is a special year because they are celebrating the economic impact of farming, agriculture, and forestry. The chairperson pointed out this year’s theme is Alabama Agriculture: Growing for You and Me. She reported in Alabama, the economic impact annually is approximately \$1.8 billion in farming, agriculture, and forestry providing around 50,000 jobs. Dr. Gilbert stated they are so thrilled that they are being recognized and she thanked the commission. She gave the chairman and each commissioner a sample of what is raised in Houston County, cans of roasted peanuts, supplied by the Alabama Peanut Producers Association. Dr. Gilbert reported she thought it appropriate since the farmers are in the middle of their peanut harvests, and she pointed out that Houston County is one of the top producing peanut states in the nation. She reported the county will be hosting the banquet this year, and there is a Safety Program that will be presented to students at the National Peanut Festival, and a Farm-City Swap where a person from the city swaps with a farmer, and they will shadow each other. Dr. Gilbert stated there has already been a Kickoff Breakfast, and tours of farms. She reported it is a busy time because of the numerous activities related to Farm City Week. Dr. Gilbert thanked the commission.

The chairman reported these were two good Proclamations. Chairman Culver reported these Proclamations allow the students in attendance to know the county recognizes the interdependence between the city and county as it relates to agriculture and other things.

Commissioner Sinquefield stated he thought it was ironic that the commission had Farm City and the Robotics at the same meeting. He challenged the young people to design more technology for robots because he wished when he was that age that he had a robot to pick squash. Commissioner Sinquefield state it is a great future for technology and the farming industry.

Regular Agenda

1. Request from EMA to approve Homeland Security 3FIL Grant for Water Rescue 8/Dothan in the amount of \$2,801.00 for the Dothan Fire Department. (Pass Thru)

Commissioner Sinquefield made a motion to grant the request from EMA to approve a Homeland Security 3FIL Grant for Water Rescue 8/Dothan in the amount of \$2,801.00 for the Dothan Fire Department as a pass thru. Commissioner Battles seconded the motion. Chairman Culver reported this item and the next 2 items are all pass thru grants that are handled through the county's EMA office and end up in the operative hands of the Dothan City Fire Department. He stated the county is glad to work with them. Chairman Culver called for the question; and the motion carried unanimously.

2. Request from EMA to approve Homeland Security 3FIL Grant for HazMat 8/Dothan in the amount of \$22,705.00 for the Dothan Fire Department. (Pass Thru)

Commissioner Harvey made a motion to grant the request from EMA to approve a Homeland Security 3FIL Grant for HazMat 8/Dothan in the amount of \$22,705.00 for the Dothan Fire Department as a pass thru. Commissioner McClendon seconded the motion. The chairman called for the question and the motion carried unanimously.

3. Request from EMA to approve Homeland Security 3FIL Grant for Heavy Rescue 8/Dothan in the amount of \$11,387.00 for the Dothan Fire Department. (Pass Thru)

Commissioner Sinquefield made a motion to grant the request from EMA to approve a Homeland Security 3FIL Grant for Heavy Rescue 8/Dothan in the amount of \$11,387.00 for the Dothan Fire Department as a pass thru. Commissioner McClendon seconded the motion. Chairman Culver called for the question; and the motion carried unanimously.

4. Request from the Personnel Board to approve the 2014 Holiday Schedule.

Chairman Culver reported this will obviously begin on January 1, 2014. Commissioner Harvey made a motion to grant the Personnel Board's request to approve the 2014 Holiday Schedule. Commissioner Sinquefield seconded the motion. The chairman called for the question; and the motion carried unanimously.

5. Request to approve items to be sold on GovDeals.

Commissioner Battles made a motion to approve the items to be sold on GovDeals. Commissioner McClendon seconded the motion. Chairman Culver called for the question; and the motion carried unanimously. (Please see attached in Minute Book)

Staff Reports:

Chief Administrative Officer – there was no report

County Engineer – there was no report

County Attorney – there was no report

Chairman Culver asked Mr. Kirkland if there were any road closings? Mr. Kirkland stated no. He reported they would be starting on Nuclear Plant Road and County Road 33 on October 29th. The engineer stated they had completed the paving on Fortner Street and were beginning the shoulder work. He pointed out they were striping Judge Logue Road, and these projects were coming along.

Adjourn

Chairman Culver asked that this meeting not be adjourned, but recess to reconvene on Thursday, October 31st at 9:00 A.M., for the purpose of addressing the ESCO contract. He pointed out they had talked Thursday about putting it on this agenda, and felt like it was not quite ready. The chairman reported this is an important issue and it should be given its due diligence, but it was felt that it needed to be moved on as soon as possible rather than waiting two weeks and one day. Chairman Culver stated he felt like it would be prudent to go ahead and recess this meeting to reconvene at 9:00 A.M., October 31st, with the only item to be addressed being the ESCO contract. He asked if it was okay with the commission, and if so, they would need that motion.

At 10:31 A.M., Commissioner Harvey made a motion to recess and reconvene on Thursday, October 31st, at 9:00 A.M., to discuss the ESCO contract. Commissioner McClendon seconded the motion. The chairman called for the question; and the motion carried unanimously.

At 9:00 A.M. on October 31st, Commissioner Harvey made a motion to reconvene the recessed meeting of October 28th. Commissioner Siquefield seconded; and the motion carried unanimously.

Chairman Mark Culver, Commissioner Curtis Harvey, Commissioner Doug Siquefield, Gary Sherrer, Attorney, and William J. Dempsey, Chief Administrator, were in attendance.

Chairman Culver reported Commissioner McClendon was unable to attend due to being home with the flu, and Commissioner Battles was out of town on business.

Chairman Culver reminded everyone that Sunday, November 3rd is Daylight Savings Time.

Chairman Culver reported the only item on the agenda is a request to approve ESCO contract with U.S. Trane, Inc.

Chairman Culver reported he was going to take a little liberty before asking for a motion. He stated this has been a very detailed and complicated process. He reported they have been working on the contract for at least a couple of months, and he stated they started working on the ESCO project much longer than that. He pointed out this is not one of those contracts where you sign an agreement with Trane

and they bring a lot of air conditioning units and everyone goes their merry way. The chairman reported there are a lot of things involved in this because in an ESCO contract you have to have the ability to measure use of energy and specifically energy saved. He pointed out the amount of maintenance saved has to be figured, and all of the things have to be rolled into an agreement that both parties accept that is a trigger in that if the county does not reach those numbers, then there will be some compensation back to the county. Chairman Culver stated a lot of work has been put into this project on the administrative side with Mr. Dempsey and Mr. Sherrer spending hours and hours on it, and Sean Curtis has spent a lot of time on it in walking through all areas of the county's buildings with the representatives from Trane and helping them understand where the county is. He reported Trane had to have that understanding to know what savings there would be and Mr. Curtis has been invaluable in assisting them with that. The chairman stated the department heads have been able to work with them as the Trane representatives have come through their offices. Chairman Culver reported the county is to the point where they have an agreed upon agreement that has been reviewed by him, Mr. Dempsey, Mr. Sherrer and Trane's lawyers. He stated at some point they would get a motion, but because of the complexity of it he wanted to have discussion first. The chairman explained that prior to a motion he would like to ask for comments from Mr. Dempsey and Mr. Sherrer, and recognize the Trane representative if the commission wished to do so, and then take any comments or questions from the commission or anyone else. He stated there have been work sessions on this, and it is not new.

Chairman Culver called on Mr. Dempsey, and he gave a brief background on the whole project and a little bit on the contract. He reported the commission was faced a couple of years ago with the reality that a lot of the heating and cooling units especially in buildings that the county owns were going bad, and especially in the Admin Building. He stated the question was how to replace these. Mr. Dempsey reported the commission knew it was a very expensive endeavor so they chose the route of a project known as ESCO because they are companies approved by the federal government, that will partner with the county as a government entity, and will guarantee that the money the county invests in this project that the county will receive enough savings in energy and other savings to pay for the project. He stated the commission's position was to go this route. Mr. Dempsey pointed out over the last year the county has been working on this project. He stated they chose Trane U.S., Inc. after an extensive interview with Trane and others. He reported he called a lot of locations around the southeastern U.S. for references, and he received nothing but positive ones. Mr. Dempsey stated the commission chose them and they performed a detailed audit of all the buildings in the county, and as a result of the audit, they came to the commission with a proposal that stated what they could do on a guarantee basis with the understanding that the number one issue the county had to deal with is the Admin Building. Mr. Dempsey stated this contract, if approved, includes the Admin Building, Community Corrections, changing the way the basement is cooled in the Courthouse, and many buildings in the county will receive lighting changes. He pointed out of this rolled together will give the county the package that will take care of the major needs for heating and cooling units, and will provide the county a guarantee. Mr. Dempsey reported the contract that is presented to the commission today has been in their hands about two months, and it really talks about 2 or 3 issues. He stated it outlines the savings and the guarantees, and it outlines the warranties, and all the other details that the county would expect to find in contracts. He stated the commission has gone back and forth to make sure everything has been nailed down. He

stated the commission believes they are in a good position with Trane and he believed that Trane felt the same way about the county. Mr. Dempsey reported the biggest change this will cause immediately is the Admin Building will have to be vacated for approximately 4 months, and that is the biggest difficulty caused by the project. Mr. Dempsey pointed out a bottom line to this is that there are heating and cooling units on the roof of the Admin Building that have to be taken out, and once that occurs the building will no longer be heated and cooled. He reported duct work has to be replaced all through the building making it basically impossible to do the work without vacating it. Mr. Dempsey stated it is a matter of doing it now or doing it later. The Chief Administrative Officer reported by doing it now, they hope to avoid the summer heat. He stated the county expects the whole project to take just over a year. Mr. Dempsey stated no other building should be vacated and only minimal intrusion to the buildings around the county.

Chairman Culver reported there are some changes to other buildings such as lighting and water usage in many other buildings that the county owns that will add to the savings. He stated a comprehensive review was done on all of the buildings and they tried to find anywhere that savings could be generated that would go basically toward handling the issues in the Administrative Building. He pointed out the Admin Building is a big user of electricity and the commission believes it can be significantly more efficient.

Chairman Culver asked Mr. Sherrer if he had any comments, and he stated no.

Chairman Culver called on Mr. Ross Atcherton, Trane U.S., Inc., to make comments. Mr. Atcherton thanked Mr. Dempsey, Chairman Culver, and Mr. Curtis for all of their assistance in the technical development of the project. He reported engineering work is challenging and takes a lot of time and it can be very difficult if there is not a lot of support from the customer. Mr. Atcherton stated Mr. Curtis and Mr. Dempsey have been available quite a bit over the last few months and he had gotten to know them very well. He reported he was looking forward to his favorite part of the project which is the construction. He pointed out he thought it would be a big improvement as far as the comfort for the employees in the building and it will provide a large amount of energy savings for the county. He stated he appreciated everything.

Chairman Culver then asked for a motion, and he stated then they would take questions from the commission or anyone else. Commissioner Harvey made a motion to approve the contract with Trane U.S., Inc. as presented. Commissioner Sinquefield seconded the motion.

Chairman Culver reported the commission has a couple of options, and right on the tip of having an agreement as to the relocation of employees in the Admin Building. He pointed out some of the departments would be moving to other locations, such as Personnel will be temporarily going to Road and Bridge, the commission offices will be non-existent for a few months with the commissioners working out of their homes, and they will find Ms. McGhee a location. He reported they were primarily talking about Accounting, Probate, and Revenue, and he stated IT would be staying in the building. The chairman reported the commission's concern is that they continue to make any relocation as accessible as possible to the public in order that they can do business with the county. He encouraged the citizens

to check out the county's on-line services during this time, and the county's remote location services. The chairman stated he thought tag sales would be starting after the first of the year at the new Westgate Library, and it should be quite convenient for a large mass of people who live out in that area. He stated the county is here to serve, but he encouraged the citizens to look at alternatives during this time. Chairman Culver reported the county hopes the move will begin shortly after the first of the year. He pointed out the commission wanted to get through the Revenue Department's property tax collection. He stated the county has to have time to prepare anywhere it relocates. Chairman Culver reported while the county employees are out of the Admin Building they are also analyzing the relocation of some offices in the building. He stated for several years, the commission has received requests to move offices, and they have talked about it and put it off. He pointed out it is pretty obvious if the county is going to do it; now would be the proper time to take care of it. The chairman reported hopefully at one of the next two meetings, they will have a recommendation to put before the commission. He stated there may even be a work session to go over it in an effort to satisfy all the parties or the majority of the parties involved. The chairman reported the Admin building is the big visible thing and they are talking 4 months, but work on the ESCO project will be broad and continuing and it may start before January 1st. He stated within a year, the county hopes to see significant savings. He stated the county will be spending the money and they will borrow the funds over a period of time, and they will probably do it in February. Chairman Culver reported this is a long term savings for the citizens of the county, and will be much more efficient long term. He thanked Mr. Dempsey, Mr. Curtis, and Mr. Sherrer for their extended time on this project and Mr. Atcherson and his team.

Commissioner Sinquefield asked Mr. Curtis if for some reason Trane encounters some hazardous materials, did he foresee that as a possibility with the structure being so antiquated that it would delay the project for any reason when it starts? Mr. Curtis stated no. He reported they know where asbestos is in the county buildings they will be working on, and the Admin Building does not have it. He stated it should be good. Chairman Culver reported in the Admin Building there has been enough remodeling with moving walls, and redoing they would know if this building had any issues. He stated when the Court House was renovated there were some questions, but it was handled at that time. Commissioner Sinquefield thanked Mr. Dempsey and Mr. Curtis for all of their work on the project.

Chairman Culver called for the question; and the motion carried unanimously.

Chairman Culver wished everyone a Happy Halloween, and he encouraged everyone to be safe.

He reported the National Peanut Festival Ribbon Cutting would be on November 1st, at 5:00 P.M., rain or shine. The chairman encouraged everyone to get out and enjoy the festival over the next week and a half.

Commissioner Sinquefield reminded everyone of the Best Robotics Day competition Saturday, November 2nd, at the Dothan Civic Center, beginning at 9:00 A.M. He stated there were a lot of schools participating and it is always exciting for them.

Chairman Culver reported he received several comments about how positive the meeting was on Monday with the students from Wicksburg for the Proclamations for “Best Robotics Day”, and “Farm City Week.”

Adjourn

Commissioner Harvey made a motion to adjourn at 9:20 A.M. Commissioner Sinquefield seconded; that motion carried unanimously.