

LAMAR COUNTY BOARD OF COMMISSIONERS
WORKSHOP MINUTES
July 14, 2016
12:00 P.M.

The meeting was called to order at 12:30 on July 14th, 2016. Present for the meeting were Chairman Glass, Vice-Chairman Thrash, Commissioner Horton, Commissioner Heiney, Commissioner Baker, County Administrator Zellner, and County Clerk Davidson. County Attorney Mayfield was absent for the meeting.

Pictometry Presentation

Nathan Roberson, District Manager for Pictometry, gave a presentation to the board. He showed a slide show and gave an overview of what their company has to offer. They support 1300 counties across the United States. Images are captured by a fleet of 95 planes outfitted with USGS-certified camera systems flying year-round. Image processing is completed using patented technologies. They have the largest Aerial Imaging in the industry and the pixel size range from 3 inches in the city to 9 inches in the county. The system is web-based software and interacts with WinGap and the Lamar County CAD E-911 dispatch system. In the event of a disaster, such as an EF4 Tornado, they will provide their services for free and will have a plane in the air as soon as possible. Mr. Roberson showed the board a picture of a wine glass and stated that oblique imagery is imagery captured at an angle to provide a more natural perspective, making objects easier to recognize and interpret. You can see pictures at a 40 degree angle. Oblique imagery is captured from north, south, east and west directions to provide a view of every property and parcel. The system is designed to search by address, parcel number, zip codes and even fire hydrants. The system can be accessed from iPads, Tablets, Cellular Phones, and Desktop PC's or Laptops. Mr. Roberson gave several pricing options to the board with discounts for two flights. The second flight can be cancelled at the discretion of the board without penalty due to a non-appropriation clause.

1. Flight # 1- \$55,078.00 with the payment divided over three years.
2. Flight # 1 -\$46,753.00 with the payment divided over the first three years.
Flight # 2 -\$48,904.00 with the payment divided over years 4-6.

Mallory and Evans and Trane-Energy Audit Update

Marco De Zan, President of Mallory and Evans and Frank Foster, Account Manager, with Mallory and Evans, Cameron Griffith, Solutions Advisor, with Trane U.S. Inc. in partnership with Mallory and Evans, gave a report to the board with their findings and project options regarding the energy audit study for the county. Other team members from Mallory and Evans were present for the meeting. Mr. Griffith reported that the county could save 25 to 28 percent over a 15 year period. Mr. Griffith stated that not everything is done for infrastructure and self-funding will not take care of all of the county needs. Mr. Griffith gave a timeline update on how they got to where they are with the project. In December of 2015, Lamar County issued a Request for Qualifications (RFQ) and then began an energy study with options. The findings include \$295,936.00 for Internet/LAN/Fiber, \$1,356,280.00 for the Courthouse, \$133,691.00 for Security, and \$463,637 for the Sheriff/Detention with a base project cost of \$848,428.00. The recommended municipal lease term would be for a period of 15 years with a least interest rate of 2.65% to 2.95% and savings guaranteed for 15 years.

If the county doesn't save then Trane U.S. Inc. makes up the difference. The year 1 Savings vs. Cost was estimated at \$66,046.00 and the scope of work includes the following.

1. LED lighting upgrades at all county buildings except for the Accountability Court, Facilities, Vehicle Maintenance and the Service Center.
2. New Programmable Thermostats except for the Accountability Court and the Sheriff's Office and Detention Center.
3. HVAC upgrades for the Senior Center, Parker Branch Fire Station and the Administration Building.
4. Water Upgrades for the Jail.
5. Building Repairs for the Parker Branch Fire Station and the Senior Center.

Mr. Griffith when over added work scopes for the project. For the Sheriff's Office and Detention Center the added work scope came to a price of \$1,312,000.00 with a year 1 Savings vs. Cost estimate of \$69,820.00. The added work scope includes the following.

1. Building Automation System for the Sheriff's Office and the Detention Center
2. HVAC upgrades for the Sheriff Office, Detention Center, and the Drug Task Force Center.
3. Building Repairs for the Sheriff's Office, Detention Center, and the Drug Task Force Center.

The added Security Option for all county buildings was estimated at a cost of \$1,445,000.00 with a Year 1 Savings vs. Costs estimated at \$69,820.00. The added Courthouse Option was estimated at a cost of \$2,802,000.00 with a year 1 Savings vs. Cost estimate of \$70,011.00. The added work scope includes the following.

1. Building Automation System
2. HVAC Upgrades
3. Building Repairs for the Roof, and the Windows

The added Internet Option was estimated at a cost of \$3,097,000.00 with 1 Savings vs. Cost estimate of \$70,011.00. Mr. Griffith stated that they teamed up with CooperCraft Communications for this option. The fiber between the buildings would link to Atlanta for competitive internet service. The added work scope includes the following.

1. Accountability Court
2. Administration Building
3. Courthouse
4. Fire Headquarters
5. Sheriff's Office and Detention Center
6. Tax Commissioners Office

Mr. Griffith and the team from Mallory and Evans explained that the majority of the buildings in the county are 15 years or older and that the driving force at the Courthouse was the basement. The main concerns were the following.

1. Outside Air Requirements
2. Reconfiguration of Air Distribution
3. Changed Concept of Cooling-Chilled Water System
4. Mold issues
5. Heating issues

The board addressed Mr. Griffith with their concerns of the obligated payments on the lease if the buildings attached to the project were replaced. The board was given an in depth pricing sheet to review and agreed to meet back with Mallory and Evans and Trane U.S. Inc. in the next month.

The Chairman called for a 5 minute recess. The Chairman resumed the meeting to discuss the July Regular Business meeting.

The board heard discussion regarding the upcoming agenda and other areas of discussion as follows:

1. The board reviewed six sets of minutes from the June meetings.
2. The board agreed to present a Proclamation to the Lamar County 6U Coach Pitch Softball team who won the Georgia State Champions title and will represent Georgia in the World Series on July 29th.
3. The board discussed the upcoming Community Development Block Grant (CDBG) for the Health Department and the proven track record that the company has had for winning grants. The board heard that they must advertise requesting an RFQ for an Administrator for the Grant and for Architectural Services. The board discussed adding \$300,000.00 to the SPLOST project as a precaution in case the CDBG is not awarded.
4. The board discussed the Energy Study findings and Project Options from Trane. The board discussed the pros and cons of building new facilities vs. repairing the existing buildings and the cost associated with the energy audit projections. There was discussion about adding 6 heating and air units into the SPLOST project as opposed to paying for them through the proposed energy loan. There was continued discussion of other options and ways to purchase and pay for the necessary energy and building improvements without financing the entire project. There was discussion about the Lamar County School Board SPLOST, Bond Referendum and the new High School Project.
5. The board agreed to continue to work on the SPLOST III project list and meet with the cities to discuss their project list.
6. The board reviewed Minor Subdivision App. #2016-01 by Bowen Jones and discussed the splitting of the property into three lots which could produce more revenue for the county. The planning commission will meet on Monday to make a decision.
7. The board heard a report from Vice-Chairman Thrash on a drug rehabilitation facility. Vice-Chairman Thrash stated that their attorney had contacted her regarding the Special Exception 2016-01 application to allow a Drug and Alcohol Rehabilitation facility. The property is located at 168 Oakdale Drive. They would like to have 120 to 150 employees at this facility and a medical care facility with 6 modular trailers. Vice-Chairman Thrash found out that this is not actually a rehabilitation but really an after rehabilitation care facility. This will be a large operation. The request from the attorney was that he wanted her to speak to the neighbors about this as they may possibly start over with their application. The attorney also mentioned purchasing all of the homes in that area.
8. The board continued discussion on the Lamar County Health Department building and the shape that the building is in. There was discussion about tearing it down and building a new facility.
9. The board discussed a food bank that has been housed in the Service Center building on Academy Drive. There have been numerous issues and complaints with the storage of food and the junk in the building. The board agreed to allow the program to operate in the building until September 1, 2016.
10. The board discussed the storage system for the Clerk of Superior Clerk's Office. Chairman Glass explained to the board that they are out of space for their manual records and this system is much like the ones you see in the doctors' offices where cabinets can collapse and are housed on rollers. County Administrator Zellner stated that they had

received bids ranging from \$98,000.00 to \$24,000.00 depending on the size of the unit. The board agreed that this should be added to the SPLOST III project list.

11. The board discussed Industrial Drive. Chairman Glass addressed the board about the Georgia Department of Transportation (GDOT) and requested that Industrial Drive be put on a high priority list. The regional office offered help with the engineering and if an engineering concept can be put together then they could possibly go before the GDOT commissioners to explore more sources of money. Since the City of Barnesville has done an engineering concept already, they could get some help from them. Chairman Glass noted that the county needs to invest in the Industrial Park. There is a lot of truck traffic and five years from now we may not have the money for it. Chairman Glass stated that they need to speak to the industries that are already there regarding future growth. There needs to be a holding lane so that trucks can pull over and put on their tarps. Jordan Lumber did put some concrete down for the truckers to use but it's only for one truck at a time. Chairman Glass stated that he attended a recent IDA meeting and the Flour Mill showed interest in Industrial Drive. They hinted that they might be able to help out financially. Jordan Lumber said they could save \$ 6,000.00 if they could come in from the south with their trucks. They could come up Cannafax Road instead of going around to Fellowship Road. The truckers are contractors for Jordan Lumber but they may be willing to help out financially. Jordan recognizes they are community citizens and they have some responsibility towards them. Also, if we need to expand the right of way the radius on the corner needs to be 180 ft. according to the GDOT. We need more right of way from the man who owns that corner. He wants to sell that piece of property so he would be motivated to work with us. If you go around the corner, Intercon owns the wetland in front of their building. If we want a little bit more room there, they may be willing to donate it to the county. Commissioner Baker addressed Chairman Glass and inquired about the IDA budget. Chairman Glass responded that it is around \$200,000.00 a year and of that, \$80,000.00 to \$60,000.00 is bond money. It's plugged in and washes out. B&G is the last one and it's what we call tax abatments. The way that works is the IDA actually holds the title and there is a 10 to 20 year buy back. Without that, the budget is around \$150,000.00 to \$175,000.00. Chairman Glass stated that the budget is funded by Lamar County and the City of Barnesville. The Solid Waste Authority and the City of Milner do not contribute to the IDA budget.
12. Vice-Chairman Thrash stated that she is concerned with Bedsole Trailer Park and the inhabitable places. The board discussed the Code Enforcement regulations and the need to adopt a National Code of Ordinance for the Code Enforcement Officer to follow.
13. The board heard a brief Federal Emergency Management Report (FEMA) related to funding. County Administrator Zellner reported that we should receive around \$91,683.56 from FEMA for the rain damage from December 2015. This should allow the county to finish Industrial Drive.
14. The board discussed the millage rate and the proposed 3 percent raises. Chairman Glass stated that the Tax Commissioner is working on the final digest numbers. The millage has to be set and sent to the state by September 1st, 2016 and will need to be approved at the August meeting. Chairman Glass noted that they have to have one Public Hearing if they don't go above the rollback rate and three Public Hearings if they raise the millage rate. Commissioner Baker requested that they revisit the raises across the board.
15. The board discussed the Fire Chief position and whether or not they would hire an additional fire fighter and a full time Fire Chief before the end of the year.

Vice-Chairman Thrash made a motion to adjourn the workshop at 3:44 p.m. and Commissioner Baker seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Nancy Thrash, Vice-Chairman

Bennie Horton, Commissioner

Robert Heiney, Commissioner

Van Baker, Commissioner

Attest: _____ Carlette Davidson, County Clerk