

**LAMAR COUNTY BOARD OF COMMISSIONERS**  
**WORKSHOP MINUTES**  
December 13<sup>th</sup>, 2018  
12:00 P.M.

The meeting was called to order at approximately 12:20 p.m. on December 13<sup>th</sup>, 2018. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Traylor, Commissioner Thrash, County Administrator Zellner and County Clerk Davidson.

The Board heard a report from Building and Zoning Director Gunter regarding Rezoning App. # 2018-07 by Zotti Investments, Inc. to rezone approximately 6 acres from A-R (Agricultural- Residential) to PR (Planned Residential) to allow for the expansion of an existing Manufactured Home Park. The property is located on Liberty Hill Road, Milner, Ga. in Land Lot 33 of the 7th Land District, as shown on Tax Map 032 Parcel 001; and recorded in Deed Book 937, page 294. Building and Zoning Director Gunter stated that the recommendation from the Planning board was to table the request because the design engineer was a no show and they needed more information to make a decision. Mr. Joey Scanlan is the engineer. There are 108 sites available and the code allows for up to 6 lots per acre. The plan is to place manufactured homes on these lots. Building and Zoning Director Gunter stated that there were concerns from neighbors about a possible landfill and Building and Zoning Director Gunter stated that it was a dumping ground in the 1950's. He said that the City of Milner had put in a lift sanitary station and this guaranteed water and sewer in the area. The City of Milner plans to sell water and sewer to pay for the lift station. County Administrator Zellner stated that he had contacted the Environmental Protection Agency (EPD) and they had no record of a landfill on Liberty Hill road.

Chairman Glass noted that they had talked about changing auditors in the past and welcomed State Representative David Knight along with CPA Audit partner John Thomas regarding their full-service accounting firm. He said that his firm is affiliated with Whaley, Hammonds and Tomasello and they have an office in McDonough and Griffin Georgia. Representative Knight addressed the board stating that they do audits and are available to help the County. Mr. Thomas stated that they serve areas between Atlanta and Macon. They are an accounting firm that does non for profit and governmental auditing. He said that he personally worked with Grant Thornton for a time and he loved working on the big city stuff. He said that he loves working with this firm and they are growing and working on several new acquisitions. He said that they are growing in the right way and serving people in the community. Mr. Thomas stated that they are aware that the County has had a long-term auditor and a relationship with this auditor. He said that they are not a firm that takes away from a long-standing relationship and spin a tale of how they can do it better. Mr. Thomas stated that he knows that Lamar County is growing and often times when counties are growing, they might be looking for some fresh perspective. Mr. Thomas said that they might be looking at someone to come in and take a look at the internal control and some of the things being done to drive up the revenue. He said that there also might be new requirements as you drive up the revenue. Mr. Thomas said that they could review Grants and other things that the County is doing that are important. He said their brand is tax practice and when he speaks to various groups it is mostly letting them know that they are an audit firm. He said that they are associated with a

National firm called CPA America. That relationship is not just a training relationship but a cooperation relationship and that there are 80 firms in this group and 3 of them are in Georgia. He said that they do a dozen audits in their location but overall, in their firm, they do about 600 hundred audits. He said that this gives them a lot of local resources as well as national resources to pull from. Mr. Thomas stated that the changes with the Governmental Accounting Standards Board (GASB) is changing monthly. Mr. Thomas said that they are getting ready for the audit season and there are a lot of changes. Mr. Thomas said that with being a calendar year audit, the 180-day deadline is coming up and if you have extended your audit in prior years, there are a lot of changes to digest in a short period of time. Mr. Thomas said that they would like to offer some fresh perspective and fresh eyes and start a conversation so that the board can get to know their firm a little better. Mr. Thomas said that they would like to determine what the real pain points are so that they might be able to serve them. Chairman Glass said that one of things that he had discussed with Representative Knight was getting some things together for the 2018 audit but felt like that this goal is not realistic because it could jeopardize the 180-day time frame. Chairman Glass stated that they are probably going to be looking at 2019 as the year that they want to effect the change with a deliverable date of June 2020. Chairman Glass stated that there are some new things in the County for this year such as the Community Development Block Grant (CDBG) and he feels that the County can't make the switch this year. Mr. Thomas stated that their firm is entering planning season for audits and generally December 31<sup>st</sup> for audits with local governments, generally happens around the May and June timeframe and sometimes earlier. They like to come in with hands on and work with accounting folks to guide them through the audit process. They want to make the transition from trial balance to beginning the audit. Mr. Thomas said that the planning session, if the board goes with their firm would be in late January and February as well as the single audit. He said that the financial close would be after the planning session and they would provide minimal assistance. He said that the single audit will require a lot more documentation requirement. He said the field work would happen in May. Mr. Thomas concluded by saying that Lamar County would be on about a two-week field work flow plan.

Building and Zoning Director Gunter continued with the re-zoning items. Rezoning App. # 2018-08 by Van Mark Park, LLC to re-zone approximately 19.63 acres from C-2 (Highway Commercial) to M-2 (Manufacturing General) to allow for a vehicle maintenance facility. The property is located at the corner of High Falls Road and Van Mar Blvd, in Land Lots 215 and 234 of the 3rd Land District as shown on Tax Map 086 Parcel 002; and recorded in Deed Book 455, pages 161-163. This is for them to build a trucking repair facility. Building and Zoning Director Gunter said that the representative from the company was at the Planning Commission meeting. This is for their own trucks and they want to move the facility out of Atlanta to this location. This is a 19,700 square foot building with at least a two million cost for the building. He said that there is an overall 7-million-dollar investment in the property and this will be a significant increase to the tax base. Butts County has agreed to supply the sewer services and the City of Barnesville has agreed to supply water to the site. The property to the North of the lot would remain as C-2 because they have an interest in putting in a hotel on the site. Building and Zoning Director Gunter said that the property was originally zoned as M-2 but it was split zoning and it was made constant C-2 and now they are splitting the lot. The Planning Commission recommended to approve unanimously.

Building and Zoning Director Gunter went over Rezoning 2018-09 Rezoning App. 2018-09 by Jeremy Paul Wallace to rezone approximately 2 acres from R-3 (Residential) to R-4 (General

Residential) to allow one of the Aldora Mill houses to take the place of a run-down metal building on the lot. The property is located at 2666 Hwy 341S., In Land Lot 74 on the 11th District, as shown on Tax Map 084 Parcel 006; and recorded in Deed Book 636, Page 209. Building and Zoning Director Gunter said that the little green building is falling in so he is tearing it down. It will cost him less money to buy one of the Aldora Mill houses and move it there than it was to repair the green building. Building and Zoning Director Gunter said that the Aldora Mill houses are less than a thousand square feet therefore it needs to be R-4 zoning. The Planning Commission recommended approval unanimously.

Building and Zoning Director Gunter went over Special Exception 2018-05 by Joan and Paul Prisk, to allow their property to be used for Agritourism, for weddings and related events The property is vacant land, 24.08 acres, located at Martin Dairy Road, in land lots 193 and 194 of the 2<sup>nd</sup> Land District, as shown on tax map 007 Parcel 122; and recorded in deed book 985, pages 157-158. Building and Zoning Director shared a pamphlet with the board showing a picture of a two-room shack which they call the “Sugar Shack”. They plan to place a plaque in front of the 1893 Homestead for the Martin family. They will also place a split rail fence around the homestead for both the protection of the structure and guest on the land. Martin Dairy Road is named for the family. They plan to build their home on the property in seven years once their child is out of high school. The wedding venue will be an open arena type facility and a barn. The view and parking will be pasture land. Building and Zoning Director Gunter reported that there was one opposition from a neighbor that lives on the westside of the property and the neighbor believes that there will be a noise problem. Building and Zoning Director Gunter stated that this is covered in the Noise Ordinance adopted by the Lamar County Board of Commissioners. Building and Zoning Director Gunter said that there are also requirements for agritourism that specifically allows for garden weddings. Building and Zoning Director Gunter read Section 202 under General Definitions for Agritourism. “Agritourism or Agritainment: As is defined broadly, involves any agriculturally based operation or activity that brings paying visitors to a farm, ranch or timberlands. This includes a wide variety of activities, such as, but not limited to, farm markets, roadside stands, U-Pick operations, Christmas tree farms, pumpkin patch, local products retail operations (farm produced crafts and food products), corn mazes, farm-related interpretive facilities and exhibits, agricultural educational experiences, agriculturally related events/fairs/festivals, on site farm/garden/nursery tours, walking and bicycling tours and trails, bird watching, wildlife observation, horseback trail riding, family reunion and community organizations picnic sites and garden weddings”. Commissioner Horton noted that with this the County is covered so that the County doesn’t get into the same situation as with the horserace track. Building and Zoning Director Gunter stated that they are covered. Vice-Chairman Heiney stated that they get a lot of noise complaints with the horserace track and the same thing with Farley Plantation. Vice-Chairman Heiney stated that these wedding venues turn out to be noise makers. They have bands that make a lot of noise and then people start calling them. Vice-Chairman Heiney stated that evidentially the Noise Ordinance is not working. Building and Zoning Director Gunter said the Noise Ordinance is working but it is not being enforced. Commissioner Traylor stated he understood that there are not enough teeth to the ordinance. Chairman Glass responded that the first time they tried to write a citation they used the format for State law and they haven’t tried again to enforce it. Building and Zoning Director Gunter said that the Noise Ordinance specifically says “Amplified sound or music for outdoor activities shall only be permitted between the hours specified in the approval of the special exception”. Building and Zoning Director Gunter said that hours of operation can be set. It also says, “ No

noise shall be so loud to be determined a public nuisance as is defined in the Lamar County Code, [chapter 2-13](#) , article IV.” This article says “In residential zoned districts (AR, ER, R-1, R-2, R-3, R-4, P-M, P-R and O-1) with outdoor activities, electronically amplified sound or music from any source shall not be so loud to be determined a public nuisance. The following times and distances provide guidance for the determination of a noise nuisance: a. Any plainly audible sound at one hundred (100) feet from the property line of the noise emanating site between the hours of 8:00 a.m. through 10:00 p.m. Sunday through Thursday and 8:00 a.m. through 12:00 midnight on Friday and Saturday. b. Any plainly audible sound at fifty (50) feet from the property line of the noise emanating site between the hours of 10:00 p.m. through 8:00 a.m. Sunday through Thursday and 12:00 midnight through 8:00 a.m. on Friday and Saturday.” Vice-Heiney said that 10:00 p.m. is to late. Chairman Glass said that the County code will need to be changed. Vice-Chairman Heiney said he has a theory about the Noise Ordinance. He said that you are trespassing when your noise comes onto someone else’s property. Commission Horton heard that the horse track is being called a small-time casino. Vice-Chairman Heiney said that garden weddings are turning into loud events. County Administrator Zellner said the noise at the reception comes into play when the bands get involved. The board discussed setting stricter time conditions for these venues. Building and Zoning Director Gunter explained that when you approve a Special Exception that conditions can be placed on it. He said that changing the Noise Ordinance Code would be applied to everyone when you may not intend to do so. He said that stricter conditions may need to be applied to certain individuals. The board discussed security with parking issues. Building and Zoning Director said that the code states “Establishments catering to outdoor group events must provide off-road secured parking for attending vehicles”. “Any outdoor gathering spaces, patios, pavilions, and/or other similar temporary or permanent open structures must be at least fifty (50) feet from all residentially zoned properties”. Chairman Glass requested that the board consider a time restriction for the Special Exception. Building and Zoning Director Gunter said that the Planning Commission recommended approval unanimously.

Special Exception App. #2018-05 by Rick Hacht, to allow his cattle ranch to be used for Agritourism. An existing historic church and chapel area would be used for weddings and related events. The property is located at 475 Brent Road, in Land Lots 174, 176 and 177 of the 7th Land District, as shown on Tax Map 081 Parcel 002; and recorded in Deed Book 833, Pages 19-24. Building and Zoning Director Gunter said that this is old Prospect Methodist Church. Building and Zoning Director Gunter said that the Planning Commission recommended approval unanimously. Vice-Chairman Heiney suggested that they still review the time conditions.

Building and Zoning Director Gunter gave a report on the total permits issued since 2000.

- Total site-built homes for 2017 is 40 and for 2018 it is 70.
- Electricity Only it was 34 in 2017 and 59 in 2018.
- Plumbing Only, it was 1 in 2017 and 9 in 2018.
- HVAC only, it was 12 and in 2018 it was 37.
- Manufactured Homes it was 11 in 2017 and 10 in 2018.
- Signs it was 3 in 2017 and 2 in 2018.
- Room Additions it was 9 in 2017 and 12 in 2018.
- Garage and Barns, it was 56 in 2017 and 42 in 2018.
- Other permits it was 36 in 2017 and 42 in 2018.
- The total issued permits for 2017 is 194 and 250 in 2018.

Building and Zoning Director Gunter handed out a needs and opportunities sheet for the Comprehensive Planning Committee requesting input from the Board of Commissioners. These include strengths, weakness, opportunities and threats and a Community Work Program. Building and Zoning Director Gunter stated that the Public Hearing will need to be held in January so that it can be submitted to the Department of Community Affairs (DCA).

Chairman Glass stated that he, Commissioner Thrash and County Administrator Zellner meet with the City of Barnesville regarding the Service Delivery Strategy (SDS). The current contract states that they get five prisoners per day for free. There are 150 prisoners on a monthly average and there is no way to enforce the fine. The old agreement from 1989 or 1990 states that there will be a 10 percent add on fee for traffic tickets and fines. Chairman Glass said that they were shown something from 1999 that former Chairman Kent Kingsley had signed regarding SDS agreements showing they would get 150 prisoners per month. Chairman Glass stated that this supersedes all previous agreements. He said that this may be why they aren't paying the County any more money. He said that they seemed to be willing to put the 10 percent add on fee back on the agreement. He said they also looked at the cost which was around \$26.00 per day to house prisoners. Chairman Glass stated that the wording needs to read that they are only to get 5 prisoners per day. If they get any more it will cost them extra. There were 9 nights in 2017 where they had over 5 prisoners at one time in the County jail. It was 6 for 2 of those days and 7 for 2 of those days. This should have cost them \$285.00. If they are going to clear it up to just 5 per night it won't bring the County any real money so the 10 percent fee is the best route to take. Chairman Glass said 10 percent of the bond amount would have brought in \$23,000.00 worth of revenue. Chairman Glass said they figured out that it cost \$86,000.00 to house 20 prisoners in 2017. Chairman Glass said that nothing else had changed with the SDS.

The board continued their Regular Meeting Discussion by reviewing the December agenda.

- 1) Reviewed the following minutes.
  - a) November 13<sup>th</sup>, 2018-Public Hearing
  - b) November 15<sup>th</sup>, 2018-Workshop
  - c) November 20<sup>th</sup>, 2018-Public Hearing
  - d) November 20<sup>th</sup>, 2018-Regular Commissioner Meeting
- 2) Reviewed the following:
  - i. Ordinance 2018-08 (2<sup>nd</sup> Reading) Use of County Property Prohibited
  - ii. Ordinance 2018-09-Rezoing Application 2018-07 by Zotti Investments, Inc.
  - iii. Ordinance 2018-10 Rezoning Application 2018-08 by Van Mar Park, LLC
  - iv. Ordinance 2018-11 Rezoning Application 2018-09 by Paul Wallace
  - v. Resolution 2018-20 Budget Amendments which will amend the revenues and expenses so that it evens out. The board heard from County Administrator Zellner that the Tax Anticipation Note (TAN) had been completely paid off and that tax revenue continues to come into the County. County Administrator Zellner stated that the new TAN note is not ready to be approved and that there will be no carryover money from SPLOST II like there was in January of 2018. He said that there will be some carried over but not a lot therefore the new TAN will need to be approved in January. County Administrator Zellner, County Clerk Davidson, Financial Director Townsend discussed increasing the TAN from 3.5 million to 3.8 million because of not having the extra carry



over amount from SPLOST II. County Clerk Davidson stated that the cash flow was tight the beginning of November until the tax collections began coming in. County Clerk Davidson explained that there are 3 payrolls in January along with accounts payable bills, monthly bills and insurance deductions. There is also one more payroll in December. County Clerk Davidson recommended that the TAN note be acquired in January. County Administrator Zellner stated that you have to look at the amount of interest the TAN will cost the tax payers as opposed to raising the taxes and putting the burden on the tax payer. Chairman Glass stated that since 2010 there was a 2.5-million-dollar deficit that was accumulated. This was from 2000 to 2010. They are down to 1.5 million dollars at the end of 2017. This is money that has been borrowed from past years that has been carried over into the following year. This has to go to zero before you can retire the TAN. Financial Director Townsend stated that he ran an analysis from 2009 to 2017. Chairman Glass said that it was past sins that got them in the hole and not acknowledging them. Chairman Glass stated that this board is doing a lot better in acknowledging them because the cash flow is a lot better. He said that payments are not being delayed and vendors aren't cutting the County off for non-payment. Commissioner Traylor stated that he is still concerned about how citizens will take going up on the TAN based on the facts that they heard about paying off the TAN and he has to be prepared which he is now. The Board agreed to increase the TAN from 3.5 to 3.8 as a precautionary cushion.

- vi. Resolution 2018-21-Special Exception Application 2018-05 by Joan and Paul Prisk.
  - vii. Resolution 2018-22-Special Exception Application 2018-06 by Rich Hacht
- 3) Reviewed the Contract with Goodwyn, Mills and Cawood (GMC) for the new jail. County Administrator reported that this is a standard contract that has been reviewed by Attorney Mayfield. The contract is for 6 percent for the construction and design and 2.5 percent for the bidding process.
  - 4) Reviewed the following 2019 Beer and Wine License Renewals:
    - (1) Bennie Jr. & Ronald L. Horton
    - (2) Edward C. Mitchell, Jr-Honeywood Gardens
    - (3) Mama's Kitchen-Thomas Roy Wellbrook
    - (4) Deer Trail Country Club
    - (5) T&J Outfitters
  - 5) Reviewed a contract for AT&T Fiber Optic for the Tax Commissioner and Fire Department. County Administrator Zellner stated that the monthly cost will be \$575.00 for 20 Megabit Director Internet Access. This is for a three-year agreement. The lines will be shared between the Tax Commissioners Office and the Fire Department. The Tax Commissioner needs internet access for the Driver Record and Integrated Vehicle Enterprise System (DRIVES) program that the Tax Commissioner utilizes through the State. Currently there is no bandwidth for the online payments and sharing records that are tied back to the States server. The current MESH network is not working and satellite is not an option.
  - 6) Reviewed a Tax Assessor Truck Purchase from SPLOST. County Administrator Zellner stated that he had received bids from Volume Chevrolet and Jeff Smith Chrysler Dodge Jeep had been received. A 2018 1/2-ton regular Cab 4WD 4.3L V6 engine with 6-speed Automatic Transmission from Volume Chevrolet for \$ 31,083.00. A 4WD 2019 1/2 Ton Regular Cab 3.6L V- 6 engine 8- Speed Automatic for \$29,475.00 from Jeff Smith Chrysler Dodge Jeep. This truck will come out of SPLOST III. The board discussed giving

the current truck that the Tax Assessors office uses to EMA Director Campbell and then do a surplus on his 2002 Ford Taurus.

- 7) Commissioner Traylor suggested that they have a ribbon cutting for the new Fire Truck that the Fire Department recently received. Commissioner Traylor said that he learned from other counties that they have this type of dedication for new Fire Trucks.
- 8) The board discussed the upcoming annual Board Appointments. The board agreed to include the following board appointments on the December agenda.
  - i. Elections Superintendent Reid stated that the Barnesville City Council and approved Elaine Williams for their appointment to the Board of Elections. Chairman Glass and the board agreed that the Lamar County Board of Commissioners did not need to acknowledge City appointments.
  - ii. Re-Appointment of Irvin Trice -Non-Public Member of the Council of the Three Rivers Regional Commission
  - iii. Re-Appointment of Three Rivers Regional Commission-County-Bennie Horton
  - iv. E911 Committee- County-Robert Heiney
  - v. Lamar County Health Board-Ryran Traylor
  - vi. Lamar County Solid Waste Authority-Ryran Traylor
  - vii. Lamar County Democrat Board Member-Luis Scott Cone
- 9) The board discussed the Solid Waste Authority and the Char revenue that is supposed to be received for the County. The board discussed the GFFA loan and if anything, else had been borrowed. Vice-Chairman Heiney understood that it was originally 2.5 million dollars. Commissioner Traylor reported that great opportunities are coming soon that might push them back. He said that they made up some ground when they purchased the Enercon Building. Chairman Glass stated that the Board for the Solid Waste need to force something to happen with the fluffing of garbage or the production of Char so that the County can receive funds from the proceeds.
- 10) Chairman Glass gave a report from the Industrial Development Authority (IDA) and a summary of the year. He reported that Continental Tire has 107 new jobs and employees are being hired and trained. The power from Georgia Power was supposed to be setup in August but it will be sometime next week before it is turned on. They are going to begin moving in Equipment and Equipment from Portadale. There is a total of 307 employees that the plant is responsible for. They are increasing their capacity from 35 million lbs. of cord to 45 million lbs. per year. There is a place in Texas that they are setting up to do indoor testing. There are four places in the world that can do this and the only two in North America are Mexico and Texas. There are about 30 employees in Texas that Tony Bush and Ryal Siem are responsible for managing those employees.

Chairman Glass said that Project Ceres, where they do the planks or hardy board out of bio residue and wood chips, are a part of Phase I. Phase II was going to be fuel pellets but now it is going to be Phase I. They are expected to get rolling with this next year. This will be in the old Greenco location. Project Atticus is across the road and the final details are being worked out with the City of Barnesville. Chairman Glass said that Jordan Lumber is looking at several expansions with the possibility of closing or moving a portion of Grove Street. Jordan Lumber is working with partners across the road from them therefore, this is something that they need to do.

Chairman Glass stated that they are heavily marketing the Legacy Park. They have looked at zoning this portion of the bypass to commercial and putting in a gas station and marketing it that way. This is the only piece of property that the IDA has a loan on and this year they made the loan payments by selling an acre to PGP. They had to put a well into sell it but it is the tiny triangle that is really in the wetlands and not useful for anything. They sold it for about \$25,000.00.

Chairman Glass reported that Gordon re-did their bonds for student housing and the bond fee that the IDA receives is half of one percent. They made this year's payment without using any tax payer money.

Chairman Glass said that there have been a lot of projects going on. There were 10 site visits. One of the site visits was the truck terminal on Van Mar Blvd. Another one is Project Ceres with the fuel pellets. There were 3 different events and one was a joint development organization with Pike, Upson and Lamar County. Chairman Glass said that they will bring project managers down from Atlanta to see what is available and to make better relationships so that they will remember Lamar County when a project comes to them. Hopefully, they will remember Lamar County as one of their sites. There were 14 other projects that didn't require a site visit. Some of these were potential expansions. One of them was Piedmont Greenpower with the one-acre lot and the well. He said that there were questions regarding the Solar Plant Farm. There are several commercial openings that the IDA is not involved in but occasionally a question comes through the Barnesville Lamar County Chamber of Commerce. Chairman Glass listed Two Cities Tavern, Rolling Thai, Dollar Tree, O'Reily's, Taylor and Main Antiques, Royal Teapot, Mainstreet Sweets and the new Dollar General that is being built on College Drive. Jason Governor has purchased the property on Hwy 341 where a spec building was located originally. There is Tru Form with Bottoms and Associates and the Industrial area that has been cleared. Jason Governor is moving Farm Supply to that location. Chairman Glass said that the general economy is improving. Chairman Glass reported that they are getting requests regarding the film industry. There hasn't been another project to locate here but one has been filming in Upson County. Chairman Glass stated that IDA Director Kathy Oxford and Nikki Sappington with the City of Barnesville is looked at as experts outside of the Walking Dead in Senoia as far as filming locations and projects. They continue to get request to speak at conferences and give advice to other communities that are looking at attracting some businesses. Chairman Glass reported that they received an accommodation from Lieutenant Governor Cagle for the work that Solid Waste Authority has done this year. This was brokered through the IDA.

- 11) Commissioner Horton reported that the Three Rivers Commission had a one-day retreat to brainstorm ideas of how they can be more successful in the 10 County region. One of the things that they came up with was a new logo for the transportation buses. Commissioner Horton reported that in order to maintain and operate the buses per year the cost is \$152,00.00. Chairman Glass stated that this comes from Grant monies. Commissioner Horton that they had a planning meeting at the Women's Club House and the only person from the 10 Counties that showed up was him. Commissioner Horton said that the plan is to re-schedule another meeting in the future.
- 12) Chairman Glass reported that he had sent information regarding the County Administrator's position. He stated that he had spoken to Upson, Spalding, Pike, Monroe Counties and also the



Association of County Commissioners of Georgia (ACCG) regarding hiring a County Administrator. They all recommended hiring a head hunter if they aren't happy with the application that they receive. Chairman Glass stated that the next step would be to post the job and set a deadline as January 18th for receiving applications. Chairman Glass stated that it will probably be February before they can bring someone on board and County Administrator Zellner is willing to stay until they can find someone. He has requested that if he starts a month he would like to finish the month. County Administrator Zellner stated that they didn't need to rush this process and to make sure that they bring in someone that they can work with and with the administrative staff members. Chairman Glass stated that he based the job posting and the job description off other County postings. Chairman Glass stated that the average salary for this position reported for this position in this area is \$72,5000 to \$84,500.00 and the highest salary is \$128,000.00. This is based on the end of 2017 reporting. Upson County is paying \$125,000.00 and they intentionally hired someone with a lot of experience and professionalism to help them implement their visions. Pike County hired a local person without any experience as a County Manager or Administrators. Chairman Glass stated that there are a lot of openings for County Managers or Administrators. County Administrator Zellner stated that the board needs to decide if they want someone who comes in and sits behind a desk from 8:00 to 5:00 p.m. or do you want someone who comes in as a manager and a planner. County Administrator Zellner stated that once they narrow down the applicants, they need to send them a copy of the County Budget, the Finances, and a copy of the Personnel Form so that they can see what type of environment you have to offer them.

Vice-Chairman Heiney inquired about the building on the corner of Van Buren and Crawford and Johnstonville roads. He said that the brick building is collapsing. None of the board members or County Administrator Zellner knew anything about this. Vice-Chairman Heiney inquired about the pond at Farley Plantation. He said that it is mud filled. The owner claims that it was all clear until the County began work on the road. County Administrator Zellner stated that the pond has always been that color and that this is not true. The County has done all they can regarding the barriers and anything else to protect his pond. County Administrator Zellner said that there is no dirt getting into that pond. The County has put hay and seeds on the dirt from the dirt that they have kept and they have also put up new fencing.

Commissioner Horton inquired about the refund for Clifford and Betty Banks. Chairman Glass requested that it be added to the agenda. The board agreed that a refund for property taxes need to be given to Clifford J. Banks and Betty Smith Banks for Parcel B-22-168.

### **Adjournment**

Commissioner Horton made a motion to adjourn the meeting at 3:45 p.m. and Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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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