

LAMAR COUNTY BOARD OF COMMISSIONERS
WORKSHOP MINUTES
January 12th, 2017
1:30 P.M.

The meeting was called to order at 1:42 p.m. on January 12th, 2017 Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, Commissioner Thrash, County Administrator Zellner and County Clerk Davidson.

Presentation Mid Ga Mapping

Building and Zoning Director Gunter explained the current zoning map system. Mr. Gunter shared with the board that the official zoning map is from 1992 and that there have been no changes to the current subdivisions with over 3 acres. Subdivisions since 1992 are shown as Agriculture/Residential (A-R). Mr. Gunter said that there are 9300 parcels in Lamar County subtracting out cities leaves about 7000 parcels. For those parcels that are A-R, the goal is to appropriate R1, R2, R3 or R4 to make it correct. There are 2400 entries and another 500 to input into the system. Mr. Gunter said that they need a replacement for the 1992 Zoning Map and that the correct zoning protects the homeowners. Mr. Gunter also noted that those parcels that are greater than 3 acres will be left as A-R.

Nela Morgan and Jerome Bondal of Middle Georgia Mapping addressed the board with their services necessary to create a new Zoning Map as specified to wit:

- Re-Create the old Zoning map made before 1992.
- Update the old Zoning map for changes made between 1992 and 2016.
- Create a new layer showing the proposed Zoning map changes which covers 2700+ parcels.
- Install the new Zoning layer into the Lamar County's GIS system.
- Provide the county with the capability to search for areas in the zoning map using parcel identification number and property owner name.
- Provide color wall maps per county specification.
- All data created with this project is owned by the County.
- Total cost of the project is \$7,500.00

The board directed County Administrator to review this proposal with his discretion regarding the funding of this service.

Agenda Discussion

- 1) Reviewed the following minutes.
 - i. Public Hearing Meeting-December 13th, 2016
 - ii. Workshop Meeting-December 13th, 2016
 - iii. Regular Business Meeting-December 20th, 2016

- 2) Reviewed Resolution 2017-01 Tax Anticipation Note (TAN)
- 3) Reviewed Resolution 2017-02 Tax Assessor Board appointing Betty Smith Banks to replace Tammy Merritt and District 1-John Wayne Robinson and District 2-Claire White.
- 4) Reviewed the following Board Appointments:
 - i. McIntosh Trail Community Service Board to Replace Nancy Anderson
 - ii. Region 6 Behavioral Health and Developmental Disabilities Board to Replace Katherine McHan –Ryran Traylor
 - iii. Southern Crescent Board of Directors to Replace Missy Kendrick
 - iv. Board of Appeals-Re-appoint Dean Gore
- 5) Agreed to leave the approval for Rezoning App #2016-02 by Brosis Enterprises, Inc on the agenda. The planning commission denied the rezoning but the Board of Commissioners can approve the re-zoning requested by Brosis Enterprises, Inc. without the planning commissions recommendation.
- 6) Reviewed the request to purchase a Motor Grader that is a budgeted item coming out of the General Fund in 2017. This will be purchased through a 60 month lease for a total amount of \$217,236.00 with payments of \$2046.35. If they choose they can do a buyout for \$148,000. This is an open end lease and at the end of this lease they have the option to return the equipment and purchase a new motor grader. County Administrator stated that he had also received a bid from Tractor and Equipment Company (TEC) for \$250,400. Commissioner Thrash requested that County Administrator Zellner check with Yancey for further pricing deals.

Other Discussions from the Board

- 1) Chairman Glass mentioned to the Board that he is working with Sheriff White regarding a moratorium for the Gun Range.
- 2) Chairman Glass reported that he is expecting the engineering plans back soon for Industrial Drive. Chairman Glass said that Sam Wellborn with the Georgia Department of Transportation (GDOT) recommends having these plans as an approach to take to the State. Chairman Glass also stated that the Local Maintenance Improvement Grant (LMIG) is slated for Industrial Drive.
- 3) Commissioner Thrash reported that Industrial Road is in bad shape and that the trucks pulling off on the side of the road are to blame. Commissioner Thrash gave an updated legislative report and stated that the Board of Managers from Association of County Commissioners of Georgia (ACCG) met with several communication companies such as Verizon and AT&T. They discussed the issues that they are up against. One of these issues is defining the end-user and who is actually billed the E-911 fees. They heard concerns about people purchasing pre-paid cards in different zip codes from where they live and the problems associated with the fees that go to the county that the phone was purchased in rather than the county that the person actually lives in. This type of activity could be preventing revenue from coming to Lamar County. Commissioner Thrash reported that Internet and the Broad Band will be discussed at the ACCG District Days at the capital in the coming months. The board discussed the impact it will have on Lamar County's Right-of Way access regarding cable permits and if permits are required. This has an impact on revenue for the county. The communication providers are against doing away with Sales Tax. There are millions of

dollars being spent on new hardware and no Sales Tax is being received for the counties. ACCG is working to get Broadband to citizens but the county could still lose the sales tax revenue. Commissioner Thrash stated, "What we are seeing are that those funds are to help to take burden off the counties. Currently there is no solution and it would help if 159 Counties would band together but some of smaller rural counties can't afford this and don't want to get involved."

- 4) County Administrator Zellner stated to the board that they he is looking at the possibility of collecting Right of Way Fees but there is an issue with sewer line access. County Administrator Zellner stated that he has been looking at studies and hard data that has been done in Henry County, Georgia and Henry County, Kansas. The data includes permitting fees and structures along with Ordinances and Resolutions. Commissioner Thrash suggested that he consult with Dave Wills who is with the Association of County Commissioners of Georgia (ACCG). County Administrator Zellner said that the purpose of this is to protect and save the county money and also the environmental impact. County Administrator Zellner reported that the Public Works Department is no longer installing drive way pipes but that Director James Rigdon is still checking with residents to see what they need.
- 5) Chairman Glass announced that the SPLOST III Notice of Call for Special Election was advertised and will be held on 21st day of March, 2017.
- 6) Chairman Glass received a suggestion regarding the Animal Shelter. It was suggested that once a new jail is built that the old jail be used as an animal shelter.
- 7) County Administrator Zellner stated that Cottage Road was closed 2 years ago and that there has been a request to re-open the road.
- 8) County Administrator Zellner reported that the Meals on Wheels vehicle has died and that a replacement vehicle has been requested.

Vice Chairman Horton made a motion to go into executive session at 2:41 p.m. to discuss or deliberate on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A//50-14-2(6). Commissioner Thrash seconded the motion. The motion passed unanimously. The board came out of executive session at approximately 3:45 p.m. and resumed the Regular Business meeting. Commissioner Thrash made a motion to adjourn the meeting at 3:54 p.m. and Vice-Chairman Horton seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Bennie Horton, Vice-Chairman

Robert Heiney, Commissioner

Ryran Traylor, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk