

LAMAR COUNTY BOARD OF COMMISSIONERS

WORKSHOP MINUTES

February 14th, 2019

12:00 P.M.

The meeting was called to order at approximately 12:00 p.m. on February 14th, 2019. Present for the meeting were Chairman Glass, Vice-Chairman Traylor, Commissioner Horton, Commissioner Heiney, Commissioner Thrash, and County Administrator Zellner. County Clerk Davidson was absent for the meeting.

Commissioner Heiney gave an invocation. Commissioner Horton provided the lunch.

Retirement Issue-James Zellner

Mr. James Zellner, who had requested to meet with the Board of Commissioners regarding his retirement, contacted the Administrative office and stated that he wanted to cancel his request to meet with the board.

Houston Galveston Area Council-(HGCABUY) Contract for the Fire Department (A Nationwide, government procurement service)-Chief Matthews

Fire Chief Matthews reported that the Houston Galveston Area Council-(HGCABUY) Contract for the Fire Department (A Nationwide, government procurement service) where you pay to have them handle their bids so that smaller governments don't have to go through the bidding process. The contract can be used not only for Fire Department equipment but for Public Works equipment as well. Fire Chief Matthews stated that the contract is free of charge. They deal with the dealer owner once they are a member. Fire Chief Matthews had a list of other Cities and Counties in Georgia that use this contract including Spalding County. Fire Chief Matthews said that they only bid out HME fire trucks and it is similar to the State Contract. County Administrator Zellner stated that when you send the contact information to the company then the County Representative signs the contract and they have to provide a date when the governing authority approves the membership. Chairman Glass asked if this meets the County's procurement requirements for State law and per County code. Fire Chief Matthews stated that Finance Director Townsend has done all the leg work with this contract and they would need to get with him on this question. Fire Chief Matthews stated that he assumed that it would meet the State requirements because of all of the other City and Counties that are listed. Commissioner Thrash noted that there are 1850 participants. Chairman Glass stated that he needed to know if it meets the County's procurement requirements for State law and per the County Code. Vice-Chairman Heiney asked if they could still use other bidding processes and Fire Chief Matthews and County Administrator Zellner both stated that they were not obligated to use this company. He said that if they do use this company, based on the contract, they would not have to go out for bid and three bids would no longer be required because HGCABUY handles the bidding process. County Administrator Zellner said that this is how the State contracts works as well.

Fire Department Fire Truck HME- Chief Matthews

Fire Chief Matthews reported that he would like to purchase a demo truck that is currently in Michigan. He said that they call it a demo truck because they build trucks that basically other Departments always order. They can get them a little bit cheaper but there will be things missing from the truck that will have to be added. Fire Chief Matthews said he found one that is \$352,790.00 and is basically like the truck that they currently have. Fire Chief Matthews said that based on day to day operations if they are driving and that truck breaks down, he would get in this same type of truck and drive. Fire Chief Matthews said that this is the lowest cost truck he has been able to find based on the money that he has available from SPLOST III funds. Fire Chief Matthews stated that after this purchase, he would be left with roughly \$69,000.00. He said that the truck has 358 miles on it and they are working on bringing it here so that Fire Chief Matthews can see it. He said that if they can become an HGCABUY user then he can purchase this truck directly through them at this cost. Commissioner Horton inquired about the year of the truck and Fire Chief Matthews replied that the year of the truck is 2018. He said that it is brand new but they call it a demo because it is pre-built. He said that if they specify what they want on the truck it would take a year to build it. Fire Chief Matthews said that they have two trucks that are both demos and they paid \$265,000.00 a piece for both of them. Fire Chief Matthews stated that if they approve the HGCABUY contract then he is going to ask that they go ahead and approve the purchase of the truck. Fire Chief Matthews reported that one of the trucks is being worked on at Peterbilt. If the board doesn't approve the HGCABUY contract then they will bid it out. Commissioner Thrash inquired about an Interlocal Government contract where everyone is an end user and the contract is specific to Fire Chief Matthews requirements. Chairman Glass stated that all contracts will need to go through Attorney Mayfield and this contract will need to be reviewed by him. County Administrator Zellner stated that this truck could be bid out based on the exact specifications of this truck if they don't go with the HGCABUY contract.

Caterpillar, Inc. Model 926 M QC Wheel Loaders-Public Works Director Rigdon

Public Works Director Rigdon gave a report on the purchase of a Caterpillar, Inc. Model 926 M QC Wheel Loaders. He stated that the plan is to trade in the old one and then purchase the new model. Public Works Director Rigdon stated that they will use this piece of equipment 35 hours out of a 40-hour week. The list cost is \$ 158,000.00 and after a \$26,000.00 trade in for the 2005 Caterpillar, Inc. Model 924G the cost will be \$132,895.00. An extended warranty is included. The purchase of the Caterpillar, Inc. Model 926 M QC Wheel Loader will come out of SPLOST III funds.

Bond Financing-Trey Monroe

Trey Monroe with Stiffel addressed the board with information regarding the bond financing for the new jail. He said that the market is better than it has been based on global events. He said that construction costs continue to go up and inflation is outpacing the tax digest by a wide margin. He said that every year it will cost more to pay for the new jail. He said that the construction cost index is increasing at roughly 6.3 percent. He said that over the last two years, inflation on building anything is anywhere between 4 and 6 percent. He said that this means that if you have a

\$14,600,000.00 facility, and this is how much it cost today, and the cost will continue to rise, if you build that same facility a year from now it will cost \$15,154,800.00 to build. Mr. Monroe stated that he understood that the new SPLOST had been passed and there was no funding for a new facility and for them to fund it through a new SPLOST you would have to wait a minimum of 4.5 years before you even included this type of project on your sales tax referendum. Mr. Monroe said that this would then cost 3 to 4 million dollars more to build which would be about 16 to 18 million dollars. Mr. Monroe said that the impact on the tax base five years from now would be a lot more than it is today. County Administrator Zellner stated that they need to get the Bond approved. Then with the next SPLOST they need to put the County portion on the tax bill, like the Lamar County School System did, to pay of this Bond. Mr. Monroe said that if they borrow money it would cost less in interest than it would cost in inflation. He said that the total inflation cost after 4 years would be 2.3 million. Mr. Monroe said that they are doing a 30-year bond because of two principals. The first principal is affordability. Mr. Monroe gave an example saying that if he goes and buys a new home and it has a 30-year mortgage but he doesn't expect to have that mortgage for 30 years. He said he is going to re-finance that mortgage and pay it off. Mr. Monroe said he is going to do something along the way to mitigate the term of that mortgage. He said that this is the same for the Bond. Mr. Monroe said that you are taking an asset that has a 30 to 50-year average life span and you are spreading the cost of that asset out over a time period during which you are going to use it. You are spreading it out so the current and future property tax payers are carrying the cost of that asset. He said that the County tax payers are sharing the cost of this project equally. He said that you are not having to pay for it in three years where you then have to increase the millage rate to 5 mills so that you can build the jail. You are choosing to spread it out over 30 years so that you don't have to raise taxes. He said that the second principal is that if you did have to implement an increase in the millage rate a 30-year financing is a lot less stressful on a current budget than a 10-year financing. Mr. Monroe said that the debt service on a project that is \$14,600,000.00 would be about \$820,000.00 a year. If you wanted to get it all done in 10 years, the debt service would be \$1,675,000.00 per year. If you did have to levy a tax to pay for it, you are looking at less than 1.5 mills versus having to levy 3 mills. Mr. Monroe said this is about having to do this in an affordable way where if you do have to make that decision to levy a tax to help pay for it, it would be a much smaller amount than if you committed to a 10-year finance plan. Mr. Monroe said that from a marketing prospective, there is not a lot of difference in borrowing money on 10 years as opposed to borrowing money for 30 years. The interest rate on a 10-year loan would be about 2.12 percent and for 20 more years it would be less than 1 percent. The 30-year bond would be about 3.48 percent and a 10-year Bond would be about 2.7 percent. Mr. Monroe stated that in order to get a 3.48 percent you have to wait 10 years before you can pre-pay the bond without penalty. Mr. Monroe stated that in 30 years this bond will not be outstanding. Chairman Glass addressed Mr. Monroe saying if the board had put in a debt service millage rate to cover this it would be 1.46 mills and based on the analysis of the budget, and other monies that might be available, it would have been 1.22 mills it in the year 2016 or 1.3 in the year 2017. Mr. Monroe said that you would not have had to leverage any additional millage and this is a debt service coverage number. He said that looking at the 2017 audit, in the general fund you had \$565,000.00 in excess revenue. He said that this means revenue exceed expenditures by \$565,000.00 dollars. Mr. Monroe said that \$565,000.00 was available cash flow. Mr. Monroe said that in order to get to a million dollars in excess cash flow would require some work on the budget. Mr. Monroe stated that you would have to move capital outlay under the Roads Maintenance into the SPLOST pro-

gram so you can create the additional monies needed to produce excess cash to pay the debt service. Mr. Monroe said that this is contingent on having room in SPLOST do to this. Mr. Monroe stated that the General Fund has been conservative which has resulted in the excess cash flows. Mr. Monroe stated that the excess SPLOST in 2018, which came from the 2013 SPLOST, was used to pay off existing General Fund debt.

Chairman Glass asked Mr. Monroe if they are going to use bank funds, open market or a combination of the two. Mr. Monroe said that bank funds can be done privately or openly. The qualification status is available when you issue less than 10 million dollars government wide on a calendar year. Mr. Monroe said that this would not apply in this case. Mr. Monroe said that they would need to do a private financing where they take bids from banks to buy the bond directly. This eliminates the front-end cost of the bond and you don't have to do a credit rating or write an official statement. Commissioner Thrash inquired about the downside to this and Mr. Monroe replied that the rate that you would get through this type of offering would be higher than what you can get publicly. Mr. Monroe said that the private placement is limited, once the bank buys that bond, they are limited as to who they can sell it to later. He said that most time the banks funding mechanism is a lot different from municipal bond market and how much money it is going to cost that Bank to borrow money is going to drive the rate they charge. Mr. Monroe said that there is literally a zero chance that you are going to go into default. Mr. Monroe said that which ever one that is going to cost the County less money is the one they will choose to pay. Most private placements, including banks want lend on a fix rate beyond 20 years. Commissioner Thrash inquired about the turnaround time on the bond. Mr. Monroe replied that if the referendum is successful, providing the bidding process is done, then they can obtain the bond within 45 days.

Chairman Glass stated that as a board they can share information but they can't promote the new jail for or against it. He said that the same thing holds true for the Sunday Alcohol Sales which is on the same referendum. Chairman Glass stated that the Grand Jury has recommended twice that they build a new jail. Chairman Glass reported that there was an escaped inmate last year and there have been some other security issues. They also had to re-do the control room with SPLOST funds. Chairman Glass said that the County is running out of office space for investigators and there is the safety issue of the jailers to be considered. Chairman Glass stated that the jail was designed in the 1980's and newer technology is available. He said that the efficiency of operations is an area for major concern. Chairman Glass said that there have also been funds put into the replacement of air conditioners and all of this type of information can be shared with the public. Chairman Glass stated that he envisions a Frequently Asked Question (FAQ) with bullet points related to finances that can be shared with the public and if they need more detailed information, they can contact the board. Mr. Monroe volunteered to help with the FAQ.

Regular Meeting Discussion for February Agenda

- 1) Chairman Glass reported that they will present a Proclamation for Black History month and County Clerk Davidson is working on this. This will be ready for the Regular Business meeting.
- 2) The board discussed putting the HCGBUY contract and the new Fire Truck on the agenda. Chairman Glass stated that this can go on the agenda for the Regular Business meeting if Fire Chief Matthews can get the necessary information before the Friday deadline.

- 3) The board reviewed SB371 which authorizes the Commissioner of the Georgia Department of Revenue to provide certain confidential sales tax information to the “designated finance officer or taxing official” of counties and other local governments. The board discussed appointing Finance Director Townsend as the liaison. Chairman Glass stated that he would be able to work directly with the Department of Revenue. The designated person has to protect the confidentiality of all the clients and they would be able to give the information on trends in sales tax. They will potentially be able to help find other sources that are being collected incorrectly, or possibly going to another County, such as telephone or the natural gas sales in the County. Chairman Glass stated that the County has no National gas vendors in the County. Chairman Glass stated that one of the things that Financial Director Townsend could check to see is if they come down and fill up the tanks with natural gas is the sales tax going to another County such as Spalding County or is it going to Lamar County.
- 4) The board reviewed the application 2018-7 by Zotti Investments, Inc. Building and Zoning Director Gunter stated that the reason for approval is based on improvement to the property. He said that the Planning and Zoning board stated that the board strongly recommends that density be limited to 3.5 units per acre and that landscape buffers be put around Ms. Russell’s property and Liberty Hill Road. The board was perturbed because they thought they were being ignored. Building and Zoning Director Gunter stated that Mr. Richard Miller, who was the only one present for the meeting due to a mix up in dates, thought that the entire board was going to be able to speak to the Board of Commissioners concerning this issue. Building and Zoning Director Gunter stated that the Board of Commissioners are not under any obligation to follow their recommendation. Building and Zoning Director Gunter said that one of the members were wondering why they were there at the Planning and Zoning board meeting if their recommendation is not heard. Commissioner Heiney pointed out that they most often listen to the Planning and Zoning board recommendations. Chairman Glass requested that Mr. Miller give his input as to why the Planning and Zoning board feels this way. Mr. Miller stated that this was not his statement on this matter but someone else’s statement regarding this matter. Mr. Miller stated that the reason he was present was to give support to Zotti Investments and he understood because it was a workshop that he could sit in on the meeting. Vice-Chairman Traylor said that the Planning and Zoning board had tabled it because the people didn’t show up to the Planning and Zoning board meeting but the Board of Commissioners still gave them a chance to speak at the Public Hearing meeting. Chairman Glass explained that he allowed them to speak at the Public Hearing and said that the board votes on the zoning once they get the item on the agenda. In this case, since it was tabled by the Planning and Zoning board, it was also tabled by the Board of Commissioners. Commissioner Horton stated that they have always listened to the Planning and Zoning board’s recommendations and that sometimes they have to make a few changes but 98.5 percent of the time they go along with the Planning and Zoning board’s recommendations. Commissioner Heiney inquired about the environmental impact statement that was requested. Building and Zoning Director Gunter stated that the study was clear and they did not find anything. Chairman Glass explained that the request didn’t come in in time for the Planning and Zoning board to review it because it came in the day before the Board of Commissioners meeting therefore, they tabled it again. Vice-Chairman Traylor stated that the perception is that they don’t have to show up to the Planning and Zoning board meeting because since the Board of Commissioners have to approve it they just come to the Board of Commissioners meeting.

Rezoning Applications-Building and Zoning Director Gunter

Building and Zoning Gunter reported on re-zonings coming up in April. He said that there is a subdivision application for McKneely Road. It is in the area before you get to Liberty Estates subdivision. It is approximately 15 acres with 6 lots and each lot is a 2 to 3 acres. They are requesting that the zoning be changed to R2 which means a minimum of 1600 sq. ft. homes. This is in keeping with the Liberty Estates subdivision.

Building and Zoning Gunter reported that there is a recommendation for re-zoning of Ranew's property. He stated that his office reported to the paper February 4th instead of March 4th. They are requiring two lots, a 1 acre and a 9.2-acre lot on McClean Road. It is made for future expansion. There was no information on the building. The rezoning is for M2.

Possible Site for McIntosh Trail Mental Health Building

Chairman Glass reported that the McIntosh Trail Mental Health building. They are currently in the building across from the post office and they are looking for a site to build a new building. Ms. Leslie Cantrell, Director of the Lamar County Counseling Center for the McIntosh Trail Service board was present for the meeting. She explained to the board that they need about 4200 sq. feet for their building. They have an offer from Square Foot Ministries to build the building but they need a piece of land. Chairman Glass said that the only thing that the County has to offer them is next to the Recycling Center. Ms. Cantrell said that Lamar County is the only one that doesn't provide a free County building or free land to build on. She said that their last building, that was built was in Fayette County in the year 2008, was built by Square Foot Ministries. They built the building on land that was provided by Fayette County. Ms. Cantrell said that at this point, the only thing that they need is land and they have been looking but there is not much in Lamar County. She said that there is some on Hwy 41 and she has spoken to a few real estate agencies. She said that they don't have the funds to pay \$250,000.00 dollars for property like the land that is listed for sale across from the old B&L. Ms. Cantrell said that they are not a State funded facility. They bill everyone that walks through the door to the State, through private insurance companies or through some type of Medicaid. Their budget shows that they are about \$28,000.00 in the hole and most of this is coming from rent and issues dealing with being in an old building. Ms. Cantrell explained to the board that they need to provide more services. Ms. Cantrell reported that they are in the schools providing services to around 100 children and there are about 37 who are on a waiting list. She said that can't service them because she can't hire another counselor because she doesn't have space or an office to put them in. Ms. Cantrell said that Square Foot Ministries has seed money that can be used to build them a building but they just need a piece of land. Commissioner Horton asked if the land across from the Emergency Management Agency (EMA) building would be suitable and she said that it would be ok with Square Foot Ministries. She said that she is going to have room for the EMA Department once Square Foot Ministries builds the facility. Chairman Glass inquired about the title of the building. Ms. Cantrell said that the land would remain under the County and the building would be titled to the County with an agreement between the County and McIntosh Trail. Chairman Glass requested a copy of the agreement. Ms. Cantrell said that it will take about a year to get the building built and during this time they will be doing

community fund raisers for this project. Ms. Cantrell said that they are mocking the building that was built in Fayette County with some minor changes. They have around 400 adults that are engaged in services and about 400 people that they are not servicing. There are 100 children being seen and 37 children that are waitlisted. They try to get the children at an early age so that they don't see them as an adult. Vice-Chairman Traylor asked if they do anything after hours to promote their services such as presentations, or different things for the public. Ms. Cantrell said that they do have information at the library regarding their services. She said that they don't get a lot of feedback and this is probably stigma related. She said that for mental health issues such as depression, bi-polar and grief, people are resistant when it comes to asking for help. Ms. Cantrell said that they don't have a lot of money for promotion but that they do hold meetings. Chairman Glass stated that they need the agreement with McIntosh Trail to begin the process of building. Chairman Glass stated that if they could get the agreement and have the County attorney approve it, they could put this on the March Regular Business meeting.

Sick Leave Policy

The board reviewed the sick leave policy. Chairman Glass stated that they have been looking at some changes to the policy. Chairman Glass addressed Human Resource Officer Kilchriss asking how the analysis was done on the Sick Policy and she stated that she posed questions to the Georgia Local Government Personnel Association (GLGPA) and there were a lot of different answers that were received. Chairman Glass said that this policy will give them more teeth when enforcing the sick leave policy. Commissioner Thrash raised the issue about the Department Heads dealing with it and she said that the sick leave is there for them to use and this is a benefit to the employee. If they use it all up, then it is their problem. If they use up all of the time that they have accrued, including vacation, then the employee has a bigger problem than being sick. County Administrator Zellner stated that the biggest issue that they had with this was with the Recreation Department and having his employees use up all of their sick time and then he has no employees left to work. They are already working various hours and if they are out, it puts a damper on their workload and then who is available to provide the services. County Administrator Zellner stated that they also have comp time which they are using as well. County Administrator Zellner stated that Recreation Department Director Lanier has been really frustrated with this issue and that is why they are looking at this sick leave policy modification. He said that Public Works Director Rigdon has this same type of issue but he has employees that can cover for those that are out sick. Commissioner Thrash inquired if it is a problem with the sick leave policy or is it a problem with employees not coming to work. County Administrator Zellner stated that mainly it is a personnel problem with employees not coming to work rather than a personnel policy problem. Human Resource Officer Kilchriss stated that there are people who take sick leave to go fishing. Commissioner Thrash stated that this is their time off that they earned. County Administrator Zellner stated that this is sick leave policy not annual leave. Vice-Chairman Traylor stated that some companies lump sick leave and vacation time all in one as paid time off (PTO). Chairman Glass stated that Recreation Department Lanier is having issues with people earning sick time and then on Monday morning not showing up to work. Commissioner Thrash mentioned the idea of going with a PTO type of system so that the employees could do what they want with their accrued time. There was discussion from the board about abusing sick leave. Building and Zoning Director Gunter said that he agreed with the new policy and Fire Chief Matthews agreed with it but stated that it should be up to the Department head discretion.

Code Enforcement Officer

Chairman Glass and the board agreed to start the process of hiring a Code Enforcement Officer. Chairman Glass requested that County Administrator Zellner start the process of getting the job advertised in the legal organs.

Lamar County Animal Shelter

Chairman Glass stated that since the old High School has to be torn down, there are some useable materials that can be surplused but the school board has to approve which materials can be transferred to anyone else. He said that there are churches that have asked for some things along with some businesses and private organizations. Chairman Glass stated that Superintendent Wilson had requested that himself, Fred Morris, Tom Wellner and Jim Granum meet with him about items that can be used in the new Animal Shelter. Chairman Glass reported that the current plan is for the front piece of the high school, where the entrance is, is to come down after the last week of school. He said that in order to finish out construction, they need access there. They only have a week to get that pulled down and cleared out because this will be a road. The furniture and everything in that building will be moved to the Middle School. The ceiling tiles, the metal doors, cameras, tied into their Central System that will not be gotten rid of, fire detectors, desk and sinks could all be available. All of this could be used in the Lamar County Animal Shelter. Chairman Glass said that it will probably be the year 2021 when the Lamar County Animal Shelter will be built so any items received will have to stored somewhere. Chairman Glass stated that they might be able to store it in the new recycling center on Academy Drive but it is full right now. There would have to be some stuff moved around. The doors and the ceiling tiles are the items that could be used but the Board of Education will have to approve it. If the items are transferred between governments, it will be more likely to be approved. Chairman Glass stated that labor is an issue and Lamar County doesn't have this resource readily available so they will have to address this issue. The rest of the High School will all come down but this part will need to come down first so the first two days are crucial to getting these materials out. They will have a contractor to take this portion of the building down. They will take the left-over materials to the land fill. Chairman Glass stated that storage is the biggest area of concern. Chairman Glass stated that this news was published in the paper and the main reason for this is to keep people interested in the Animal Shelter.

Surplus Equipment

Chairman Glass and the board reviewed the surplus equipment (attached to the minutes). County Administrator Zellner stated that the tag numbers came from the computer system. County Administrator Zellner said that some of the items could possibly be sold through GovDeals.com

State Pay Raise in July

Chairman Glass and Commissioner Thrash reported that the board will need to plan for the pay raise, of a 3 to 5 percent increase, for Constitutional Officers that the State is proposing. It starts in July and they will need to fund that in for the next budget year.

Reflective House Numbers

Chairman Glass discussed the reflective house numbers for new construction. Building and Zoning Director Gunter stated that the Lamar County code states that they must have 3 inch letters on the mailbox and the house and this is not getting enforced. Chairman Glass stated that in the case of the Needleleaf subdivision there are no mailboxes on the house. The mailboxes are at the entrance to the subdivision. Building and Zoning Director Gunter said that the code specifies house and mailbox. Chairman Glass stated that from the Emergency Medical Service (EMS) standpoint they are saying that the signs by the road are more reflective. Building and Zoning Director Gunter stated that this is not in the code. Commissioner Thrash stated that when they pay the permitting fee this needs to be on the check off list. Chairman Glass stated that he would like to work towards getting this in the code for Lamar County. Chairman Glass stated that this will begin for those with new construction.

Fire District

Chairman Glass discussed having a Fire District and said that to get an ISO 5 rating a good many things will need to be done regarding fire protection. Chairman Glass said that the only way he knows how to do this is through a Fire District. He said if they want to get serious about this then some analysis and some data will need to be put around this. He said this will include what it will cost, and what the impact is for the homeowner. County Administrator Zellner asked if this is for a County wide district or just the Northern part of the County. Chairman Glass stated that there are several proposals involving several different districts. He said if they are going to buy 2 new fire trucks this will cover the entire County. If they are talking about putting someone at Chappel Mill then this will cover that district. Chairman Glass said that before they do this, he wants to know if they are serious enough to do a study on this. He said they will need to get the details in order to sell it and to see what the millage rate will cost. Commissioner Heiney stated that he agreed and said that he is serious enough to do a study on this. Chairman Glass said that this would include risk, and cost analysis. Commissioner Thrash said that her constituents say they don't mind paying for this. Commissioner Heiney asked why this district would have to pay when the folks on Country Kitchen Road don't. Chairman Glass said that he agreed with Commissioner Heiney and said that this is not fair because the people on the North are being penalized. Commissioner Heiney asked what will happen if they are called in on an event. Fire Chief Matthews replied that if you get a working fire on the North end or the South end of the County both fire trucks are going to respond to that fire no matter where it is in this County. Chairman Glass said that the response time for the one on the North end of the County would be improved. Fire Chief Matthews said that if there is a wreck on the North end of the County, then the response time will be quicker but you are guaranteed two engines no matter what end of the County it is. Fire Chief Matthews stated that Engine One could be tied up in the City of Barnesville on a medical call and you are going to get Engine Six next which will be coming all the way across the County. Chairman Glass stated that if they do need additional services on the Northside of the County then he will need more information regarding salaries. He said that this might could go into next years budget.

Poll Workers on Election Day

Chairman Glass started a discussion regarding Lamar County Poll Workers and the need for new ones. He said that during the last election there was a problem getting enough poll workers. He said that traditionally, the poll workers are getting older and if you are a supervisor you have to be there from 6:00 a.m. to 7:00 p.m. The poll work is required to get the materials and go to the Courthouse to sign them over. He said that the hours are, if you are a poll manger, usually 6:00 a.m. to 8:00 p.m. This results in about a 14-hour day. If you are just a poll worker then you have to be there from 7:00 a.m. to 7:00 p.m. which results in a 12-hour day. Chairman Glass stated that they are paying \$145.00 for a poll manger and \$100.00 for a poll worker. Chairman Glass stated that he is not sure if the money is an issue but the poll manger has to sign for everything. This is one of the things that Superintendent Reid needs to have factored into the Elections Budget. Chairman Glass suggested that they deliver meals to them at the poll site on the day of the election. County Administrator Zellner stated that nothing ends until the election ends. Commissioner Heiney said he recommended a raise in pay. Chairman Glass stated that he will consult with the Board of Elections for recommendations.

Courthouse Issues

Chairman Glass addressed the Courthouse leaks and also stated that the window sills in the back are falling apart. County Administrator Zellner is getting Scott Leverett with Blues Restoration to provide an estimate on what one window would cost. Chairman Glass stated that other than that they are going to have to figure out about the leaks that are in the Courthouse. Commissioner Thrash said that doesn't look like they are going to be building a Courthouse anytime soon so they may as well start budgeting to fix some of this stuff. Chairman Glass stated that they haven't had any luck on finding any historical preservation grant for this or that Lamar County qualifies for. County Administrator Zellner stated that this is the responsibility of the citizens.

Round Table

Vice-Chairman Traylor gave a report on the Needleleaf subdivision street lights and said that some of the property owners are willing to have this added to their tax bill. Commissioner Thrash asked how would they do this. Chairman Glass suggested that they do a tax district. County Administrator Zellner said that the headache comes with deciding who pays the monthly bill. Chairman Glass suggested that this needs to be included in the home owner's association. Vice-Chairman Heiney agreed that this needs to be in the home owner's association. Chairman Glass said that they have curb and gutter requirements in their home owner's association agreement already and asked if they should include the street lights too. Vice-Chairman Traylor said that the post office has put in a central type post office but wondered if it gets knocked over are the homeowners required to pay for that too? Vice-Chairman Traylor said that these types of issues are going to come to them more and more. Building and Zoning Director Gunter responded to the street light situation and said that when subdivisions were being put in, citizens did not want street lights, they wanted privacy lights that they could install either on their garage or on a pole outside of their home. Vice-Chairman Traylor said that he has had four people state that this is a safety issue and if they are walking in their neighborhood it is completely dark and they can't even see their driveway. Vice-Chairman Traylor stated that this is going to be an ongoing discussion if the growth is coming. Chairman

Glass suggested that Vice-Chairman Traylor get with Building and Zoning Director Gunter regarding changing the code. County Administrator Zellner recommended that they not get into that business. Chairman Glass stated that he is not in favor of this because of the cost that the County assumes along with the responsibility for it. He recommends that they get with their home owners associations. Vice-Chairman Traylor asked if the roads beside the County becomes the County's responsibility then will they have to meet County specification? Building and Zoning Director Gunter replied yes and they are inspected and after 1 year after that they are ready, even before they are inspected. Vice-Chairman Traylor said his road, which is Abbott Road, is not holding up and if you look at that road it is not built to the same qualifications as some of the other roads in Lamar County. Vice-Chairman Traylor asked if they are taking over the maintenance of roads and not the quality of what they would expect for themselves since they are going to come in and resurface that road sooner or later. Chairman Glass agreed and said that it is the County's responsibility and it is the County's responsibility when they take on the road. Chairman Glass stated that they have inherited that problem. County Administrator Zellner agreed and said that they are going to have to do better next time.

Commissioner Thrash discussed the issue with the trash in the County and said that it is not just Lamar County but agreed with everyone on her Facebook page that it looks horrible. Commissioner Thrash stated that she picked up trash on Martin Dairy Road and four hours later it was completely trashed again. Commissioner Horton stated that he also picked up trash on his road in the City of Barnesville and two days later it was worse. Vice-Chairman Traylor stated that it would be nice to hire a company to come in to pick up the trash and then set up a neighbor watch so they could take pride in the area. Commissioner Heiney suggested that they come up with a cost for those that dump garbage. Commissioner Thrash stated that the inmate crew is no longer allowed to be sent out to pick up garbage. County Administrator Zellner said that if they could get enough of the inmates that want to get out and do it then the County needs to get with Sheriff White and tell them we want to fund a deputy to oversee this. Chairman Glass stated that they need to get with the Georgia Department of Transportation and contract it out. Vice-Chairman Traylor stated that they need to site those that dump garbage. Commissioner Heiney stated that they need to setup surveillance cameras. Building and Zoning Director Gunter stated that a family from New Jersey dumped trash included televisions on his property on Grove Street. Commissioner Horton stated that he feels sorry for folks that pickup up trash and then the next day the trash it is back.

Chairman Glass led a discussion regarding the application procedure for the new County Administrator and said he had still not heard back from Vice-Chairman Traylor or Commissioner Thrash. He said that they had a consensus on one to interview and five not to interview. County Administrator Zellner stated that they need to make sure that they get a good one since they have come so far. He said that everyone has done a good job and if they interview them and they don't find one they like don't rush into it. Commissioner Horton stated that this is like a courtship and they have seen the best and if they get one and they get too far out of line they will replace them. County Administrator Zellner stated that they need to remember he can always come back. Chairman Glass stated that he wanted to get things moving. Vice-Chairman Traylor asked if they were only going to do a consensus of those top five and not the top 10? Commissioner Thrash said they could do the consensus on the top five and then narrow it down to three. Chairman Glass stated that have one person who they have a consensus on. Chairman Glass said that he still needs the number on everyone regarding 1-5.

Commissioner Heiney said that he had a request to lower the speed limit from 55 to 45 on Barnesville Road. He said he thinks that this road is a speedway. He said that it is a long straight road coming out of Griffin and it is really dangerous. County Administrator Zellner said that if it is lowered to 45 people are still going to do 55 to 60. Chairman Glass stated that they will have to do a Georgia Department of Transportation (GDOT) survey.

Commissioner Heiney inquired about the trash on Hwy 36 and High Falls Road. He wanted to know if they could check to see if it has been cleaned up after the 30-day warning. County Administrator Zellner stated that if it is taken to Magistrate Court then a citation is issued and a \$50.00 charge is imposed per day.

Building and Zoning Gunter reported on the Comprehensive Plan. He said that the high-speed internet is being discussed in congress and the Needleleaf subdivision has fiber optic cable with AT&T and Cole Forrest is in Phase 2 and has fiber optic cable. He said that they are starting to get some things done in the subdivisions.

Fire Chief Matthews reported that they are partnering with Red Cross and they are installing 300 smoke detectors in certain areas of Lamar County. He said that this will be done in 150 homes with 2 smoke detectors per unit. Fire Chief Matthews stated that they will get volunteers up to go into houses and install them. He said that they are 10-year smoke detectors. He said that May 4th, 2019 is the scheduled date for completion. He stated that they will partner with local churches to get this done along with volunteers and the Red Cross. Fire Chief Matthews stated that he is going to pick roads in the low-end areas and in another year, they will do another 150 homes which will be well centralized but this time around it is not going to be well centralized.

Building and Zoning Director Gunter reported that the Three Rivers Regional Commission sent out the Comprehensive Plan to local areas and no one had any comments. He said that he is trying to get word when it will be in the State's hand.

Adjournment

Commissioner Horton made a motion to adjourn the Workshop meeting at 2:27 p.m. and Vice-Chairman Traylor seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Ryran Traylor, Vice-Chairman

Bennie Horton, Commissioner

Robert Heiney, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk