



TRENTON-DADE

HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

Wednesday, April 28, 2021 at 2:00 p.m.

Commissioners' Public Meeting Room
Dade County Government Administrative Building
71 Case Avenue, Room 259
Trenton, Georgia 30752

MINUTES

This document is tentative until ratified and approved by the Historic Preservation Commission; and therefore shall not be binding on the county or any officer.

Scheduled date for ratification: May 26, 2021

CALL TO ORDER

Chairperson Donna Street called the meeting to order at 2:03 p.m.

ROLL CALL ~ COMMISSION MEMBERS

Donna Street, Chairperson	PRESENT	County Representative
Audrey Clark, Vice Chair	PRESENT	City Representative
Rex Blevins	PRESENT	County Representative
Sarah Moore	ABSENT	County Representative
Cindy Richie	ABSENT	City Representative

Chairperson Donna Street announced a quorum of Commission members present, and therefore a legal meeting was called to order and in session.

EX OFFICIO MEMBERS IN ATTENDANCE

Ted Rumley, County Executive	ABSENT	<i>Ex-officio member for Dade County</i>
Alex Case, Mayor of Trenton	ABSENT	<i>Ex-officio member for City of Trenton</i>

COUNTY STAFF IN ATTENDANCE

Don Townsend, Clerk to the Board of Commissioners	PRESENT
Carey Fauscett-Anderson, County Public Information Officer	PRESENT

READING OF MINUTES

Chairperson Donna Street announced the reading of the minutes from the previous special called meeting of the Trenton-Dade County Historic Preservation Commission (HPC) held on March 24, 2021 would not be necessary since all commissioners were provided an electronic copy of the minutes prior to today's meeting. The Chair called for any corrections to the minutes, hearing none she entertained a motion to accept the minutes as presented by Mr. Don Townsend, Recording Secretary of the HPC. Commissioner Mr. Rex Blevins moved to approve the minutes as presented, and Mrs. Audrey Clark seconded the motion on the floor. The Chair called for approval of the minutes by polling each Commissioner whereas the board unanimously approved the minutes as recorded:

Motion made by: Mr. Rex Blevins
Seconded by: Mrs. Audrey Clark
Those voting in favor: 3 – Blevins, Clark, Street
Those opposed: 0 – N/A
Decision: Passed by unanimous vote

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

There were no applications presented or decisions pending at today's meeting.

APPEARANCES

Chairperson Street welcomed County Commissioner Lamar Lowery attending his first regular HPC meeting. Commissioner Lowery announced he had recently retired from many years of service at the hospital and looked forward to attending various board meetings held monthly in Dade County. He also discussed the idea of hiring a construction management company to oversee the historic courthouse renovation project. He mentioned he had utilized the services of Blevins Construction Management, Inc. to oversee several construction projects at the hospital and thought this may be a good way to get the ball-rolling on finally competing this project. He further mentioned BCM is owned and operated by Mr. Jamey Blevins and family located in Wildwood, Georgia, which is always a great thing to support our local contractors.

Ms. Street also welcomed Mr. Russell Brown who represents the Dade County Historical Society and has faithfully attended the HPC meetings since it's inception. She also welcomed Mr. William Back to later discuss the formation of our (HPC's) new not-for-profit organization named the 'State of Dade Historic Preservation LLC' to allow us to accept donations and apply for grants that may be disallowed to local governments to make application.

UNFINISHED BUSINESS

Ms. Street continued the discussion brought to the floor by Commissioner Lamar Lowery regarding he construction management of the historic courthouse renovation project. Mr. Lowery noted typically the construction management company would be paid somewhere around 7 to 8% of the total costs to oversee the project. This management would include

assistance hiring subcontractors and review of their work to complete phases of the project that include plumbing, electrical, HVAC, networking and basic roughing-in required infrastructure before beginning more cosmetic construction such as floors, mill work, walls, carpentry, fixtures, lighting, doors, etc. The construction managers would also provide alternative methods of completion in case building materials become too expensive or impossible to locate which could stall the project even further. Many questions were asked and answered during this discussion. Ms. Street asked Mr. Lowery what our next steps would be, whereas he stated he would add to the upcoming regular agenda of the Board of Commissioners to be held on May 6, 2021 and invite Mr. Jamey Blevins to attend that meeting to explain the benefits of hiring a construction management company. *Mr. Lowery made it clear that it was not his intention to 'hire' BCM or anyone at the upcoming meeting, but to only bring this idea to the attention of his fellow commissioners for their consideration only after they have had sufficient time to review the information.* No official action was required or taken.

Chairperson Street noted as reported last month, due to the pandemic the HPC's public educational and informational meetings with the public were delayed multiple times. Collectively we have decided to host virtual public information sessions regarding to educate local citizens on the happenings of the local Trenton-Dade County Historic Preservation Commission. Mrs. Carey Fauscett-Anderson agreed to digitally record some of our members making these presentations accessible through the County's website. Mrs. Anderson also recommended partnering with the Alliance for Dade as a means of further expanding the HPC's borders of public information into agritourism. The board members reviewed a current and proposed list of family farms eligible for the Centennial 100 Year Farms recognition: Loyd Gass Farm (Sand Mountain); Blevins Farm (New England); Pullen Farm (Morganville); Forester Farm (Cloverdale); Wallen/Lowery Family Farm (Wildwood); Townsend Farm (Wildwood) and Dave L Brown Farm (aka Katie & Keith --- Wildwood). No official action was taken.

Chairperson Street tabled the next agenda item to a future meeting ~ Phase 2 Survey – Piney Area. No official action was required or taken.

Chairperson Street announced under new business it has been recommended we officially move our monthly meeting to the third Wednesday of each month at 2:00 p.m. Last month Mr. William Back reviewed the bylaws (Section IV Meetings, paragraph 1) to determine proper procedural protocol to amend the day/time of a regularly scheduled meeting. He recommended the HPC vote on the measure today, then follow these procedures to ensure compliance to officially move the meeting date. Commissioner Audrey Clark moved to amend the bylaws to allow the regular monthly meeting of the joint historic preservation commission to be moved to the third Thursday of each month at 2:00 p.m., and Commissioner Rex Blevins seconded the motion on the floor. The Chair called for approval of the motion on the floor by polling each Commissioner whereas the board unanimously agreed to amend the bylaws changing the meeting day of the month to the third Thursday as recorded:

Motion made by:	Mrs. Audrey Clark
Seconded by:	Mr. Rex Blevins
Those voting in favor:	3 – Blevins, Clark, Street
Those opposed:	0 – N/A
Decision:	Passed by unanimous vote

Ms. Street noted according to the bylaws this same vote must take place at the regular meetings held in May and June to officially change the bylaws. The Chair instructed the Clerk to add this item to those upcoming agendas. No official action was required or taken.

Chairperson Street called upon Mr. William Back to report on the formation of the new not-for-profit organization created by the HPC. Unfortunately, Mr. Back had to take another telephone call regarding economic development, so the Chair noted the 'State of Dade Historic Preservation, Inc.' had been created on paper and was submitted to the Internal Revenue Service and State of Georgia's Secretary of State for official recognition and approvals. Ms. Street asked this item to be listed on next month's agenda under unfinished business for Mr. Back to report on the status of this organization. No official action was required or taken.

Chairperson Street stated other items listed on the agenda were no longer action items and were both tabled at the present time. No official action was required or taken.

Chairperson Street called for any new business. Hearing no further business to discuss, the Chair announced the next regularly scheduled meeting of the Trenton - Dade County Historic Preservation Commission would take place on Wednesday, May 19, 2021 at 2:00 p.m. to be held here inside the Commissioners' Meeting Room.

The Chair then declared the meeting adjourned at 3:40 p.m.

Respectfully submitted as recorded,

Don Townsend, Clerk to the Commission