

LAMAR COUNTY BOARD OF COMMISSIONERS
WORKSHOP MINUTES

March 14th, 2019

12:00 p.m.

The meeting was called to order at 12:30 p.m. p.m. on March 14th, 2019. Present for the meeting were Chairman Glass, Vice-Chairman Traylor, Commissioner Horton, Commissioner Heiney, Commissioner Thrash, County Administrator Zellner, County Clerk Davidson.

Gerald Thompson-Planning and Zoning Commission

Mr. Gerald Thompson from the Planning and Zoning Commission addressed the Board of Commissioners. He stated that Lamar County is on the move and that people are wanting to build. He stated that people that are faced with commercial or agricultural issues come to them. Mr. Thompson stated that when they get a request, they check out the surrounding area including the neighbors, the water supply and the roads. He stated that when the requestors met with the Planning and Zoning Commission, they expect for them to tell them whether or not if it is okay. Mr. Thompson said that he had heard that they aren't worried about coming to see them because they have to go before the Board of Commissioners. Mr. Thompson stated that he would like to be on the same page as the Board of Commissioners because those that come to them are expecting to hear yes or no on their issue. Commissioner Thrash explained to Mr. Thompson that the Board of Commissioners would like to see more information in detail from the Planning and Zoning Commission before they approve or disapprove a rezoning or a special exception. Commissioner Thrash invited Mr. Thompson to come to the Board of Commissioners meetings. Mr. Thompson stated that he assumed that the Board of Commissioners was receiving all of their recommendations including any maps, conditions, or recommendations including the minutes of the Planning and Zoning Commission. Chairman Glass explained to Mr. Thompson that the code book of Lamar County states that the final decision is made by the Lamar County Board of Commissioners. Chairman Glass stated that they would like to see more information in detail from the Planning and Zoning Commission. Mr. Thompson stated that some personal feelings from the Planning and Zoning Commission were hurt because they assumed it was their duty to approve or disapprove the recommendations but not to blame the whole board for individual comments. The board explained to Mr. Thompson that the majority of the time they agree with the recommendations of the Planning and Zoning Commission but requested that they receive more information in detail regarding each application. Mr. Thompson agreed and said that he just assumed that the Board of Commissioners was receiving the appropriate information from the Building and Zoning Department. Commissioner Heiney stated that the recommendations from the Planning and Zoning Commission is how he bases his decision. Commissioner Horton stated that, as the senior Commissioner, it is very rare if the Board of Commissioners go against the Planning and Zoning Commission. Mr. Thompson inquired about the mobile home park on Liberty Hill road and stated that the recommendation was for 4 units per acreage and the board voted on 6.00 units per acreage. Mr. Thompson stated that the fence around the property was ugly and in bad shape. He said that the ugly fence and the old mobile homes were an eye sore. Commissioner Thrash explained that they are fixing up the old mobile homes by gutting them, having them underpinned and installing porches on the front and back of the each one. Commissioner Thrash

said that the plan is to upgrade all of the mobile homes and as he gets new ones updated, then they can invest money into the property. Mr. Thompson requested that something be done about the railroad crossing at Liberty Hill Road and explained that serious accidents could happen if a caution light, a red light or additional signage is not placed at this location. He also requested that there be some type of signage or light at the end of Liberty Hill Road because it is a very shallow road. He said that when people come over the top of Hwy 41 the people should look both ways and pray. He also said he lives on Hwy 36 and mentioned that there were two to three accidents in the past week including those at the crossing of Liberty Hill Road and Hwy 36 and Martin Dairy Road and Hwy 36. Mr. Thompson said that the growth in Lamar County is having an impact on the roads in Lamar County.

Branding Logo Design

County Clerk Davidson and County Administrator Zellner presented the new design for the new Lamar County Slogan, “Home is Just Better Here”, and the new County Logo. County Clerk Davidson stated that the committee had worked hard on creating this Logo. The committee looked at pigs, cows, horses, chickens, homes and trees. They choose the long needle pine tree with two pine cones inside two circles of green. The colors chosen for the design are green, dark green, light green and brown. Commissioner Thrash stated that she preferred the current Logo that has the Courthouse in the center of the circle and asked why a change was being made. County Clerk Davidson stated that she had designed the current Logo with the Wheat, Lamar County and the Courthouse but that the Chairman had tasked her and a committee to come up with a new design for the County. The slogan and the Logo were to be something that was relatable to Lamar County. Commissioner Horton and Vice-Chairman Traylor expressed their thoughts and stated that since the committee was tasked to come up with a new Slogan and a new Logo when they should be the ones to decide with the Board of Commissioners approval. Chairman Glass requested that the Branding Logo be put on the agenda for vote.

Retirement of Shanna English

County Administrator Zellner stated that Shanna English would like to retire at the end of the year and has been training an intern from Gordon College. The young lady is majoring in History and is very interested in historical information and taking over Shanna’s position at the Lamar County Museum/Old Jail. County Administrator Zellner stated that currently Ms. English is not being paid and this young lady doesn’t want to work more than 20 hours a week. He said that Shanna feels like that she will do a wonderful job and she seems to be very energetic. Chairman Glass stated that this will need to be in the budget if she wants to be paid. He said that they would need to put it in the budget for next year. County Administrator Zellner stated that if no one takes it over from Ms. English, the Museum/Old Jail will die out. He said that Ms. English has been doing this for over 20 years. Chairman Glass stated that that the board needs to look at the sources for funding including having someone else or another organization to take the Museum/Old Jail over. Chairman Glass stated that he doesn’t know if they can add \$20,000.00 to the budget for this but he knows that it is worth preserving.

McIntosh Trail Mental Health Building

Leslie Cantrell, Director of the Lamar County Counseling Center for the McIntosh Trail Service board, was present for the meeting. Ms. Cantrell stated that as long as the County provides the site, Square Foot Ministries will build the building. Ms. Cantrell stated that she and City Manager David Rose discussed the fact that the site doesn't have to be rezoned because they are leasing the building and it is staying in the County. The board discussed the liability coverage for the building and who would be responsible for the insurance. Chairman Glass stated that once the building is built, the title of the building will stay with McIntosh Trail Counseling Center until they physically leave the premises. The board and Ms. Cantrell discussed putting the Emergency Management (EMA) in this same building. Commissioner Thrash stated that if County offices are going to be in this building then it becomes a County building. There was discussion about EMA renting office space from the McIntosh Trail Counseling Center. Ms. Cantrell stated that in the Fayette County office they have their Court Appointed Special Advocates (CASA) in the same building and they do not rent. They have their own entrance and their own key. Ms. Cantrell stated that they will need roughly 5000 sq. ft. for the building and an extra office will also be included. There will be a separate entrance for the EMA. The Emergency Operations Center (EOC) is a much larger entity and they will not be included. Chairman Glass and the board agreed that they would need to investigate the financial aspect of the liability coverage. Ms. Cantrell provided a preliminary drawing done in pencil of the building.

Legislative Update

Commissioner Thrash gave the following Legislative Update:

SB0002: This legislation specifically authorizes Electric Membership Corporations (EMC) to provide broadband services. Commissioner Thrash said that with this service they cannot cut off power because you don't pay your internet bill. She reported that the Federal broadband has been delayed and the joint committee will need to iron it out. She reported that there is a joint consensus that the EMC's can live with. Chairman Glass stated that Southern Rivers is not looking at getting into the broadband business at this time.

HB 0182: Sales Tax on Out of State Vendors-Under present law, out-of-state vendors that sell \$250,000 or more of goods (or 200 or more transactions) into Georgia must either collect all sales taxes or send the purchaser and the Department of Revenue (DOR) an annual notice of those purchases. This bill would lower that threshold to \$100,000 or more and would eliminate the notice option, with the result that all such vendors will be required and remit to DOR all sales taxes. Commissioner Thrash reported that there are problems in bigger cities and counties.

HB 316 Elections: Voting Machine Replacement and Elections Bill of 2019

Commissioner Thrash reported that there is a debate on this bill. She said that ACCG has worked to have the State pick up the bill but Counties will pay for the maintenance of the machines. The screens are touchscreen and after you submit the ballot it prints out a paper confirmation and then they scan the paper confirmation. They will also share voting information to track and cancel voters that move out of state. For those voters appearing to have moved to another state this changes from

3 to 5 years the period of inactivity before a voter is removed from the rolls, also requiring notification prior to removal.

HB 0365: Title Ad Valorem Tax - Used Cars and Tax Rate- this bill would lower the combined state/local TAVT tax rate from 7% to 6.6% through 2023 and the bill would provide that the purchase of any vehicle with a model year up to 1989 would pay TAVT at the rate of 0.5%.

HB 0514: Creation of the Georgia Mental Health Reform and Innovation Commission-This legislation creates a Mental Health Reform and Innovation Commission to conduct a comprehensive review of the mental health system in Georgia. Commissioner Thrash said that there is a lot of attention at the Federal level.

HB: 171 Constitutional Officers - An Additional 5 percent Pay Raise

Commissioner Thrash stated that in addition to a two percent COLA raise they will receive this 5 percent raise. Commissioner Thrash reported that Representative David Knight says that Constitutional Officers haven't had a raise in 12 years and Commissioner Thrash pointed out that Commissioners haven't either. Commissioner Thrash stated that the Constitutional Officers are saying that they haven't supported it but they aren't opposing it either. Chairman Glass pointed out that the County also gives them supplements.

Commissioner Thrash stated that Mental Health was a big issue at the NACO conference and that it is an issue in every County in the United States and it is costing a substantial amount of money. She stated that law officers are not trained on mental health issues and they have no options except to incarcerate them. When a person with a mental health issue is incarcerated, medical care and housing is a big cost to the counties. Commissioner Thrash stated that the President of the United States has budgeted 3 billion dollars for mental health.

Agenda Discussion

- 1) Reviewed information for two Public Hearings.
 - i) Rezoning Application 2019-04 by SLR Properties LLC
 - ii) Sub-Division App.# 2019-01 by Gary Adams
- 2) Reviewed two sets of minutes.
 - i. Workshop Meeting-February 14th, 2019
 - ii. Regular Business Meeting-February 19th, 2019
- 3) Reviewed a Proclamation for the Crime Victims' Rights Week.
- 4) Request from Floyd Moye to address the board regarding paving Community House Road.
- 5) Reviewed a Budget Amendment-Magistrate Court
- 6) Removed Resolution 2019-04 Supporting H.R. 530 of the U.S. House of Representatives
- 7) Reviewed a quote from United Bank for an HME firetruck. Commissioner Thrash requested that a quote be received from ACCG/BB&T.

Chairman Glass reported that the City of Milner proposes to annex 11.35 acres into their city at the intersection of the four lane and Zebulon Rd. The owner of the land is Georgia Properties, Inc. on which the CEO is David Aldridge, and the parcel is identified upon the attached Site Plan as

parcels 3-B and 3-C and contains 11.35 acres. Chairman Glass stated that he saw no reason to contest it. He said that they will still get property taxes from this land and probably at a higher amount than we used to and they will also get property taxes on the buildings they construct. Milner will service this property so our cost of service will decrease slightly. Chairman Glass said that they do not have to approve this in a meeting. They can vote to contest it, in which case it would have to go to arbitration and we are liable for at least 75% of the costs, but the presumption is that it is okay for cities to annex land. County Administrator Zellner said that the only issue he could see is if they annex it into the City, and there is a future plan for a convenience store, the County wouldn't receive the alcohol tax.

Chairman Glass reported that there would be a Blood Drive on March 28th, 2019. The women's league is making cookies for those that give blood.

Round Table.

Commissioner Thrash reviewed dates that they could meet with the Towaliga Circuit.

Vice-Chairman Traylor said that he understood that they were going to close Ingram Road and Commissioner Heiney said that they are not going to close Ingram Road. County Administrator Zellner stated that the road is in bad shape and is working with Public Works Director Rigdon regarding the issues with Ingram Road.

County Administrator Zellner stated that he had received a report from the Department of Public Health out of Newnan, Georgia. The report did show that there was mold in the basement. There were ten or more samples taken in the basement and outside of the basement. The report indicated that everything must come out of the basement including the shelves. The report did not show a problem with employees upstairs. County Administrator Zellner stated that 75 percent has been cleaned out and that a small amount of mold is everywhere. County Administrator Zellner stated that County Clerk Davidson and Human Resource Officer Kilchriss had both been at the courthouse touching and looking through records as they were brought up from the basement. The records that were kept were payroll records and they were heavily damaged with mold. The maintenance workers were able to start submersible pumps to remove the water. On the second floor, water stained ceiling tiles were identified in the restrooms. These tiles appear to be beneath the heating ventilation and air conditioning (HVAC) duct work. County Administrator Zellner said that humidity should be maintained below 50 percent to curtail mold growth. The humidity in the basement was 54-56% and the humidity on the second floor ranged from 51-53 percent. There were air samples obtained in the basement, the second floor men's room, the District Attorney's office and the Grand Jury Room. A comparison sample was also obtained outdoors. There were 23 fungal spores of stachybotrys found in the basement. The total count was 1000 fungal spores which is roughly 10 percent. The raw count of aspergillus/penicillium was 114 and the total count was 4980 fungal spores which is 51 percent of the total count. County Administrator Zellner reported that there was a 2-inch pipe that broke which caused the basement to flood. County Administrator Zellner stated that a quote of \$7,000.00 was received from Blue Bear Restoration. This quote includes bag and disposal of the contaminated records, spraying and wiping down the basement, and vacuuming any water left in the basement, and running dehumidifiers to dry the basement. He said that if the room is dry mold won't grow. He also said that the Tax Commissioner

reported that she has records in the basement but Maintenance Director Beverly said that the records are in a sealed place in the basement and those records are dry. County Administrator Zellner said that Maintenance Director Beverly had checked into renting a storage unit for \$50.00 a month. He had also looked into getting a shipping container but this was not an option. Commissioner Thrash recommended that they have the moldy payroll documents scanned.

County Administrator Zellner stated that he and Public Works Director Rigdon were called out on Wednesday to a puppy mill on Johnstonville Road. There were separate pens with starved dogs and pens with potbellied pigs. Some of the dogs were feeding on the pigs and some of the dogs were dead. There were also dogs, cats, pigs and geese that were roaming on the property. County Administrator Zellner stated that it was a mess. The Sheriff, approximately 15 deputies, Animal Control, and the State Agriculture Department were on the scene as well. The District Attorney is investigating the puppy mill and the residents were arrested. County Administrator Zellner said that people had actually bought sick puppies from this operation known as Sweet Basil Kennels. He said that the house was built in the late 1990's and the windows were rotted. He said that there is a commercial kitchen in the basement stocked with commodity foods. There was also a conveyor belt and a rollup door that was being used to distribute the commodities.

County Clerk Davidson reported that she had finished inputting all of the County vehicles, equipment and property schedules into the Interlock Risk Management (IRMA) database for Lamar County. The Solid Waste Authority schedules will be removed in July as they are going to get their own membership with ACCG.

Commissioner Thrash made a motion to adjourn the workshop meeting and go into executive session at approximately 2:00 p.m. Commissioner Horton seconded the motion. Commissioner Heiney made a motion to adjourn the workshop meeting at 3:14 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

Ryran Traylor, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk