

MONDAY

NOVEMBER 8, 2004

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The Board of DeKalb County Commissioners met in the Commissioners Court in the Court House in regular session, Monday at 8:30A.M. (EST)

**PRESENT**

William C. Ort

Don Kaufman

**ABSENT**

Connie R. Miles

**MATTER REASSESSMENT**

Assessor Dottie Leins explained that she feels proposed changes in the method of reassessment will require contracting with an appraisal firm for services, which her office is unable to perform. A \$67,500 contract with Nexus Group would provide the comparison of values to be abstracted from the various reports produced by software to be provided. Dottie would like to use \$35,000 from her current budget to begin the process, which she stated must be complete by March of 2005. No new equipment would be purchased. Software requirements are unclear, and Dottie does not know how any of the materials may interface with the tax software employed by the auditor and treasurer.

A motion by Don Kaufman to approve the contract for professional services with Nexus Group for \$67,500 providing the contract is paid in two installments from the 2004 budget with \$35,000 from ratio study and \$32,500 from contractual services upon completion was seconded by William Ort and carried. The \$32,500 may be encumbered should the contract not be complete by the end of 2004. The assessor will provide the auditor with a copy of the contract.

**MATTER OF BUILDING DEPARTMENT**

Building Inspector Carlos Whitaker stated that a flat rate of \$50.00 for inspection of modular homes has always been charged instead of the \$0.5 per square foot for all regular housing. Carlos feels that the ordinance should be changed to also cover modular homes, as the number of inspections is the same. Companies are now taking advantage of the \$50.00 fee, but it was established for individuals intending to perform the labor as owners. A modular home requires inspection of the footer, basements, smoke detectors, wiring, outlets requiring ground fault interruption switches, and many also have attached decks and garages.

Carlos also mentioned complaints concerning a particular contractor who does not finish his work, and asked if the permits can be withdrawn until the work is done. Attorney McCanna stated that the county does not have an ordinance to cover situations of this kind. The county does not want to get involved with issues of a contractor's job performance as this would open the county to liability.

**MATTER OF ORTHOPHOTOGRAPHY**

GIS Director Brad Stump explained communication from the state with regard to mapping offered some time ago. The state program offered orthophotography for emergency management purposes. The suggestions for resolution varied, and it seemed there would be no control over the quality of the maps. Now the state is offering the 1-foot resolution free, but any

other portion of the project at a lesser resolution would have a specific cost. Brad feels that the county would do well to accept only the free portion and not respond to any other portion of the offer.

#### **MATTER OF AIRPORT**

Attorney McCanna has reviewed the Waiver of Remonstrance the City of Auburn is requesting for the airport property and surrounding owners. Some wording must be changed to insure clarity of the document.

#### **MATTER OF WORKMANS COMPENSATION**

Howard Richardson reported on an inspection from Selective Insurance Company with regard to a work-mans' compensation claim.

#### **MATTER OF SPECIAL CLAIMS**

A motion by Don Kaufman to approve special claims was seconded by William Ort and carried.

#### **MATTER OF PETITION 04-R85**

Zoning Administrator Sally Rowe explained Petition No. 04-85 filed November 1, 2004 for the County Commissioners to the Plan Commission to amend the county zoning ordinance regarding residential uses in proximity to the DeKalb County Airport. This shall be added to Zoning Ordinance No. 1, Section B. 8. A motion by Don Kaufman to approve and sign the petition was seconded by William Ort and carried.

#### **MATTER OF HIGHWAY**

Superintendent Patton stated there is a need for a speed limit ordinance on County Road 60 from County Road 427 to County Road 29.

Eric also reported complaints from residents of the mobile home park at the intersection of County Road 327 and State Road 205 where there is excessive noise from trucks breaking for stops. The problem will be investigated further.

#### **MATTER OF SUNNY MEADOWS**

Kim Pierson reported that Betty will not return to work for 3 to 6 more weeks. Kim is concerned about evening and weekend coverage of the facility during winter months. Advertising for positions at Sunny Meadows has run a total of 6 times with only 4 applicants. The commissioners stated that they would be willing to waive the 80% probationary pay in order to fill a position at Sunny Meadows, and that the starting pay would be \$8.74 in compliance with the 2004 salary ordinance.

It was suggested that the remainder of salaries of the former administrator and superintendent from the 2004 budget could be used to make repairs to the home.

Kim will contact former administrator Janel Snow for more information on the transfer of guardianships for several residents.

#### **MATTER OF CUSTODIAN CONTRACT**

Custodian Clint Stephens provided a contract from 1997 stating that all materials to perform services except cleaning supplies used for the county buildings would be provided by the commissioners. Clint based his request for a salary increase on this contract. He has been getting increases based only on those given to regular employees within the budget process. Clint feels it is easier to use his own mower than one provided by the county. The county will begin paying the invoices for restroom paper supplies as stated in the agreement, and Clint will submit invoices for the claims process.

It was requested that the auditor advertise for additional appropriations in the amount of \$3139.56 for submission to the council in January. This would represent a 3% increase.

#### **MATTER OF PAYROLL**

A motion by Don Kaufman to approve payroll claims for the period ending November 4 was seconded by William Ort and carried.

#### **MATTER OF HAVA FUNDING**

Clerk Jackie Rowan reported that the reimbursement monies for the Help America Vote Act will arrive within the next two weeks. The Attorney General's office had requested the county federal identification number for transfer purposes.

#### **MATTER OF ADJOURNMENT**

As there was no further business to come before the commissioners the meeting was adjourned.

William C. Ort  
William C. Ort

Connie R. Miles  
Connie R. Miles

Don Kaufman  
Don Kaufman

ATTEST:

Sharon G. Hayes  
Sharon G. Hayes