

**Lamar County Board of Commissioners**  
**Regular Business Meeting**  
**July 17<sup>th</sup>, 2018**

Present for the meeting were Chairman Glass, Vice-Chairman Heiney Commissioner Horton, Commissioner Traylor, Commissioner Thrash, County Administrator Zellner, County Clerk Davidson, and County Attorney Mayfield.

**I. Call to Order**

Chairman Glass called the meeting to order at approximately 7:05 p.m.

**II. Pledge of Allegiance and Invocation**

Everyone said the pledge of Allegiance. Waylon Knight of West Mount Sinai Baptist Church gave the invocation.

**III. Recess for Public Hearing**

Chairman Glass recessed the Regular Meeting for a Public Hearing.

**IV. Reconvene the Public Hearing**

The board reconvened the Regular Business Meeting.

**V. Agenda Approval**

Commissioner Traylor made a motion to approve the agenda with the addition of the Senior Center Roofing Bid added this as item 12.5 and Commissioner Thrash seconded the motion. The motion passed unanimously.

**VI. Minutes Approval**

Commissioner Traylor made a motion to approve the following five sets of minutes and Commissioner Thrash seconded the motion. The motion passed unanimously.

- i. Budget Workshop June 11th, 2018
- ii. Budget Workshop June 12th, 2018
- iii. Budget Workshop June 13th, 2018
- iv. Budget Workshop/Regular Workshop June 14th, 2018
- v. Regular Business Meeting June 21st, 2018

## **VII. Presentation by Sherry Farr-Lamar County Health Department**

Nurse Manager Sherry Farr gave a report to the Board of Commissioners regarding the Lamar County Health Department. The entire report is attached to the minutes.

## **VIII. Policies Mandated by the Georgia Crime Information Center**

Commissioner Horton made a motion to approve a Media Policy and Vice-Chairman Heiney seconded the motion. The Motion passed unanimously.

Commissioner Thrash made a motion to approve a Man-Made Natural/Disaster Policy and Commissioner Traylor seconded the motion. The motion passed unanimously.

## **IX. Board Appointment**

Vice-Chairman Heiney made a motion to approve the re-appointment of Gerald Thompson to the Board of Appeals for a term of four years. The term will expire August 1<sup>st</sup>, 2022. Commissioner Horton seconded the motion. The motion passed unanimously.

## **X. Special Exception Application #2018-01 by Dwight J. Huffstetler**

Commissioner Traylor made a motion to approve Special Exception Application # 2018-01 by Dwight J. Huffstetler to develop and operate a solar power generating facility for the sale of renewable energy. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

## **XI. Special Exception Application #2018-02 by Alex Brian Abernathy**

Commissioner Traylor made a motion to approve Special Exception Application # 2018-02 by Alex Brian Abernathy to develop and operate a solar power generating facility for the sale of renewable energy with the condition that a vegetative buffer be planted along the northern edge of McCollum Road and for the road to be refurbished once the solar panels are installed and the project is complete. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

## **XII. Senior Center Roofing Bid**

County Administrator Zellner reported that bids were solicited for the re-roofing of the Lamar County Senior Center. The bid opening was held on July 16<sup>th</sup>, 2018 at 3:30 p.m. There were two bids that were received. One was from Blue Bear Restoration of 406 Redbud Drive, Barnesville, Georgia for a total cost of \$35,297.11 and another one from Tera Systems, LLC of 3276 Buford Drive, Lawrenceville, Georgia for a total cost of \$ 24, 657.79. Blue Bear Restoration included the sheathing for the OSB replacement for replacing the rotten sheathing under the roof. Tera Systems did not include the amount of the sheathing or how many there were. Tera-Systems included \$1.95 a square foot for additional sheathing to the \$24,657.79.

Commissioner Thrash stated that because of this you would know what the bottom number would be. Chairman Glass said in guessing it would be 25 percent of the 8500 square foot. Chairman Glass said that this would make the bid price \$28,657.74. This would be about a \$4,000.00 difference. Chairman Glass stated that they needed to consider if they assume the 25 percent it is still less than the 5 percent of a local bid but the Board could potentially authorize County Administrator Zellner to negotiate with the local person to see if he would be willing to come down in price. Chairman Glass said that this would be a conditional approval. The local bid could be worked out within 5 percent of the local bid requirement. Commissioner Thrash inquired if this possible and County Administrator Zellner stated that the bid states that Lamar County reserves the right to reject or negotiate any and all bids, or any part thereof and to waive any technicalities. Lamar County further reserves the right to award the contract to the lowest reliable, responsible, bidder as determined to be in the best interest of Lamar County. Vice-Chairman Heiney asked if the bids were sealed and County Administrator Zellner stated that they were sealed bids. Commissioner Thrash said that if she was bidding why even bother going through the bid process. County Administrator Zellner said that this is generally how they operate. Chairman Glass said that they could accept either bid or they could reject both bids and say that they want to re-bid. County Administrator Zellner said that they could say they didn't get enough bids or representation and put it back in the paper as a re-advertisement and hopefully some more local bids will be received. Commissioner Thrash asked County Attorney Mayfield to share his thoughts on this. County Attorney Mayfield said that the state law doesn't apply and if you bid it out it is because the Board of Commissioners wanted to bid it out and not because of any legal requirements. County Attorney Mayfield said that the State law doesn't apply until it is \$100,000.00. They can re-bid as long as you condition the bid and everyone knows what they are bidding on. County Administrator Zellner said that Scott Leverette with Blue Bear Restoration was present for the meeting and he called Kevin Yates with Tera-Systems to get clarification on his bid and with his bid package he did submit all of the required documentation along with contact information for recommendations. County Administrator Zellner stated that he contacted them and they were happy with the work of Tera-Systems. County Administrator Zellner stated that you couldn't go wrong with either one. County Administrator Zellner stated that a roofer submitted a bid out of Fairburn or Newnan, Georgia and he even came down and visited the Senior Center building where he measured everything but he did not submit a bid package. Commissioner Traylor asked if two bidders broke down their price and County Administrator stated that Tera-Systems did not break down the total price but that Blue Bear Restoration did break it down. Commissioner Traylor made a motion to offer Blue Bear Restoration the bid award with the opportunity to come back within the 5 percent local bid and if not then offer the bid to Tera-Systems. Chairman Glass stated that the motion is to give County Administrator Zellner the right to negotiate with Blue Bear Restoration giving him the opportunity to come within 5 percent of the Tera Systems bid offer. Commissioner Horton seconded the motion. Commissioner Thrash and Vice-Chairman Heiney opposed the bid. The motion carried 2-2. Chairman Glass stated that he was opposed to the motion. The tie was broken with a 3-2 bid opposing the motion to accept any of the bid offers. Commissioner Thrash made a motion to put the bids out for re-bid with a second from Vice-Chairman Heiney. Commissioner Traylor inquired about how they could do this since the bid awards have now been made public. Commissioner Thrash noted that they are doing the same thing by doing what they are going to do so what difference does it make. County

Administrator Zellner stated that the board could indicate that the bid amount is above the budget and they need to re-negotiate or re-bid it. Chairman Glass suggested that part of the work could be done internally and that the other part could be done locally. Commissioner Thrash amended her motion to re-consider the work done in the bid package Vice-Chairman Heiney seconded the motion. Commissioner Traylor then asked if by waiting another month to award a bid if more damages could be incurred. County Administrator Zellner stated that it could cause some damage but that it is not leaking bad. County Administrator Zellner stated that if necessary they could always purchase a blue roof. Chairman Glass stated that he didn't think another month would be all that significant because the damage is somewhat contained. Chairman Glass called for a motion to modify the original motion to add the review of the conditions of the bid or the scope of work in the bid. Commissioner Horton said that this motion is like the one that Commissioner Traylor made. Commissioner Thrash disagreed and said that this motion includes the County doing some of the work to save money which is what wasn't like before and possibly have more local bids. Commissioner Horton stated then that he agreed. The motion made was unanimous. County Administrator Zellner stated that he would get with Maintenance Director Beverly in regards to the condition and the work that they might can do with the roof repair. Commissioner Traylor stated that the 5 percent gives the local bidder the opportunity to bid and to award a bid locally. He stated that a lot of school boards include this to try to keep bids local and that this is typically done throughout the State.

### **XIII. Administration Report**

County Administrator Zellner reported that the County received a letter from the Georgia Department of Transportation (GDOT) regarding the Local Maintenance Improvement Grant (LMIG) for 2019 stating that the County will receive \$394,609.37 with a 30 percent match. This will go towards some plant mix on some more roads. The culvert work on Country Kitchen Road has been started. County Administrator Zellner shared pictures of the work being done including pictures of the rotted pipe. The new pipe has been ordered and should arrive within the next day or two. The road is closed and the detour has been advertised in the paper and on the Lamar County website. County Administrator Zellner reported that the County would be receiving an emergency Local Maintenance Improvement Grant (LMIG) for \$22,600.00 to go towards the cost of this project.

### **XIV. Public Comments**

There were no public comments.

### **XV. Round Table**

Commissioner Traylor thanked everyone and County Administrator Zellner for his ability to use technology to call into the meetings while he and his family were on vacation.

Commissioner Thrash reported that she attended the National Association of County Commissioners (NACO) in Nashville this past week and that they had 551 first time new attendees. There are a lot of legislative issues coming up at the legislative session and

Commissioner Traylor is going to be serving on the Association of County Commissioners of Georgia (ACCG) Federal committee.

Chairman Glass inquired about the projections toward finishing the Industrial Road project and County Administrator Zellner said he thought that they were just about finished but that he had not received official word on this. Chairman Glass stated that he is looking forward to the ribbon cutting ceremony and requested that County Administrator Zellner get something scheduled for this.

Commissioner Thrash stated that the City of Milner voted Wayne Patterson to be the new consulting City Manager.

**XVI. Adjournment**

Chairman Glass made a motion to go into executive session for litigation and personnel. All of the board agreed unanimously to recess the meeting to go into executive session at 8:25 p.m. The board adjourned the executive session at 8:31 p.m. Commissioner Thrash made a motion to adjourn the Regular Business meeting at 8:35 p.m. and Commissioner Horton seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Charles Glass, Chairman

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Robert Heiney, Vice-Chairman

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Bennie Horton, Commissioner

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Ryran Traylor, Commissioner

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Nancy Thrash, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk