

**Lamar County Board of Commissioners
Regular Business Meeting
September 18th, 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 7:00 p.m.

II. Pledge of Allegiance and Invocation

Everyone said the pledge of Allegiance. Attorney Bill Lindsey gave the invocation.

III. Recess for Public Hearings and a Special Exception.

Chairman Glass recessed the Regular Business meeting at 7:02 to go into two Public Hearings and a Special Exception.

IV. Reconvene Public Hearing

Vice-Chairman Heiney made a motion to reconvene the Regular Business meeting at approximately 7:14 p.m. Commissioner Traylor seconded the motion. The motion passed unanimously.

V. Agenda Approval

Chairman Glass stated that the agenda needed to be approved with two additions. The addition of a Probation contract for the Magistrate Court and a construction contract for the new Health Department. Commissioner Traylor made a motion to amend the agenda with the addition of 18a for the Probation contract with the Magistrate Court and item 18b for the construction contract for the new Health Department. Commissioner Thrash seconded the motion. The motion passed unanimously.

VI. Minutes Approval

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

Public Hearing Meeting August 14th, 2018
Public Hearing Meeting August 14th, 2018
Special Called Meeting August 14th, 2018
Public Hearing Meeting August 21st, 2018
Regular Business Meeting August 21st, 2018

VII. Proclamations

Commissioner Traylor presented a proclamation for Prostate Cancer Month to recognize and encourage men to talk with their doctors and seek prostate screening. Industrial Authority Development Director Kathy Oxford accepted the award on behalf of her husband who has had prostate cancer and for all those that suffer from Prostate Cancer.

Commissioner Thrash presented a proclamation recognizing Constitution Week. The Lamar County Board of Commissioners, proclaimed the week of September 17th through 23rd as Constitution Week and asked the citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties. Accepting the proclamation was the President Betty Esco of the DAR and members of the Daughters of the American Revolution (DAR).

VIII. Monument in Memory of America's Revolutionary War Soldiers.

Chairman Glass announced that the Daughters of the American Revolution (DAR), who was requesting this monument be erected at the Lamar County courthouse, was not ready for this to be approved. Commissioner Horton made a motion to table this endeavor due to the fact that obtaining approval of the monument and the actual size of the monument was still in the early stages of the process. Commissioner Thrash seconded the motion. The motion passed unanimously.

IX. Approval of the County Audit.

Chairman Glass reported that the County Audit for 2017 received a positive report. Chairman Glass stated that the County has been in the black for the last four years. He said that the only finding was the same as in 2016 which was that the County exceeded its budgeted appropriation on several line items. Chairman Glass said that this means that some line items were under and some line items were over. Chairman Glass requested that the audit be put on the County website. Vice-Chairman Heiney made a motion to approve the County Audit for 2017. Commissioner Traylor seconded the motion. The motion passed unanimously.

X. Ordinance 2018-03 Lamar County Soil Erosion Sedimentation and Pollution Control.

Building and Zoning Director Gunter stated that this is a revision to the Lamar County Ordinance and the changes include adding the word pollution control. The State revised the definitions and a number of other elements in their Ordinance. Building and Zoning Director Gunter stated that Lamar County is required to adopt the Lamar County Ordinance to match the State's Ordinance. Building and Zoning Director Gunter explained that there were some typos that had been corrected that were in the previous Ordinance. The board was submitted Ordinance 2018-03 in its complete form. He said that some of the typos came from the State Ordinance. Building and Zoning Director Gunter said that he would alert the State about the corrections that were made in the Lamar County Ordinance 2018-03. Chairman Glass noted that they couldn't approve Ordinance 2018-03 Lamar County Soil Erosion Sedimentation and Pollution Control because this is the first reading of the Ordinance. Commissioner Thrash

made a motion to accept the first reading of Ordinance 2018-03 Lamar County Soil Erosion Sedimentation and Pollution Control. Commissioner Traylor seconded the motion. The motion passed unanimously.

XI. Intergovernmental Agreement between Lamar County and Butts County.

Chairman Glass stated that this agreement is related to some property that is actually owned by Butts County and it crosses the boundary between Lamar County and Butts County on High Falls Road and the border of High Falls Lake. The property is zoned M1. Chairman Glass said that the Intergovernmental Agreement is intended to help market the property so if anyone who builds a building across the County boundary this will keep them from having to apply for two sets of permits and having to deal with two sets of administrative burdens. The basis of the agreement is that wherever the front door of the building falls, that County will take the lead and will handle all of the administrative requirements. The fees will be split based on the percentage of the square footage of the building. Chairman Glass said that this is the gist of the agreement. Chairman Glass reported that yesterday he had learned that Butts County wanted to modify the terms. Chairman Glass said that the Lamar County Board of Commissioners has the option to approve this agreement and then use it as leverage, wait and see what Butts County's terms are and try to work something out that they both can agree on, or disapprove the agreement. Commissioner Thrash requested that they table this Intergovernmental Agreement and also see what Industrial Authority Development Agreement (IDA) Director Kathy Oxford has to say about this agreement. Commissioner Thrash said that she would also like to have the opportunity to meet with them and re-negotiate. Commissioner Thrash made a motion to table the agreement and Commissioner Traylor seconded the motion. The motion passed unanimously.

IDA Director Oxford addressed the board and stated that the agreement was for history purposes and was just for this particular piece of property.

XII. Re-zoning app # 2018-04 by Fisher Holloway Properties, LLC-Ordinance 2018-04

Commissioner Thrash made a motion to approve re-zoning app # 2018-04 by Fisher Holloway Properties, LLC to rezone approximately 2.20 acre from M-1 (Manufacturing-Light) to A-R (Agricultural-Residential) to allow a boarding kennel and Ordinance 2018-04. Commissioner Horton seconded the motion. The motion passed unanimously.

XIII. Re-zoning app # 2018-05 by 314 Barnesville, LLC-Ordinance 2018-05

Commissioner Traylor made a motion to approve re-zoning app # 2018-05 by 314 Barnesville, LLC to rezone approximately 4.84 acres from C-2 (Highway Commercial) to M-2 (Manufacturing General) to allow a recycling facility with the conditions that the carcass must be removed within 90 days, a privacy fence must be maintained between the adjoining

property, the tear down must be in the confined area of the fencing, there must be an adequate system for containing any fluids released during the recycling process. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

XIV. Special Exception App # 2018-03 by Fisher Holloway Properties

Commissioner Thrash made a motion to approve the Special Exception App # 2018-03 by Fisher Holloway Properties to allow a kennel as a Special Exception in an AR district and the variance for the property lines. They must also agree to comply with the Health Department regarding septic requirements and the number of pets that they can have. Commissioner Horton seconded the motion. The motion passed unanimously.

XV. Proposed Permit Fees

Building and Zoning Director Gunter reported that the Lamar County code section 2-5-5 specifies that the building permit fees must be updated and evaluated and then submitted for adjustments periodically. It has been two years since the permits have been updated. Lamar County is the cheapest in the surrounding counties for permit fees to build a house and this adjustment will bring the County closer to what the surrounding counties charge for permit fees. This will be about a 10 to 15 percent increase in fee schedules. Building and Zoning Director Gunter recommended that the fee schedule change become effective November 1st. The permit application is currently online and changes will be made to the Lamar County website to reflect these changes. Chairman Glass inquired about having a second reading and County Attorney Mayfield stated that this requirement was changed several years ago whereby if you just change the code with an update there only has to be one reading. Building and Zoning Director Gunter stated that this is not a change to the code just an update to the fee schedule. Commissioner Horton made a motion to increase the permit fee schedule with an effective date of November 1st, 2018. Commissioner Traylor seconded the motion. The motion passed unanimously.

XVI. 2019 LMIG Priority List

County Administrator Zellner presented the 2019 Local Maintenance and Improvement Grant (LMIG) list of roads. He said that he and Public Works Director Rigdon recommended that the board consider Crane Road, Cannafax Road, Adkins Road, Peacock Road, and Chappel Mill Road as the five roads that will be resurfaced. This will come to a total of \$407,000.00. The LMIG amount that will be received from the State is \$394,609.00. The difference in cost will come from the Special Local Options Sales Tax (SPLOST). Timothy O'Neal of 289 Walker Road addressed the board stating that he had spoken to County Administrator Zellner regarding the condition of Walker Road. Mr. O'Neal stated that a neighbor had also called in about the pot holes. He said that the road was paved in January and someone came out with a grinder and demolished the road. He said that the road is treacherous. Chairman Glass stated that Walker Road would take a triple treat process to fix. Commissioner Traylor stated that he rode out to Walker Road to see what was going on. He said that he took about 12 photos of the road. Commissioner Traylor reported that Public Works Director Rigdon also rode out to check

on Walker Road. Commissioner Traylor said that it was originally a triple treat road. He said it was custom to maintain the road because of all the pot holes. Commissioner Traylor stated that they grinded up the road because if they tried to fix the potholes it will happen again. Mr. O'Neal said that he has lived there for two years and at the time he had a Mercedes and he couldn't get down the road so he had to get a truck. Without the truck, he said he couldn't get home. Mr. O'Neal said you don't want to drive a car down that road because it is that bad. Mr. O'Neal said that the way that it was paved old school it shouldn't be that much to repair. Commissioner Traylor said that in order to pave it has to be 22 ft. from the right of way. Mr. O'Neal said that it wasn't like this before and asked what changed. County Administrator Zellner said that at that time they were trying to pave as many roads as they could, as they were, and this was a mistake. County Administrator Zellner said that what they did was just pave the roads as they were. Mr. O'Neal said that the mistake was tearing it up. County Administrator Zellner stated that the mistake was paving that road as it was. Mr. O'Neal said he sold his home to get off the dirt road and even though this road goes into a dirt road he bought his home because it is on a paved road and then one day this grinder comes in and demolishes the road. Mr. O'Neal said he can't even back out of his driveway in a four-wheel Dodge truck without getting stuck. County Administrator Zellner said that this is because the road is narrow. Mr. O'Neal agreed that it is narrow but said that it was still paved. Chairman Glass said that triple treat won't hold up like asphalt will. Mr. O'Neal said that it is on a mountain and it doesn't need a whole lot. He said that a grader coming through and putting down asphalt would help it. Chairman Glass said that they would go back out and see what they can do. County Administrator Zellner stated that it was paved about five years ago. Mr. O'Neal said that there is a lot of traffic that goes down the road and the road could have been fixed. He said that for the last two years that he been there it has not been fixed. Mr. O'Neal said he has a house that cost \$150,000.00 and this is not right and he would really appreciate if they could get the road fixed. Chairman Glass said that it sounds like that it needs some improvement. Mr. O'Neal said that it sounds like that it needs to be paved again. Mr. O'Neal said that for the life of him he didn't understand why they grinded up the road. He asked why was Turner Bridge was not demolished. Chairman Glass said that he assumes that Turner Bridge is in a different kind of shape. Commissioner Traylor said that there was a section of Turner Bridge that was grinded up. Chairman Glass stated that Mr. O'Neal needed to meet with County Administrator Zellner and Public Works Director Rigdon to work this out because they are the experts.

Chairman Glass called for a motion to approve the priority list of roads for the 2019 LMIG. Commissioner Thrash made a motion to approve Crane Road, Cannafax Road, Adkins Road, Peacock Road, and Chappel Mill Road as the five-priority list of roads for the 2019 LMIG. Commissioner Horton seconded the motion. Vice-Chairman Heiney abstained from the motion. The motion passed 3-1.

XVII. Probation Contract for Magistrate Judge.

County Administrator Zellner reported that the Probation Contract for the Magistrate Judge is a contract renewal with a company that does their probation work. County Attorney Mayfield approved the contract. The name of the company is JAG and stands for Judicial Alternatives

of Georgia. County Administrator Zellner said that it is a good company and the Magistrate Court has used them over the years. This company does Griffin and most of the other City Courts in this area. County Administrator Zellner stated that Magistrate Judge Jackson is happy with this company and would like for their services to continue. The charge is \$35.00 a month. Commissioner Thrash made a motion to approve the Probation Services Contract for the Magistrate Court with JAG. Commissioner Traylor seconded the motion. The motion passed unanimously.

XVIII. Lamar County Health Department Construction Contract.

Chairman Glass stated that the construction contract was over what was budgeted. County Administrator Zellner reported that they were about \$37,936.00 over budget. This includes all the changes and the alternates for the deletions. This is referred to as value engineering. A list was provided to the board. One of the deletions was for \$5,246.00 which is for the brick facade. This would be an additional charge if they decide to keep this. Wanda Minks with Advocates for Better Communities stated that the Women, Children and Infants (WIC) dollars that came in was \$35,000.00 which helped with the project. County Administrator Zellner stated that the construction contract would need to be approved or not and if not then it would delay the project. There was discussion about a charge of \$3,500.00 for replacing the bullet proof glass in the reception area that was deducted. County Administrator Zellner said that there is nothing structural or aesthetic about this. Ms. Minks stated that the bullet proof glass might be a requirement of WIC for security reasons. County Administrator Zellner said that they have also been looking at security at both the Courthouse and the Jail and this may be something that needs to be added back. Commissioner Thrash asked if there was any more money that the State or anyone could contribute. Ms. Minks said that the amount of money that they have been able to come up with is amazing. Chairman Glass stated that the Health Department has a tremendous reputation in the State as a part of District 4 Public Health. Ms. Minks stated that any of the requirements from WIC should be looked at based on the money that they are contributing to the project. Ivan Minks of Advocates for Better Communities said that the difference between the brick veneer and the hardy plank should be looked at for long term purposes. He said that hardy plank may not be the best option. County Administrator said that this would add \$8,746.00 if they add back the brick veneer and the bullet proof glass. Commissioner Thrash made a motion to accept the construction contract in the amount of \$1,049,250.00 with the additional \$46,682.00. Commissioner Traylor seconded the motion. The motion passed unanimously.

XIX. Administrators Report

County Administrator Zellner stated the following.

- 1) He sent an email back to the Georgia Department of Transportation with an invoice for County Kitchen Road pipe project in the amount of \$22,600.00 to help pay for the pipe.

There were two pipes replaced and that section of the road has been asphalted and striped.

- 2) The cash flow is a little better than projected but noted that they are at the tail end of the TAN note. We should be receiving tax collections within the next month. There has been an influx of revenues and things are picking up. The sales tax distribution has been higher and the housing market has picked up. There are new developments and new tracks being sold. They are selling lots as soon as they put them on the market. Also, the expense side is also better tracked.

XX. Public Comments

Beverly Eskridge of 130 Holmes Street addressed the board and stated that the Human Society is getting ready for Buggy Days. They will be selling grilled sirloin burgers with grilled onions and cheese, chips and sweet tea. All of the profits will go to spaying and neutering. The Humane Society is working with an organization called H.E.L.P. which is a spay neuter clinic out of Newnan. They come to Lamar County once a month. They will pick up the animals and take them to Newnan and then bring them back to Lamar County. They also come to Spalding and Upson County. Ms. Eskridge reported that they still have bricks for sale for the dog park. You can purchase a brick in memory or in honor of a pet. Ms. Eskridge reported that are continuing to have fund raisers for the new Animal Shelter. Ms. Eskridge said that there are lot of stray animals in Lamar County. Recently a dog was found in the City and given to her neighbor. Through Facebook, someone recognized that the dog was a thoroughbred Schnauzer. The skin on the dog was in very bad condition and this person was very mad about it. The dog also needed to have eye surgery. It was put on Facebook and no one claimed the dog so Ms. Eskridge said that she contacted Animal Control to take the dog. Ms. Eskridge warned against buying a thoroughbred animal unless you can take care of it because if they are sick or have issues you are going to spend a lot of money taking care of them. Ms. Eskridge asked that everyone support all of the animal groups in Lamar County because they all need help.

Ashley Gilles of 425 Abbott Road addressed the board and stated that she spoke with Kathy Oxford with the IDA while working on the Comprehensive Plan for Lamar County, specifically Industrial Road. Ms. Gilles said that Mrs. Oxford is dedicated to increasing jobs in this community. Mrs. Oxford is a stand-up citizen not only for what she does by bringing businesses here but for the volunteer work she puts into the community. Ms. Gilles said that the IDA is an asset to the community. Ms. Gilles stated that the tax records shows that on December of 1994, the Barnesville Lamar County IDA was formed. The property has an estimated value of \$219,000.00. Lamar County has invested a lot of time and money into the IDA. Ms. Gilles inquired how much money is given to the IDA. Chairman Glass stated that it was \$70,000.00 to \$75,000.000 annually. Ms. Gilles stated that currently there is a tenant in the building known as the Chamber of Commerce. She stated that she walked into the building on business and heard things that are not conducive to Lamar County business. She said that she would not want someone, such as future business prospects, from out of town to hear. The tenant is causing drama and division in the community. Ms. Gilles said that she doesn't agree with this. The tenant is attacking its own members and other members of the community. Ms. Gilles said that she wanted to make the board aware of this. Ms. Gilles said that the board

raises their taxes but you are getting money to harbor drama and division in the community by harboring this people in the IDA. Ms. Gilles said that she thinks this community is a great place.

XXI. Round Table

Commissioner Horton announced that he and his band, Master Blasters, would be playing at the Two City Taverns on Thursday night from 7:00 to 9:00 p.m. He said that he would be playing some great 70's type music and invited everyone to come out.

Commissioner Traylor, who was tardy for the board meeting, apologized for being late and said that he enjoyed speaking to the boy scouts at the First Methodist Church of Barnesville. He stated that they asked a lot of good questions and he feels good about the future of Lamar County. Commissioner Traylor stated that they asked about how the County gets their money and how services are paid for. He said that they wanted to know what happens if people want more services and where does that money come from. Commissioner Traylor said they were very good questions from a 10-year-old age group. Commissioner Traylor also thanked Mr. Bunn and Mrs. Fisher for choosing to do business in our great County. He said that he believes that they will enjoy living in Lamar County. He said that Mr. Bunn can almost throw a rock to his front door and Mrs. Fisher will enjoy that space in Milner. Commissioner Traylor thanked everyone for coming out to support them and asked everyone to support Buggy Days. Commissioner Traylor said that he remembers when he came on the board a few years ago and that only three or four maybe five people showed up. Commissioner Traylor said that he remembered when his kids came and they were very discouraged in the fact that people didn't come out to support or to take an opportunity to learn about the community. Commissioner Traylor again thanked everyone for coming out.

Commissioner Thrash said that she is piggy backing on to what Ms. Gilles said in that she is very disappointed in some things that took place on social media. Commissioner Thrash said that when you are a leader in this community, I don't expect you to be on social media cursing citizens. When you are a leader in a community, you are supposed to be bringing the community together and making the community better. Commissioner Thrash thanked Ms. Gilles for her words.

XXII. Adjournment

Commissioner Horton made a motion to recess the meeting at 8:35 p.m. to adjourn the meeting. Commissioner Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Robert Heiney, Vice-Chairman

Bennie Horton, Commissioner

Ryran Traylor, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk