

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Agenda

Friday, April 11, 2025 ♦ 10:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order

Work Session

2. Discussion of SPLOST 10 Projects

Closing

3. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

2. SPLOST 10 Projects



SPLOST 10

Kick – Off Meeting

SPLOST 10 Discussion Points

City and County to
decide on a 5-year or
6-year SPLOST?

City and County to
decide on the split?

SPLOST Collections Year over Year

Year	Total County Share	% increase or decrease PY	Avg Annual Increase
2017	\$1,948,792.24		
2018	\$2,158,242.18	10.75%	10.75%
2019	\$2,697,196.10	24.97%	17.86%
2020	\$2,602,952.60	-3.49%	10.74%
2021	\$3,087,814.00	18.63%	12.71%
2022	\$3,580,373.30	15.95%	13.36%
2023	\$3,766,644.77	5.20%	12.00%
2024	\$3,989,348.61	5.91%	11.13%
2025	\$4,268,603.01		

Project Request Sheriff's Office

- Jail Project - \$9,137,541 (Tier 1 Project)
- Vehicles – 4 cars/year @ \$80,000 * 6 years = \$1,920,000
- New Roof – Old EMS building - \$100,000
- Furniture/Fixtures - \$100,000

Project Requests

Putnam General Hospital

Putnam General Hospital				
Capital Project Funding Request for				
SPLOST #10				
Projects	Cost	Description	Estimated Cost Over 6 Year Period	Acquired Date
Infusion Pumps (5) Baxter	\$10,000.00	Addition	\$10,600.00	
Level 1 Rapid Infuser/Transfuser fro the ED	\$20,000.00	New	\$21,200.00	
Restraint Chair for combative patients in the ED	\$5,000.00	New	\$5,300.00	
Hydraulic Stretcher to transport patients from the ED to the Helipad	\$10,000.00	New	\$10,600.00	
Infusion Recliners Hill Rom	\$4,722.00	New	\$5,005.32	
Replace Omnicell Medication Dispensing Cabinets	\$158,345.00	Replacement/Advanced Technology/Beyond End of Life	\$167,845.70	2013
Replace ninety-nine (99) Computer Workstations	\$143,885.00	Replacement/Advanced Technology/Beyond End of Life	\$152,518.10	2019
80 Slice CT Scanner	\$600,000.00	Replacement/Advanced Technology/Revenue	\$636,000.00	2008
Wide Bore MRI Scanner with Breast Scanning Software	\$1,083,000.00	Replacement/Advanced Technology/Revenue	\$1,147,980.00	
Replace six (6) rooftop Air conditioning units	\$1,264,767.00	Replacement/Necessity/Beyond End of Life	\$1,340,653.02	2006
Roofing Replacement	\$100,000.00	Replacement/Necessity/Beyond End of Life	\$106,000.00	2005
Front Canopy Replacements and new Entry Ramps	\$500,000.00	Replacement/Necessity/Beyond End of Life	\$530,000.00	2005
Replace Flooring and Paint Interior of Hospital	\$300,000.00	Replacement/Necessity/Beyond End of Life	\$318,000.00	2003
Bedside Ultrasound for the ED	\$30,000.00	Replacement/Necessity/Beyond End of Life	\$31,800.00	2014
3D Mammography	\$257,746.00	Replacement/Necessity/Beyond End of Life	\$273,210.76	2019
Instrument Sterilizer for the OR	\$50,000.00	Replacement/Necessity/Beyond End of Life	\$53,000.00	2007
Instrument Washer for the OR	\$75,000.00	Replacement/Necessity/Beyond End of Life	\$79,500.00	2003
Mobile Vital Signs Machine six (6)	\$10,800.00	Replacement/Necessity/Beyond End of Life	\$11,448.00	2008
Overbed tables (26)	\$6,983.34	Replacement/Necessity/Beyond End of Life	\$7,402.34	2010
Visitor chair (26)	\$19,500.00	Replacement/Necessity/Beyond End of Life	\$20,670.00	2010
Bedside cabinet (26)	\$19,552.00	Replacement/Necessity/Beyond End of Life	\$20,725.12	2010
Patient recliners (10)	\$23,610.00	Replacement/Necessity/Beyond End of Life	\$25,026.60	2010
Total	\$4,692,910.34		\$4,974,484.96	

Project Request Putnam General Hospital (Ranked)

Capital Project Funding Request for
SPLOST #10

Projects	Cost	Description	Estimated Cost Over 6 Year Period	Acquired Date	Priority
Replace Omnicell Medication Dispensing Cabinets	\$158,345.00	Replacement/Advanced Technology/Beyond End of Life	\$167,845.70	2013	High - Immediate
3D Mammography	\$257,746.00	Replacement/Necessity/Beyond End of Life	\$273,210.76	2019	High - Immediate
Instrument Sterilizer for the OR	\$50,000.00	Replacement/Necessity/Beyond End of Life	\$53,000.00	2007	High - Immediate
Instrument Washer for the OR	\$75,000.00	Replacement/Necessity/Beyond End of Life	\$79,500.00	2003	High - Immediate
Replace six (6) rooftop Air conditioning units	\$1,264,767.00	Replacement/Necessity/Beyond End of Life	\$1,340,653.02	2006	High - Immediate
Roofing Replacement	\$100,000.00	Replacement/Necessity/Beyond End of Life	\$106,000.00	2005	High - Immediate
Front Canopy Replacements and new Entry Ramps	\$500,000.00	Replacement/Necessity/Beyond End of Life	\$530,000.00	2005	High - Immediate
80 Slice CT Scanner	\$600,000.00	Replacement/Advanced Technology/Revenue	\$636,000.00	2008	High - Immediate
Wide Bore MRI Scanner with Breast Scanning Software	\$1,083,000.00	Replacement/Advanced Technology/Revenue	\$1,147,980.00		Moderate
Replace ninety-nine (99) Computer Workstations	\$143,885.00	Replacement/Advanced Technology/Beyond End of Life	\$152,518.10	2019	Moderate
Replace Flooring and Paint Interior of Hospital	\$300,000.00	Replacement/Necessity/Beyond End of Life	\$318,000.00	2003	Moderate
Mobile Vital Signs Machine six (6)	\$10,800.00	Replacement/Necessity/Beyond End of Life	\$11,448.00	2008	Moderate
Infusion Pumps (5) Baxter	\$10,000.00	Addition	\$10,600.00		Moderate
Overbed tables (26)	\$6,983.34	Replacement/Necessity/Beyond End of Life	\$7,402.34	2010	Moderate
Visitor chair (26)	\$19,500.00	Replacement/Necessity/Beyond End of Life	\$20,670.00	2010	Moderate
Bedside cabinet (26)	\$19,552.00	Replacement/Necessity/Beyond End of Life	\$20,725.12	2010	Moderate
Patient recliners (10)	\$23,610.00	Replacement/Necessity/Beyond End of Life	\$25,026.60	2010	Moderate
Restraint Chair for combative patients in the ED	\$5,000.00	New	\$5,300.00		Low
Hydraulic Stretcher to transport patients from the ED to the Helipad	\$10,000.00	New	\$10,600.00		Low
Level 1 Rapid Infuser/Transfuser fro the ED	\$20,000.00	New	\$21,200.00		Low
Infusion Recliners Hill Rom	\$4,722.00	New	\$5,005.32		Low
Bedside Ultrasound for the ED	\$30,000.00	Replacement/Necessity/Beyond End of Life	\$31,800.00	2014	Low
Total	\$4,692,910.34		\$4,900,579.64		

Putnam General Hospital Inter-government Agreement and/or ballot language

- Add language to the effect of protecting Putnam County BOC from any unexpected shortfall in collections.
 - *Putnam General Hospital will receive 7.88% of the estimated SPLOST 10 revenues not to exceed \$3,600,000.*
- In the event Putnam General Hospital changes ownership.

Change of Ownership and Termination of County Funding

- If the ownership or control of the hospital, as governed by its Authority is transferred to a new owner or entity, all county funding or financial support provided to the hospital shall immediately cease upon the effective date of such change in ownership. The hospital shall promptly notify the county of any such change and provide all necessary documentation. This termination of funding is effective regardless of the nature or terms of the ownership transfer, and no further claims for county funding shall be honored following the change.

Project Request Recreation Department

2/25/25

Upcoming Potential SPLOST PROJECTS – Recreation

Athletic Field Lights: Musco Lighting- Current Pricing \$745,000 6 Year Projection \$895,000

Multi-Purpose Field New Lights - \$340,000 current 6 Year Projection \$400,000
Jimmy Davis Park New Field Lights - \$405,000 current 6 Year Projection \$495,000

Pickleball Courts: Talbot Tennis - \$750,000 6 Year Projection \$800,000

8 Courts - \$210,604 (w/fencing)
Add more courts if the area can hold it
Bathrooms, Lights, Parking Lot, GMC Rendering with 4-H Center

Recreation Gym: CBA Sports - \$250,000 Current Pricing 6 Year Projection \$300,000

New Gym Floor - \$150,000 Current Pricing (Verbal) 6 Year Projection \$175,000
New Bleachers - \$100,000 Current Pricing (Verbal) 6 Year Projection \$125,000

Playground: Playsouth - \$105,316.40 Current Pricing 6 Year Projection \$135,000

At Poole Recreation Center
\$74,735.83 Playground at Poole Rec Center
\$35,000 Rubber Surface

Project Request Recreation Department (continued)

Jimmy Davis Park- \$124,920 Current Pricing

- New Grill - \$7500(Custom Charcoal)
- Picnic Tables -\$7420 including freight (ULINE)
- Landscaping - \$10,000
- Add to Playground - \$10,000
- New Ball Field Fencing - \$90,000 (verbal Tim Casey)
Quoted 6 ft, currently 4ft
Some dugout poles and backstop poles will remain
Removal of old fence not included

6 Year Projection \$166,000

- 6 Year Projection \$8000
- 6 Year Projection \$8000
- 6 Year Projection \$15,000
- 6 Year Projection \$15,000
- 6 Year Projection \$120,000

***New Outdoor Bathrooms - \$100,000 Current Pricing**

Near tennis courts and/or Front of park on football field

6 Year Projection \$125,000

*New items added to SPLOST

Current Pricing Total \$2,075,236.40

6 Year Projection Total \$2,421,000

Project Request EMS

- Ambulance \$ 350,000 each X 6 = \$2,100,000 (New build with stretcher \$35,000 and power load \$30,000)
- Possible 10% increase each year.
- New EMS Director vehicle. \$70,000
- EMS staff vehicle \$70,000 Current vehicle is 2015 model.
- 5 New Cardiac monitors \$335,000.
(Our current models are being discontinued but will continue service work for approx. 8 years.)
- Ambulance radios / update technology \$50,000 +
- Estimated Total \$2,625,000 - \$2,887,500

Project Request Fire and Rescue

- 2029 Pierce Enforcer PUC with IRT - \$1,210,000 – Needs to be funded in Jan. 2025 to meet current lead times.
- 2031 Pierce Enforcer PUC with IRT - \$1,464,100 – Needs to be funded in Jan. 2027 to meet current lead times.
- 2033 Pierce Enforcer PUC with IRT - \$1,771,561 – Needs to be funded in Jan. 2029 to meet current lead times.
- 2035 Pierce Enforcer PUC with IRT - \$2,143,589 – Needs to be funded in Jan. 2031 to meet current lead times.

Notes- Lead times may increase.

Escalation is calculated at 10%

Project Request

Fire and Rescue (continued)

- Aerial Apparatus (current Ladder Truck)
 - Purchased- April 2021 (Received April 2022) - \$1,472,000 (10-year lease @ \$168,000)
 - Estimated replacement cost as of January 2024 - \$2,000,000

2032 Pierce Ascendant 100' Mid-Mount Tower replacement
Estimated Purchase price \$4,287,200 (10-year lease estimated @ \$500,000)

Project Request

Fire and Rescue (continued)

- Vehicles
 - Battalion vehicle \$85,000
 - Chief vehicle \$75,000
 - Admin vehicle \$35,000
 - Maintenance \$75,000

Project Request

Fire and Rescue (continued)

- Temporary Living Quarters- A 2-bedroom mobile home that can be moved from station to station ahead of bunkroom additions to provide living areas for staffing as station construction or renovations are approved.
 - Estimated Cost \$100,000
 - Stations 6/7/8 – Living quarters (1600 square feet) at \$500/per square feet = $\$800,000 \times 3 = \$2.4M$
- New station buildings estimated \$5.4M - \$6.3M

Project Request Public Works

SPLOST 10 Project List Public Works

Equipment	Price	Notes
Motor Grader	\$270,000.00	estimate includes trade of current motor grader
Rubber Tire Loader	\$211,000.00	estimate includes trade of current rubber tire loader
Tandem Dump	\$190,000.00	current market is extremely volatile, estimate based on current available pricing
Dump Trailer	\$75,000.00	
Roller Used	\$50,000.00	
Water Truck Used	\$60,000.00	

Total	\$856,000.00
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Additional Notes and Justifications
1. Current motor grader is down and is over 20 years old. We have been renting a unit from CAT for an extended period in order to accomplish our mission set.
2. Current rubber tire loader is over 20 years old and is experiencing increasingly more costly repairs resulting in extended downtime. We rely heavily on the machine for our daily operations. Its failure would severely impact our ability to perform daily operations efficiently.
3. Used prices may vary slightly based on units available at time of purchase.
4. Used machines selected for paving program based on cost and expected usage.
5. New tandem dump truck requested based on heavy use throughout department operations
6. Dump trailer requested for use with road tractor in order to increase usage of road tractor and increase overall efficiency of hauling operations. Dump trailer specified can haul 25 tons material.

Project Request Public Works (continued)

- Roads - \$X,XXX,XXX

Project Request Golf Course

- Summary
 - **Irrigation system**
 - Replace existing main lines with HDPE
 - Replace control wire and control solenoids
 - Replace heads and swing joints
 - Install air relief valves and isolation valves
 - Reroute system for improved efficiencies
 - **Replace maintenance shop**
 - Formerly Rockville VFD building move to current site early 2000's

Project Request

Golf Course (continued)

- **Procuring and replacing equipment as needed**
 - John Deere Pro Gator
 - AgriMetal Greens Roller
 - Reel & Bedknife Grinders
 - Spartan SRT-XD Rough Mowers
 - Kioti Tractor
- **Course improvements**
 - Tee boxes – stripped, level, resodded
 - Collars around the greens – re-grass and sand

Project Request Golf Course (continued)

Estimated costs

Irrigation system \$518,076 - \$777,492

Maintenance building \$154,533 - \$193,166

Golf Course equipment \$219,163 - \$273,954

Course improvements

Tee boxes and collars - \$169,421

Project Request Animal Services

- Roof replacement – \$120,000
- Vehicle replacements and boxes (2 each) -\$200,000

Project Request County Extension Services

- **Building project - \$2,500,000**

Project Request Oconee Springs Park

- **Store/Condo project - \$2,500,000**

SPLOST 10 Revenue Estimates With New Development Projects

							1 Cent		
							Sales Tax %		
Business				Gross Rev		TXBLREV/2	0.0069	Total	
Publix				5,000,000		2,500,000	17,250	17,250	
	Assumptions	Rooms	AVG Rate	Nights	REV Est	0.0069			
Marriott-occupancy	70% occupancy	143	450	365	23,487,750	162,065		189,769	
	70% utilization	20	550	365	4,015,000	27,704			
Marriott-food/bev	40% utilization	163	40	365	2,379,800	16,421		16,421	
Marriott-rentals		163	50	365	2,974,750	20,526		20,526	
Hyatt/Old Hotel occupancy	70% occupancy	50	150	365	2,737,500	18,889		18,889	
Hyatt/Old Hotel food/bev	70% utilization	50	40	365	730,000	5,037		5,037	
							Total (Base Year)		267,891
									275,928
									284,206
							New Development Revenue with 3% Growth Factor		292,732
									301,514
									310,559

SPLOST 10

With New Development Projects (continued)

Developer	Not Started		In Progress	Delayed	Total Lots/ Units	Development Phases
	ON		ON	ON		
Contact Information	Map/Parcel		Location			
Dial Farms Holding LLC/ William Coleman	678-300-5052		048 016	755 Monticello Road	85	1 single phase
David Pfozter - Pfozter Properties LLC	678-265-8918		049 021	769 Monticello Road	254	This development has not been approved/has not met rezoning conditions. Must apply to rezone
Oconee Overlook LLC Rick McAllister - agent	770-313-7898	706-206-5030	104 032	149 Collis Road	88	3 Phases
Shaifer Partners LLC/ Rick McAllister-agent	404-234-3629	706-206-5030	103 102	1024 Lake Oconee Parkway	200	The original rezoning request back in 2023 was to rezone to C-Pud which consisted of approximately 500 plus single and multifamily units. However, the request was withdrawn by the applicant and has since rezoned a portion of the property C-1
Harmony 40 LLC	770-480-2491		097 060	842 Harmony Road	43	1 single phase
Harmony Road LLC/Goodwill Industries of Middle Georgia Rick McAllister - agent	706-373-9007	706-206-5030	103 001	916 Harmony Road	258	7 Phases - 1A, 2A, 3A, 1B, 2B, 3B, 4
The Drew Company					50	
Joliet Hotel				Washington Avenue	11	
				Avant Road	27	
Kingston Ranch LLC Bill Goodwin	770-507-0013	770-6526963	071 020	Marshall Road	620	
Thad Clark	706-319-8890		072 025	480 Harmony Road	64	
Shaifer Oconee, LLC Rick McAllister	404-316-6192	706-2065030	102 002	113 Scott Road	387	3 Phases
MADDOX FAMILY PARTNERSHIP LLLP	706-473-3456			Off of Old Phoenix	54	1 single phase
Harmony Farnes Development, LLC	770-715-1034		072 028	Off of Harmony Road	144	5 Phases
Old Mills Properties Adam Ewing	678-628-0227	678-414-2732	098 004	Off of Harmony Road	200	Approximately 200 plus at buildout
				Total	2485	2485-254=2231 (next 5 to10 yrs)