

LAMAR COUNTY BOARD OF COMMISSIONERS
WORKSHOP MINUTES
November 14th, 2017
1:30 P.M.

The meeting was called to order at 1:30 p.m. on November 14th, 2017. Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, County Administrator Zellner and County Clerk Davidson. Commissioner Thrash was absent for the meeting.

Proposed Re-Zoning Map

Building and Zoning Director Gunter addressed the board and stated that three years of development had been put into the re-zoning process with over 2800 recommendations for changes based on the comments made at the planning commission. He stated that there have been 17 changes made based on the comments from the last Lamar County Board of Commissioners meeting. The lawyer that attended the Board of Commissioners meeting in October came into his office and showed him the property he was working with and the negotiations that he had made with a neighbor to buy the land. Building and Zoning Director Gunter said that because of this it was changed it back to A-R. Building and Zoning Director Gunter said he assisted the gentlemen, with the son who wanted to have farm animals and who also had the wild boar in his backyard. There were restrictive covenants in place for residential only but since every lot in the subdivision was greater than three acres and the lots were over 1400 square feet he changed this property back to A-R. Building and Zoning Director Gunter said that the comment about Haskins Taylor were addressed. The subdivision that Mr. Taylor lives in has three lots and they are 2 acres. He has no farm animals but he can have chickens in a residential zoning. Mr. Taylor's property is zoned R-2 because his house is over 1600 sq. feet and he will be grandfathered in. Building and Zoning Director Gunter stated that he provided the board with a memorandum about continuation of non-conforming uses and apologized for not being able to explain that completely at the last Board of Commissioners meeting. Building and Zoning Director Gunter said that there is a lot of that going on in the County. Building and Zoning Director Gunter said that part of changes picked up included the fact that the Lamar County Barn which is in an A-R zone and the zoning was never changed. He is recommending that it be changed to make it Industrial. Building and Zoning Director Gunter said that the Lamar County Landfill expanded its operation and its landfill is in a portion that is currently zoned A-R and there will be an adjustment. The Vulcan Company, who owns the Rock Quarry, bought three lots. This is out on Hwy 36 and Chappell Mill Road and they are taking out houses and putting in a buffer zone. They plan to put in a deceleration lane that will come into the Rock Quarry. Those lots are now owned by Vulcan and they are being changed to M-2 zoning just like the Rock Quarry. They are marked as a buffer zone so they can't expand the Rock Quarry operation. The design is for a nice entrance to make it look good. Commissioner Heiney asked if the Rock Quarry is going to start up again and Building and Zoning Director Gunter replied that he didn't know that but it was a possibility. Building and Zoning Director Gunter said that they were approved for operation by the State and we can't restrict them from operating the Rock Quarry.

Chairman Glass asked how they were supposed to know that they are to remain buffered. Building and Zoning Director Gunter said that because it is zoned M-2 C (with Conditions) and his listing for his work will have to go to Three Rivers. The C-2 zoning is the same color as C-2 C and they will know that it is Conditional Zoning. Building and Zoning Director Gunter said that he will put this in an actual memo, when they adopt it, that the lots are conditional as a buffer zone. Chairman Glass said he just wanted to make sure that it is so that they can preserve this for history. Building and Zoning Director Gunter said that when the Planning Commission approved this and made recommendations, the comments were to approve with the condition that a time frame be given for anyone else who comes in with corrections, so that changes can be made. Building and Zoning Gunter stated that he is asking this of the Board. They can approve it totally, they can disapprove totally, they can approve it with changes, or they can approve it with an effective date so that anyone else who wants to make changes can. Building and Zoning Director Gunter said that he had two phone calls last week, one was from someone who said that her mother didn't want her property changed to A-R. She wanted it to stay R1 and didn't want it to go to A-R. Another request was where they had more than 3 acres but the tax records showed they had less than 3 acres so they showed him where they had more than 3 acres. So, he put it back to A-R. Building and Zoning Director Gunter said that if they can show they meet the requirements he will make the change back to what they want it to be. The situation on Holloway Road led him to make changes for all those who requested. The gentlemen who owned the property and had 90 acres, was changed to A-R. The property that was less than 5 acres was changed to R-2. Building and Zoning Director Gunter said that he has tried to accommodate every request as long as it meets the code. Building and Zoning Director Gunter said that once the board actually approves the re-zoning map he will take the approved markup to Three Rivers and they will print out a new map with corrections. It will then become the official zoning map of Lamar County. This will have the required Board of Commissioners signatures. Chairman Glass asked how changes will be made down the road. Building and Zoning Director Gunter said that they will color pencil it in until he can print a new one provided that there is money in the budget. Building and Zoning Director Gunter said that there is a firm that can make a layer for the Tax Assessors Map where you can look at property by clicking on the word zoning and it will show you the zoning of the property. Building and Zoning Director Gunter said that once the layer is made anyone can pull up the zoning by the parcel number and/or name and you can see what the property is zoned. Chairman Glass inquired about the time frame to make all of the changes. Building and Zoning Director responded that he hoped no later than end of the year and he preferred no later than the end of this month.

Regular Business Discussion

1. Minutes Approval.
 - i. Special Called Meeting October 9th, 2017
 - ii. Public Hearing-October 17th, 2017
 - iii. Regular Business Meeting-October 17th, 2017
2. Workplace Wellness Policy for the ACCG Wellness Grant.

Chairman Glass stated that the Wellness Policy is required for the Grant with ACCG. Chairman Glass stated that Corporate Health Partners sends out a progress report each month to all of the Board members. The Corporate Health Partners may give a report in December to the board members.

3. Honeywood Farms-Beer and Wine License.
County Administrator Zellner stated that he had sent them a letter stating that the application had been denied and if they wanted to appeal the decision they could be put on the agenda. Attorney Mayfield informed County Administrator Zellner that the way the letter is written the board was right but Honeywood Farms could still appeal. Chairman Glass said to leave them on the agenda and if they show up the board will discuss. County Administrator Zellner stated that Attorney Mayfield said that they have a good case for appealing.
4. Needs Assessment Contract Update.
County Administrator Zellner reported that originally the contract with Goodwyn Cawood and Mills (GMC) was setup to include the Courthouse and the Administration Building. They looked at how much office space was needed and then come back with a proposal as far as the layout was concerned. The Grand Jury decided that Lamar County needs a new jail so GMC was asked to come up with something for the jail so they expanded the contract to include the jail. County Administrator Zellner showed drawings to the Board of Commissioners that were present. County Administrator Zellner said that Sheriff White has approved the plans but when the head jailer reviewed them he said that it needed more work so they are working with other contractor/firms that have done tons of jails and they are working on new plans. The board agreed to keep the expanded contract on the November agenda. County Administrator Zellner said that the building committee has done a lot of work on this and came back with lots of valuable information and various departments had also participated in this process requesting the things that they would like to have.
5. Proposed Rezoning Ordinance 2017-07-2nd Reading.
The board agreed to keep this on the agenda for the 2nd Reading.
6. Resolution 2017-19 Adoption of 2018 Budget.
Chairman Glass stated that the board was only required to have one Public Hearing which was done today. The proposed 2018 budget was published in the paper along with the announcement of the Public Hearing.
7. County Administrator stated that Sheriff White is looking into signing a contract with Southern Correctional Medicine. Currently, the County is paying for all of the inmates medical cost including the nurses. There are 4 nurses on staff and some of them are part time. This company will resume all responsibility for the inmates healthcare. They will take on all of the liability. Some of their requirements are that the inmates have to be in the County jail and they can't be on work detail. They will provide all in house medical services, a registered nurse or licensed practical nurse will visit the jail daily, perform physical assessments of the inmates, update all medical records, and assist a licensed healthcare provider with all other medical necessities. There will be a nurse on call 24-7 and there will never be a time when a nurse is not available to the inmates of Lamar County. They will have a dental service with basic and emergency dental care for inmates at no additional cost to the County. They will provide prescription medicines excluding HIV medication. They will contract with a pharmacy provider to provide prescription medication with a savings well below retail at a local pharmacy. They will also provide mental health services, mobile x-rays and medical supplies. County Administrator Zellner stated that on paper it doesn't look like it is that good of a deal. The cost for medical service and nurses that was budgeted for 2018 is \$87,716. In 2016, the County spent \$96,066.00 for the medical care and the nurses. The cost that they are proposing is \$120,000.00 a year or \$10,000.00 a month. They take on responsibility for medical records and the liability. County Administrator

Zellner said that Sheriff White feels like that this is a good deal. If the board approves this contract the current nurses will cease employment with the County, and they will have the opportunity to work with (SCM). County Administrator Zellner stated that this is where the County will save \$42,000.00 for nurses. Sheriff White has spoken to surrounding Counties that are using this service and according to Chairman Glass and County Administrator Zellner, Sheriff White has been working on this for at least two years. They looked at two other vendors and their cost was anywhere from \$150,000.00 to \$200,000.00.

County Administrator Zellner reported that Rock Springs School has requested a School Resource Officer. Rock Springs School is ready to sign and execute a contract. The Deputy is ready but the Sheriff White needs four more deputies because of rotation. Rock Springs School will pay for the School Resource Officer at 100 percent.

County Administrator Zellner stated that the Sheriff's Office needs new tasers. County Administrator Zellner said that Sheriff White was concerned about \$60,000.00 that he said was taken out of his budget. County Administrator Zellner explained that they did take this out of the line item for vehicles because the vehicles will be paid out of the Special Local Option Sales Tax (SPLOST). County Administrator Zellner stated that the Commissioners gave Sheriff White \$40,000.00 for deputies and \$40,000.00 for the jail deputies. However, the Sheriff's Office still needs money for 7 new tasers.

Vice-Chairman Horton stated that Mr. Boatwright has retired and that he did an excellent job. The replacement for Mr. Boatwright will be Mr. Kirk Fjelstul.

Chairman Glass reported that he had seen the headline in the newspaper about Bob's new Salary and all the Board can agree with the pay and that it is comparable pay to the Surrounding Counties. Chairman Glass stated that he hadn't heard too much regarding the raise.

Chairman Glass reported that Emergency Management Director Billy Campbell wants to sign a Shelter Opening Protocol Emergency Disaster Agreement which is a designation for a place to use in case of Emergency Disaster. Chairman Glass stated that the First Baptist Church of Barnesville and the Recreation Department Gym was opened last year when the power went out in Milner.

County Administrator Zellner stated that Chief Matthews had requested to repair the compressor on an airline fire truck. He received two quotes one for \$1,500.00 and one for \$1,575.00. County Administrator Zellner stated that this repair could hold them over for a little while. Chairman Glass said that fixing the truck will hold them over until the SPLOST III money comes in and they can get a new fire truck.

Chairman Glass reported that the distributions for the Special Local Option Sales Tax (SPLOST) II ended in October and that the SPLOST III distributions will begin the end of November. Chairman Glass reported that the County did not receive the total estimate. The total projected amount was \$9.564 million over the last six years and came in at \$9.404

million which is about \$60,000 less than projected. Chairman Glass said that two thirds of the amount collected went to Lamar County and the rest went to the City of Barnesville. Chairman Glass stated that the County paid off the Town of Aldora and the City of Milner first and based on the Joint Resolution between the municipalities. Chairman Glass stated that number one was to pay off the Town of Aldora, number two was to pay off the City of Milner, and number three start the split between the City of Barnesville and the County with 41 percent going to the City of Barnesville and 59 percent staying with Lamar County. Chairman Glass said that the agreement was that if you exceed this number then you give the municipalities more. The City of Barnesville says we owe \$6,600.00 but according to the Joint Resolution they really owe the County about \$1,157.00. County Administrator Zellner stated that the bottom line is the County overpaid the Town of Aldora and the City of Milner because we paid them 100 percent of what the County was projected to receive. Building and Zoning Gunter inquired about the Town of Aldora and the houses that are being torn down and what effect it would have on SPLOST. Chairman Glass stated that the Joint Resolution was already approved and they have to abide by that for the next six years. Chairman Glass stated that the City of Barnesville negotiated for all of the municipalities. Chairman Glass said that when the SPLOST III distribution comes in at the end of November the County will pay off the Town of Aldora and then the City of Milner. Once that is complete the split between the City of Barnesville and the County will begin as it was done before. Chairman Glass after we pay off the Town of Aldora and the City of Milner, the first purchase will be for patrol cars.

County Administrator reported that Al White is retiring from the Sheriff's Office and Chairman Glass reported that Claire White is retiring from the Tax Assessors Board effective December 31st. Chairman Glass stated that the Tax Assessor assigns the value and the BOC sets the millage rate.

Chairman Glass stated that he had received an email regarding appointing a Legislative Leadership Delegate. County Clerk Davidson stated that she had contacted Nicole Logan with the Association of County Commissioners of Georgia (ACCG) and had received an email back from her stating that Lamar County is good and that another appointment is not necessary.

Chairman Glass stated that he sent a draft of a County Administrators' performance review to the Board and requested that it be completed by the end of year for County Administrator Zellner. County Administrator Zellner stated that they can use the form that we used for everyone else as part of the policy.

Chairman Glass reported that the Library Grand Opening will be January 17th at 10:00 a.m. January 15th is Martin Luther King Jr. Holiday and January 16th will be the State wide online check out across the whole Library system. Chairman Glass said that the Legislators have been contacted to attend.

Chairman Glass reported that a meeting with the Department of Transportation (DOT) is setup for December 5th to talk about Industrial Road regarding delaying it until Spring. There has also been a request for something to be done at the corner of

Community House Road and Hwy 341 because you can't see around corner and the Sand Trucks are a problem. The trees need to be trimmed as well. Chairman Glass reported that the Signs on Hwy 36 and Hwy 109 have been taken care of. Commissioner Heiney reported that There is a pothole on Hwy 36 from Ga 7 near Hot Shot that needs to be fixed. Vice-Chairman Horton inquired about Hwy 18 where the trucks were turning into the church parking lot and the request to move the sign. Chairman Glass stated that he thought that the sign was probably moved but he had not been out there to check on this. Chairman Glass stated that they needed to contact the group home in Redbone which is off of Sardis Church Road because there are issues with them throwing out trash and fast food wrappers. It was suggested that Commissioner Traylor who is on the board for the Region 6 Health Board get in touch with them.

Commissioner Heiney made a motion at 2:39 p.m. to recess the workshop meeting to go into executive session to discuss litigation. Commissioner Traylor seconded the motion. The motion passed unanimously. The board came out of executive session at approximately 3:05 p.m. and Commissioner Traylor made a motion to adjourn the workshop. 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: _____ County Clerk