

Special Called Meeting Minutes

October 9th, 2017

8:00 a.m.

The meeting was called to order at 8:37 a.m. on September 28th, 2017. Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, Commissioner Thrash, County Administrator Zellner, and County Clerk Davidson. County Attorney Mayfield was absent from the meeting.

1) IT Position

Chairman Glass and the Board of Commissioners discussed the IT position for Lamar County. Commissioner Thrash stated that she had heard at her recent conference that outsourcing positions means losing the personal touch with the community which has an impact on the economy. Commissioner Thrash stated that while lowering the budget is good in regards to the economy cutting jobs may not be good. County Administrator Zellner stated that he had received some questions from Commissioner Heiney for the board to review regarding an IT position. County Administrator Zellner stated that Lamar County has a hodge-podge system and everyone has their own system and no one knows their own passwords. When Information Technology (IT) Director Whitlock came into the position passwords into the server were not even known and he worked to get this corrected. County Administrator Zellner stated that being on one platform takes time. The security for the County has improved and computer systems have been upgraded from XP to Windows 7 or Windows 10. The Financial System, INCODE, for the County runs on a hosted site platform and the security is provided through them. All of the backups are done off site. Chairman Glass stated that the current salary for this position is \$53,000.00 and that the overall IT budget is \$117,000.00. The savings for eliminating the IT position would be \$47,000.00 if the board chooses to go with a contracted IT service provider. The board discussed the fact that the Probate Court and the Sheriff's Office both use a contracted IT service provider in conjunction with the IT Director. County Administrator Zellner stated that IT Director Whitlock has been working on the projector equipment at the Lamar County Courthouse. Commissioner Horton stated that he had also been instrumental with the building committee. Commissioner Thrash inquired if IT Director Whitlock was qualified for the Code Enforcement position since Code Enforcement Officer Vaughan is retiring. County Administrator Zellner stated that he is not qualified for this position. Chairman Glass and County Administrator Zellner both said that if they go with a contracted IT service provider then the response time for service will go up and the little things that are in-house will be over looked. County Administrator Zellner stated that IT Director Whitlock is certified to teach classes related to the programs Excel and Word. Commissioner Traylor stated that even though they lowered the millage rate the board still has to make tough decisions and it is their responsibility to find ways to save money. Chairman Glass called for a motion regarding the

IT position for Lamar County. Commissioner Thrash made a motion to eliminate the IT position and Commissioner Heiney seconded the motion. The motion passed unanimously.

2) Monitoring Service Approval

County Administrator Zellner stated that a Request for Proposal (RFP) had been sent to four vendors and that the bids will be opened on October 12th, 2017 at 2:00 p.m. Chairman Glass stated that if the amount of the proposal is less than \$7,500.00 then County Administrator Zellner can select a vendor otherwise the bid will need to be approved by the Lamar County Board of Commissioners. Commissioner Horton made a motion to table the Monitoring Service until the October 17th Regular Business meeting and Commissioner Thrash seconded the motion. The motion passed unanimously.

3) Beer and Wine License-Honeywood Farms

Commissioner Thrash stated that Honeywood Farms is zoned with special conditions. On February of 2016 the board approved their zoning request with special conditions which states that the property is zoned as C2 (Highway Commercial) with the condition to operate only as a restaurant. Commissioner Thrash stated that the owners of Honeywood Farms planned all along to have events and they built a pole barn to hold parties and weddings. Commissioner Thrash explained to them that they aren't zoned for this but they were under the impression that this is what they were zoned for. Commissioner Thrash stated that it is up to the board to take the extra step and allow them to have a beer and wine license. Commissioner Thrash pointed out that their intention was to sell to go meals out of their kitchen and since alcohol can't be taken off of their premises then why would the board approve a beer and wine license. County Administrator Zellner stated that they could get a beer and wine license and sell beer and wine like Mama's Kitchen does or do package sells but then you run into the fact that it becomes like a Convenience Store. Commissioner Thrash stated that they were approved for C2 zoning with conditions and now they have decided that they are going to do something else. Commissioner Thrash inquired about the timeline for a different zoning and County Administrator Zellner stated that there is no deadline for zoning but there is a deadline for the beer and wine license if it is denied and they have to wait a year before they can reapply for a beer and wine license. Commissioner Thrash stated that Rock and T Meadows on Five Points Road (which is close to Honeywood Farms) doesn't sell alcohol. They have the event center but they have the proper zoning. Commissioner Thrash said that they are opening Pandora's Box if they go forward with approving the beer and wine license. County Administrator Zellner stated that they could obtain a daily permit to hold an event and to sell alcohol but the board would have to approve it. Commissioner Thrash and Commissioner Traylor both inquired about having security available when selling alcohol. County Administrator Zellner stated that it's a requirement with the City and the County. Commissioner Heiney stated that he gets complaints regarding Farley Plantation because of the noise. Commissioner Heiney said that if Honeywood Farms is running a restaurant now why would the board deny the beer and wine license. Commissioner Thrash stated that they approved Honeywood Farms to have a kitchen only to sell to go meals and now they are holding events out there. Vice-Chairman Horton stated that a process to do this is needed for everyone. County Administrator Zellner stated that the

zoning needs to be consistent to what the venues are actually doing and you clutter up your zoning when you have a lot of conditions. Commissioner Thrash stated that she has heard complaints regarding Honeywood Farms obtaining a beer and wine license but she had never heard noise complaints regarding events held at Rock and T Meadows. Commissioner Thrash made a motion to deny the beer and wine license approval for Honeywood Farms based on the C2 zoning with conditions to operate only as a restaurant. Commissioner Traylor seconded the motion. The motion passed unanimously.

4) Striping Equipment Estimate

County Administrator Zellner reported that he had spoken with Forest Hill at Two Rivers and he said that the price for Striping Equipment would cost about \$250,000.00 for a new one plus the cost of the paint. They buy the paint whole sale. The paint is \$9.00 per gallon and it takes about 18 gallons of paint per mile. You then have the maintenance of the equipment; keeping it clean. County Administrator Zellner stated that the time that you paint is between Saint Patrick's Day and Thanksgiving. The County could contract with Two Rivers for \$315.00 a mile, single line striping. County Administrator Zellner stated that he had spoken to Two Rivers and in the years past Lamar County had partnered with them for striping. Lamar County would own part of the equipment. County Administrator suggested that the board include this with their priority list of roads. Commissioner Heiney stated that striping roads benefits everyone and this helps keep the roads safe. There was discussion about the various types of striping including fog lines and center lines and the cost associated with each. County Administrator Zellner said that the cost can run anywhere from \$600.00 to \$1,200.00 a mile.

County Administrator Zellner also checked on a request from Commissioner Heiney involving the unpaved portion of Crawford Road. He stated that an estimate from Goodwyn, Mills and Cawood (GMC) suggest that it would cost approximately \$1.045 million dollars and this includes surface treatment. The cost is high because the rock in the road would have to be blasted out.

5) Regular Meeting Discussion

The board went over the agenda and agreed to add the following items for the meeting.

1. Two Public Hearings.
 - a) Minor Subdivision App# 2017-01 by American Forest, Inc.
 - b) Proposed Rezoning of Official Zoning Map
2. Minutes Approval.
 - a) Workshop Meeting-September 14th, 2017
 - b) Regular Business Meeting-September 19th, 2017
 - c) Special Called Meeting September 28th, 2017
3. Board Appointment.
 - a) Planning Commission- L.D. Parks
4. Approval of the following:
 - a) Minor Subdivision App # 2017-01 by American Forest, Inc.
 - b) Proposed Rezoning of Official Zoning Map.

5. Ordinance 2017-05 Media Ordinance.

County Administrator Zellner reported that he had spoken to Kathy Oxford with the Industrial Development Authority (IDA) and was working on getting a best practice guide from the City of Barnesville along with other information for the Media Ordinance.

6) FY2018 Budget Update

Financial Director Townsend gave an update on the 2018 budget and reported that the projected revenue is now \$9,630,000.00 and the requested expenditures are \$9,798,872.00 plus an increase in the EMA budget grant of \$1,200.00 and a \$3,500.00 increase for Kelly Hughes with the Lamar County Library. This is ½ of the Insurance Premium. This brings the requested expenditures to \$9,803,572. The cuts needed to balance the budget are \$173,572.00. Using the SPLOST excess to pay off debt (budgeted in Public Works) of \$132,663.00, the new requested expenditures for 2018 are \$9,670,909. The cuts still needed to balance the budget are \$40,909.00. If there is no debt, the excess proceeds must go to the General Fund of the County to reduce County property taxes. The excess SPLOST proceeds after paying debt service is \$246,469.00. The projected SPLOST transfer to General Fund is \$205,560.00. The increase expenditures of \$205,560.00 is earmarked for the matching funds for the Community Development Block Grant for the new Health Department building. The balanced budget is now \$9,876,469.

Chairman Glass reported on the following:

1. Announced that there is an Economic Development meeting on October 16th, 2017 at the Georgia Experiment Center.
2. Reported that sales of vehicles is up by 41.7 percent since 2012 and property taxes and ad valorem taxes have gone down by 65 percent in the last four years. The County's portion of the TAVT has gone up by 8.2 percent in the last four years. The future splits between the counties and the State is more favorable. 99 counties out of 159 are still worse off than they were in 2012.
3. Low birth weight incidents in Lamar County were at 12.40 percent several years ago and the Health Department had some Grants to help attack this issue. Low birthweight infants are those born weighing less than 5.5 pounds. Low birth rate babies cost 1.9 million dollars over their life time because of developmental, learning and other health issues. The goal was to raise the birth weight and it was down to 9.6 percent in 2015 but then back up to 12 percent in 2016. Contributors from a mothers' standpoint is very high or low body mass index and very high or very low reproductive age and smoking.

County Administrator reported the following:

1. First Annual Oktoberfest at Summer Field Park on October 14th, 2017 from 12:00 to 3:00 p.m. sponsored by Lamar County Democrat Committee.

Commissioner Traylor inquired about the signs on Hwy 36 and McCollum Road requested by Mr. Eddie Felton. County Administrator Zellner reported that he had contacted the Georgia Department of Transportation and had made the request for the signs.

7) Executive Session

Commissioner Thrash made a motion to go into executive session to discuss personnel at approximately 10:15 a.m. Vice-Chairman Horton seconded the motion. The motion passed unanimously.

8) Reconvene Special Called Meeting

The board reconvened the meeting at 10:50 a.m. and went into Round Table Discussion.

Commissioner Thrash announced that a former Sheriff's Office employee, Jeff Dawson, is now the new Accountability Court Director. The goal is for the Accountability Court to obtain grants for funding so that they can become self-sufficient.

Commissioner Thrash updated the board on the condition of Harold Wilson, Administrator for the City of Milner, stating that the radiation and the chemo is really hard on him. He has lost about 30 lbs. and has about 4 more treatments before they talk about surgery. Commissioner Thrash requested that the board keep him in their prayers.

County Administrator Zellner stated that once the new Health Department is built the Recreation Department would like to use that area for equipment storage but realizes that part of the Grant request was to tear down the building.

County Clerk Davidson reported that she has been working with the Barnesville Chamber of Commerce and the Georgia Technology Authority (GTA), the State Contract for the County phone lines. The Barnesville Chamber of Commerce is contemplating having their two phone lines disconnected so that they can switch to Charter. County Clerk Davidson stated that she wasn't aware that these two lines existed since the Barnesville Chamber of Commerce has been paying the bill. One of the account executives, Susan McTier, with GTA has stated that a transfer of contract will give the lines to the agency, Ms. McTier says that they cannot do a transfer of contract over to Charter. If they disconnect the lines, then it goes into a reserved status within the system. Another account executive with GTA, Michael Carrick, stated that the transfer can be done but that the lines will change and will not have any features on them and the voice mail will be disconnected when the transaction is complete. County Clerk Davidson stated that she is continuing to work with the Chamber regarding this issue.

Commissioner Thrash stated that she would like to present Max Burns, the President of Gordon State College, with a Proclamation in an upcoming board meeting.

Vice-Chairman Horton announced that the Three Rivers Regional Council had hired a new Director for the Three Rivers Regional Commission.

Chairman Glass stated that he would like to have the Service Delivery Agreement completed six months prior to the due date which is February 28th, 2018. The Comprehensive Plan for Lamar County is also due February 28th, 2018. If they submit the plans six months ahead of time, then they have time to make corrections if necessary. Chairman Glass stated that there are few services that will need to be added. Chairman Glass said that he sent the board a link to the Department of Community Affairs (DCA) website along with the DeKalb County Service Delivery Strategy. Chairman Glass stated that he would like to have a consensus from the board and they also need to review all of the training materials and negotiations with the Cities.

9) Adjournment

Commissioner Thrash made a motion to adjourn the Special Called Meeting at approximately 11:00 a.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 M. Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk