

LAMAR COUNTY BOARD OF COMMISSIONERS

Workshop Minutes

May 14th, 2020

1:00 P.M

The meeting was called to order at 1:00 p.m. on May 14th, 2020. Present for the meeting were Chairman Glass, Vice-Chair Thrash, Commissioner Horton, Commissioner Heiney, Commissioner Traylor, County Administrator Townsend, and County Clerk Davidson. The meeting was open to the public via Zoom.

Weather Sirens-Truman Boyle

Vice-Chair Thrash made a motion to table the weather siren discussion because she said that Truman Boyle may not be interested in doing this anymore. Vice-Chair Thrash stated that it would be tabled until the June workshop. Commissioner Heiney seconded the motion.

City of Milner

The Board heard a report from Vice-Chair Thrash and Public Works Director Rigdon regarding the City of Milner and the request to fix a citizen's property that was damaged due to having to get off the right of way to unstop a culvert. Public Works Director Rigdon said that around February 26th, 2020, in the City of Milner, at Matthews Road, there was about 2 feet of water that covered the road on Old 41 Highway. He stated that he was called about 4:00 p.m. and, Sandra Miles from the City of Milner and City of Milner Policeman Mark Evans said that they did not have the manpower to open the drain. Public Works Director Rigdon said the drain was open but said that there were no ditches across the pasture. He said that they blamed this on when they put the water lines in. He said that since it was getting dark, Mr. Evans went and spoke to the homeowner that owns the property. Public Works Director Rigdon said that they went off the right of the way because they had to get the water off the road to make it safe, and they dug the ditch across the homeowner's property and then the water receded. Public Works Director Rigdon said that himself, Vice-Chair Thrash, County Administrator Townsend, and City of Milner Councilman Weldon met with the homeowner. He said that currently, the pipe is across the homeowners' pasture. He said to get this corrected there will have to be a pipe put in under his pasture. Public Works Director Rigdon said that the homeowner has a pecan tree that he does not want to be damaged. Public Works Director Rigdon explained that the pipe is coming up under Old 41 Hwy. He said that it is a State road and said that there is nothing wrong with the concrete pipe. Public Works Director Rigdon said that when they four-laned the road they turned it over to the County. Public Works Director Rigdon presented a drawing to the board and explained that it is not all pipe but also an easement to make a swell to get the water around it. He said that it also has to go around the homeowners' pecan tree. Public Works Director Rigdon said that they met with the City of Milner and told them they would help them any way that they could, but they also told them they would not do it for them. He said they told them to hire a contractor. Public Works Director Rigdon stated that he had received an email from Ms. Miles on April 21st, 2020 and then another one on April 27th, 2020 regarding

this issue. Public Works Director Rigdon said he referred Ms. Miles to the Board of Commissioners.

Vice-Chair Thrash stated that when she, County Administrator Townsend, and Public Works Director Rigdon met with Ms. Miles they were very clear about this issue. She said that when City Manager Patterson was still in office, he had become very dependent on the County. She said that he had a good relationship with Public Works Director Rigdon. Vice-Chair Thrash stated that they do not mind helping the City of Milner but said that the City of Milner's infrastructure is crumbling. She said that the City of Milner does not have the money to fix the homeowners' property and the pipe and said that they were very clear, in their meeting, that this is not Lamar County's issue. Vice-Chair Thrash stated that this is what the City of Milner residents pay taxes for; to maintain their infrastructure and other things.

Public Works Director Rigdon said that it will take about \$5,500.00 to fix the pipe on the homeowners' property. Vice-Chair Thrash stated that the City of Milner is waiting for Lamar County to fix this issue according to the letter from Ms. Miles. Chairman Glass asked if they need to send them a letter back. He said that if this is in the City limits of Milner, then they do not need authorization from the Board of Commissioners. Vice-Chair Thrash and Public Works Director Rigdon both stated that the City of Milner wants Lamar County to fix this issue. Vice-Chair Thrash said that if it is not in the Service Delivery Strategy (SDS) then legally they could not do this. Chairman Glass stated that they could do this with an Intergovernmental Agreement between Lamar County and the City of Milner. Chairman Glass stated that it is in the SDS that the City of Milner would do their stormwater maintenance and the SDS should state how much Lamar County would be compensated. Chairman Glass stated that it is the City of Milner's responsibility to figure this out and if they want Lamar County to fix this issue there needs to be a specific contract.

Commissioner Horton asked if Ms. Miles understood the procedure. Vice-Chair Thrash stated she did not believe she did and stated that she had received an email from her on April 28th, 2020. Chairman Glass requested that Vice-Chair Thrash send him the letter that she had received from Ms. Miles and said that he would send a reply to her. He said that they do not need the Board of Commissioners permission to proceed and the cost to fix this issue would be their responsibility. Chairman Glass stated that he would have Attorney Mayfield look at the letter. He said that Attorney Mayfield is the City of Milner's attorney as well.

Vice-Chair Thrash stated that this is a lot of money and she understands that the City of Milner residents pays County taxes, but they pay City taxes to keep up the infrastructure. Chairman Glass stated that they also get 4 percent of the Special Local Option Sales Tax (SPLOST).

Commissioner Heiney stated that he wanted to be clear about the SDS and asked if the City of Milner could pay Lamar County to do the work. Chairman Glass stated that the SDS agreement does not address this, but it says that it is the City of Milner's responsibility. Chairman Glass said that he believes that Lamar County can legally have a contract with them to do this work. He said that there would have to be an intergovernmental agreement setup between Lamar County and the City of Milner. Chairman Glass said that the Board of Commissioners and the

City of Milner would both have to vote on this. Chairman Glass said it would be much simpler if they would find a contractor.

Vice-Chair Thrash stated that this is another reason that she brought this to the board. She said it was her understanding that there has been conversation about asking Lamar County's Code Enforcement to do this. Vice-Chair Thrash stated that the City of Milner has to stand on its own two feet. She said that the citizens pay taxes and they pay taxes to do certain things and this is not their full responsibility. Vice-Chair Thrash said that they had a meeting about the SDS, and Vice-Chair Thrash stated that they seemed to be clear about this but said that there is still a conversation about Lamar County providing them with code enforcement. Vice-Chair Thrash stated that Lamar County does not have the staffing to add the City of Milner to Lamar County's Code Enforcers duties. Chairman Glass suggested that County Administrator Townsend and Vice-Chair Thrash attend the City of Milner's next business meeting.

Commissioner Traylor suggested that with the projected possible budget cuts for next year, the board do a good job of analyzing this issue to ensure that they cannot take on more duties. He said that if Lamar County could take on more and then have the City of Milner help pay for it, this might help with the budget reductions. Commissioner Traylor said that Lamar County may not have the manpower for it.

Vice-Chair Thrash said that this is a good point, but she did not want to be the one to say yes or no that they will do this. She said that if they do it for the City of Milner then they would have to do it for Aldora and the City of Barnesville. Chairman Glass suggested that they renegotiate the SDS agreement with the City of Milner.

Planning and Community Development

Lot Sizes 3-5 Acres

Planning and Community Development Director Buice stated that when they are looking at lot sizes, 3 to 5 acres, they are only talking about someone who only wants to develop land on a County road. Planning and Community Development Director Buice said that if they are wanting to put in a real subdivision, with one or two access points, that puts the subdivision back into the countryside. She said that this makes sense that they are allowed to be denser because you only have one or two access points depending on the size therefore you will not have multiple driveways coming onto the County road. Planning and Community Development Director Buice said if a developer bought 50 acres, and if they had enough road frontage then they would have a choice. They could do 5, 10 acre lots or 10, 5 acre lots depending on the width of the lot. She said this would all be with road frontage but added that anything over 5 acres is exempt anyway from the subdivision rules. She said that if they wanted to maximize and have smaller lots sizes, they could have a smaller cul-de-sac with ever how many one or two lots they can get in there. Vice-Chair Thrash said that this gives the board more control over building and on how many homes can be built, such as cluster homes, and what kind of building is coming into the County, control of growth. Planning and Community Development Director Buice replied that it addresses the number of driveways coming onto County roads and currently there is nothing that states this in the development

regulations. Vice-Chair Thrash asked if other surrounding counties have this requirement. Planning and Community Development Director Buice replied that 3-acre lots sizes are the standard minimum. She said that 5-acre lots sizes are being proposed because it helps with both of these things. She said that if everything was agriculture which is 5 acres or more then agriculture is a more permissive zoning district. Planning and Community Development Director Buice said currently you can have 1 to 2 acres in agriculture zoning depending on if you have water or sewer. Planning and Community Development Director Buice said that you are supposed to have 3 acres to do agricultural type things but if it was clearly across the board 5 acres it then it would separate your working agriculture with your residential.

Commissioner Traylor stated that this will help with school buses and traffic. Vice-Chair Thrash stated that she is hearing from her constituents that when they moved here to Lamar County, they came for the wide-open space concept and they do not want houses on top of each other.

Planning and Community Development Director Buice said that in the Ordinance they could add a section on having a dense neighborhood. She said that on the interior roads they could also require a buffer along the backsides of the homes, that are inside the subdivisions, so that visually it is appealing to everyone. She said that the Ordinance regulation currently states that any development of more than 3 lots or less than 5 acres will require an interior road to be constructed to county standards. Also required is a natural buffer along all property lines that abuts the existing county road or state highway of at least 20'. Planning and Community Development Director Buice said that the buffer protects the people but not the road. Chairman Glass asked why they would need to tell the people how to protect themselves. Planning and Community Development Director Buice replied that for the people traveling the roads because Lamar County is still a beautiful rural agricultural county and if you are driving down Highway 18 or Highway 36 it is visually pleasing to see trees instead of someone's back yard. Chairman Glass then asked about the purpose of the 20 ft. buffer. Planning and Community Development Director Buice replied so that you are not looking into people's backyards.

Chairman Glass inquired if this would be a first reading of the Development Ordinance at the May 19th, Regular Business meeting. Vice-Chair Thrash made a motion to put this on the agenda as a first reading of the code change for the Development and Zoning Ordinance. Commissioner Horton seconded the motion. The motion passed unanimously.

Setbacks

Planning and Community Development Director Buice addressed the board about setbacks clarifying what they should be from the front yard. The board discussed arterial streets/roads and collector streets/roads. She explained that for A-R Districts, the arterial street/roads are currently 100 feet and the front of all buildings must be at least thirty-five feet from the front property line. She said that the collector streets/roads are 85 feet and the front of all buildings must be at least thirty-five feet from the front property line. Planning and Community Development Director Buice said that this is very confusing and requested that they clarify what the setback should be for particular zoning areas. Vice-Chair Thrash stated that this is why there is so much confusion about the setbacks on the new houses on Five Points Road.

Vice-Chair Thrash said that this is why there was so much confusion with this and it was taken, in a Board of Commissioners meeting, that it was going to be a 100 ft. setback when in fact it was only going to be 35 ft. setback from the property line. Vice-Chair Thrash stated that with all of these numbers and conflicting information, it needs to be cleaned up and clarified. Vice-Chair Thrash said that the question was raised about having a 100 ft. setback or staying with what they already have established in the land use plan. Vice-Chair Thrash asked if they wanted to make sure that the houses are setback further off the road to protect the way the community looks and also asked if they wanted to set a 35 minimum setback requirement. Planning and Community Development Director Buice stated that her recommendation, within subdivisions, would be for a 50 ft. setback, from the property line, if it is 2 acres or smaller. She also said that this depends on the right of way of the road and if it is a typical 80 ft. right of way road, from the centerline, then anything on a road with a 45 mile an hour speed limit should be at least 150 ft. setback from the property line. Vice-Chair Thrash said that she doesn't want to tell people how to build their houses but said that Lamar County is a rural agricultural residential community and from listening to the citizens of Lamar County this is what they want to see stay here. She said that 10 years down the road that may change but for right now she would like to suggest a 100 ft. setback requirement in subdivisions and 150 ft. setback requirement on County roads.

Chairman Glass asked about the re-wording of the setback requirements such as the setback from the property line or material streets and roads. Ms. Buice said that there is not a list of roads that identifies them as arterial or collectors. Chairman Glass stated that they needed to understand the definition of these and identify the roads that are either arterial or collectors and work on this issue first. Commissioner Traylor stated that the only ones that would be impacted would be those that are building a new house. The board discussed various setback requirements ranging from 50 feet to 150 feet. The board agreed that Planning and Community Development Director Buice would need to do more research on this and have it ready for the June workshop.

Cooperate Health Partners (CHP)

The Board heard a presentation from Camille Delise, Director of Operations of Corporate Health Partners. The board heard that the plan is to go from a participation-based program to an outcome-based program that will place responsibility on the employee to meet goals and make improvements. The program will be based on a point system. The employee will receive the full incentive of \$100.00 at the beginning of the program and will have one year to make improvements if necessary. The outcome-based score achieved will determine the incentive amount received the next year. The points are based on health screenings, follow-up coaching by Risk Level, BMI, A1C, LDL, and blood pressure.

Chairman Glass inquired about having 2 wellness screenings in one fiscal year. Ms. Delise stated that they could possibly do this and then adjust the contract. She said that this would mean that the contract would end on April 30th, 2021 with a new contract starting on May 1st, 2021. Ms. Delise stated that they had already sent the contract for July 1st, 2020, to June 30th, 2021, for a cost of \$53,320.00 that the board could review. Ms. Delise stated that this contract does not include two screenings. Human Resource Director Kilchriss stated that if they do the screenings in May, this would still be within the July timeframe. Chairman Glass asked what

another screening would cost. Ms. Delise stated that she could not answer that question but said that the best thing would be to stop in April and start in May. Chairman Glass asked if it could affect the price if they do 2 screenings. Ms. Delise stated that it would but said that she could not tell them what the new cost would be. The board agreed to change the contract from a 12-month contract to a 10-month contract with the starting date beginning July 1st, 2020 and ending on April 30th, 2021 and then the following year they would move back to a 12-month contract. Ms. Delise stated that they would have the new contract numbers including the new dates of the contract for the May Regular Business meeting.

Regular Meeting Board Discussion

1. The Board added the invocation, that was left off by mistake, back to the agenda and discussed getting someone do the invocation at the Regular Business meeting.
2. The Board reviewed the following 6 sets of minutes.
 - i. Workshop Minutes-March 12th, 2020
 - ii. Regular Scheduled Meeting-March 17th, 2020
 - iii. Emergency Special Called Meeting-March 25th, 2020
 - iv. Emergency Special Called Meeting-March 31st, 2020
 - v. Regular Business Meeting-April 21st, 2020
3. The Board reviewed a County road speed limit signage correction submitted by the Sheriff's Office. There was a discussion about the need for the correction of road signage versus the need to correct the County code and the speed limits. Vice-Chair Thrash stated that the Sheriff's Office rode all of the roads in Lamar County and they matched the signage to what is in the code and they do not match. If they are writing a ticket and the sign states 45 but they wrote the ticket for 35, based on what is in the code, this is an issue. The board agreed that it was a signage issue and that this would need to be treated as a work order. Commissioner Traylor stated that this was a lot of incorrect signs. Commissioner Heiney stated that there are some roads where the speed limit is too high. Commissioner Horton stated that the Georgia Department of Transportation (GDOT) in the past had overwritten the County with changes to the speed limits. Chairman Glass stated that GDOT does a traffic study to determine this. He said that they may determine that it is safe to travel 10 miles an hour faster than what the County has therefore the County has to adopt that new speed limit. Commissioner Horton asked if they would need to consult with GDOT before these signage changes are made. Chairman Glass replied that they did not have to get permission from GDOT to change the speed limit signs. Chairman Glass stated that in the past if they lowered a speed limit for safety then GDOT does a traffic study. Commissioner Horton inquired about the differences between the speed limiting signs and the speed limits in the code. Chairman Glass stated that it could have been due to the attention of detail or they could have put up a lower speed limit sign to get people to slow down. Chairman Glass stated that they should leave it on the agenda until it is determined that the speed limits in the code match the correct speed limits with the GDOT. He said that if the speed limits have to be changed, it could lead to potential budget issues meaning there may need to be a budget amendment done but it would probably not be determined by the Regular Business meeting. County Clerk Davidson stated that she would compare the list of correct speed limits to the code and if they are correct the item would be removed from the Regular Business meeting agenda.

4. The Board reviewed the minutes from October 16th, 2018 that need to be corrected to reflect the actual rezoning app# 2018-06 by David Johnson. The minutes stated, “to rezone approximately 2.20 acre from M-1 (Manufacturing-Light) to A-R (Agricultural-Residential) to allow a boarding kennel and Ordinance 2018-04.” The corrected minutes now states “Rezoning App. #2018-06 by David Johnson to rezone approximately 2.00 acre from A-R (Agricultural- Residential) to R-4 (Residential) to allow a 962 square foot house (this is one of the Aldora houses) to be moved on the property. The property is located on Ennis Road, in Land Lot 124 of the 7th Land District, as shown on Tax Map 059 Parcel 078 and recorded in Deed Book 874, Page 249.”
5. The Board reviewed the FY 2021 Towaliga Circuit Budget. Chairman Glass stated that they did not have a Towaliga circuit meeting due to COVID-19 to discuss the details. He said that he had heard very little feedback from the other counties in the circuit but said that very little had changed since last year. County Administrator Townsend stated that he had done a comparison from one year to another; in a summary sheet format. He said there is a 3 percent increase in the Towaliga budget. Chairman Glass pointed out the Lamar County’s portion should reflect 25% instead of 23% for FY2020. County Administrator Townsend stated that he would make the correction. He said that the summary reflects where he compared salaries, supplies, supplements, the employee's FICA, Medicare, retirement, and any increases or decreases. Vice-Chair Thrash inquired about the 21 percent increase of Lesley Tilson’s salary. County Administrator Townsend explained that her salary increase is 11 percent and that the salary increase for all of the District Attorney employees is 21 percent. Chairman Glass said that it did not matter about the breakdown because the total numbers are what they approve. Chairman Glass stated that the overall budget for the Towaliga Circuit didn't increase and explained that Lamar County's portion of the percentage of the Towaliga Circuit budgets increase is 2 percent because they are moving to a population split instead of a caseload split. He said that even though the increase was 4 percent, they agreed with the other counties that Lamar County could not absorb more than 4 percent in one year, so they are phasing that in over a three to four-year period. This year Lamar County is going from a 23 percent increase to a 25 percent increase based on population. Chairman Glass said that next year the population percentage for Lamar County will be calculated based on the results of the 2020 Census. County Administrator Townsend reported that the Accountability Court went up by 2.9 percent. The total budgeted amount for Lamar County’s portion of the Towaliga Circuit budget for 2021 is \$256,532.74.
6. Chairman Glass stated that the Cooperate Health Partners contract will be slightly cheaper because the updated contract will reflect a 10-month time frame rather than a 12-month time frame. The current contract for 12 months is \$50,820.00 with a \$2,500.00 management fee for a total cost of \$53,320.00. The updated contract from Cooperate Health Partners will be presented at the Regular Business meeting for approval.
7. The Board reviewed the Lamar County Juvenile Court contract between Lamar County and the law firm of John B. Miller and Associates, P.C. County Administrator Townsend reported that the contract is the same as last year’s. Vice-Chair Thrash reported that juvenile cases have been moving forward via virtual access. She said that Judge Sullivan has still been holding court. The term of the contract is from July 1st, 2020 to June 30th, 2021.
8. The Board heard an Administrators Report from County Administrator Townsend. He stated that the Courthouse, Administration, and Tax Commissioners buildings had been updated with counters and glass for employee safety once the buildings are open. He reported that

Maintenance Director Beverly is currently working at the Magistrate building. He reported that C.W. Matthews will start paving the week of June 15th, 2020. He said that he contacted Jack Reed with GDOT who is checking with the Traffic Operations department regarding a study on Five Points Road and Hwy 341. County Administrator Townsend stated that the revenues and expenses should be at 33 percent but the expenses for the Departments are at 30.49 percent. County Administrator Townsend reported that no draw had been taken as of May 14th, 2020 on the Tax Anticipation Note (TAN). He said that the cash flow is still above what was forecasted for April because of the extra \$300,000.00 carryover from 2019.

Commissioner Traylor inquired about drawing from the TAN in past years and asked about drawing from it when it was available or when it was needed. County Clerk Davidson and Vice-Chair Thrash both replied that the draw on the TAN note was done as needed. Commissioner Traylor stated that someone had asked him what was different now. He asked if there had been some type of policy change where there was money saved in a "rainy day" fund or a reserve account that they did not use before. County Clerk Davidson stated that the funds are calculated down to the penny and no funds are pulled from TAN until necessary. County Administrator Townsend said that in years past contingency funds were not budgeted and in the last three to four years the contingency funds had been budgeted which allows for unused funds to be carried over which reduces the TAN. County Administrator Townsend said that this is part of the 10-year goal that was put into place. He said that when they set this up, they had borrowed 2.5 million dollars, so they put \$250,000.00 in contingency with a 10-year plan to reduce the TAN. Chairman Glass stated that in the past they were running on a razor-thin margin and they had to borrow from the TAN in January.

9. There were no Public Comments

10. The Board heard Round Table comments

- Vice-Chair Thrash requested that they go into executive session for litigation and personnel.
- Commissioner Horton thanked County Administrator Townsend and the Public Works Department for doing a great job on Robertson Road.
- Chairman Glass pointed out that the 2020 Census is ongoing and that you could reply to the Census either online, by phone, or snail mail. He said that if you do not reply by one of these 3 methods then someone would come to your door.

Chairman Glass stated that early voting for the primary begins this upcoming Monday. This will be held in the Administration building and if you are voting by absentee ballot you can turn it in at the Administration building, at the drop-box outside the Administration building, or you can mail it in. He said that the Board of Elections is the only one that has a key to the drop-box. Chairman Glass reported that all 6 precincts will be open on election day from 7:00 a.m. to 7:00 p.m.

Chairman Glass reported that they are putting some millings on Matbeth Road that are coming from the Aldora project where they are re-doing the road around the Continental Tire plant. He said that they are digging up the old surface and providing the County with the millings to help cut down the dust on Matbeth Road. He said that the only thing that it is costing the County money is the trucks that haul it. Chairman Glass reported that Continental Tire is doing very well with possible growth. He said there have been lots of job struggles but reported that Continental Tire is still looking for growth. Chairman Glass reported that the other industries in the County are still

doing pretty good. He said that the retail and restaurants in the City of Barnesville have had a lot of pain, but the major manufactures are still doing good.

Adjournment

Commissioner Horton made a motion to go into executive session at approximately 2:42 p.m. for litigation and personnel and Vice-Chair Thrash seconded the motion. The motion passed unanimously. The board came out of executive session. Commissioner Traylor made a motion to adjourn the Regular Business meeting at approximately 3:19 p.m. Vice Chairman Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Nancy Thrash, Vice-Chair

Bennie Horton, Commissioner

Robert Heiney, Commissioner

Ryran Traylor, Commissioner

Attest: _____ Carlette Davidson, County Clerk