

Lamar County Board of Commissioners
Regular Business Meeting
October 16th, 2018

Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Traylor, Commissioner Thrash, County Administrator Zellner, County Clerk Davidson and County Attorney Mayfield.

I. Call to Order

Chairman Glass called the meeting to order at approximately 7:00 p.m.

II. Pledge of Allegiance and Invocation

Everyone said the pledge of Allegiance. J.W. Bentley with Bentley & Sons Funeral Home gave the invocation.

III. Recess for Public Hearings and a Special Exception.

Vice-Chairman Heiney made a motion to recess the Public Hearing meeting at 7:02 to go into a Public Hearing. Commissioner Traylor seconded the motion. The motion passed unanimously.

IV. Reconvene Public Hearing

Commissioner Horton made a motion to close the Public Hearing and reconvene the Regular Business meeting at approximately 7:09 p.m. Commissioner Traylor seconded the motion. The motion passed unanimously.

V. Agenda Approval

Commissioner Traylor made a motion to approve the agenda and Commissioner Horton seconded the motion. The motion passed unanimously.

VI. Minutes Approval

Commissioner Horton made a motion to approve the following three sets of minutes. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

- i. Workshop Meeting September 17th, 2018
- ii. Public Hearing September 18th, 2018
- iii. Regular Business Meeting September 18th, 2018

VII. Records Retention Schedule Manual

County Clerk Davidson gave a report on the Records Retention Schedule Manual. She stated that she had applied for a Summer Intern through the Association of County Commissioners of Georgia (ACCG) on behalf of the County. The Summer Intern, Sarinya Lyons was hired to create a Records Retention Schedule Manual. The purpose was so that the County would be in

compliance with the State Standards. Ms. Lyons referred to the Georgia Achieves to obtain the information necessary in determining the retention schedule for the records kept at the Administration Office. Ms. Lyons determined the length of time records such as payroll, accounts payable, and deposits that were to be kept. The schedules variation is anywhere from three to seven years and 15 to 50 years depending on the type of record. County Clerk Davidson said that Ms. Lyons did a great job on this project and she was a delight to work with. County Clerk Davidson said that the good news was that the County was reimbursed \$2,173.00 in Grant money for this position.

VIII. Senior Center Rental Agreement Revision

The Board reviewed a revision to the Rental Agreement for the Lamar County Senior Center. The rental fee for weeknights (Monday-Friday), senior groups and 90+ birthday parties is a charge of \$50.00 for the first 2 hours (changed from \$30.00) and \$25.00 per hour after the first two hours (changed from \$12.50). All fees must be paid within 10 business days (changed from 7 days) or less after the reservation is made. Commissioner Traylor made a motion to approve the Senior Center Rental Agreement revision and Commissioner Horton seconded the motion. The motion passed unanimously.

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

Building and Zoning Director Gunter stated that this is a revision to the Lamar County Ordinance and the changes include adding the words pollution control. The State revised the definitions and a number of other elements in their Ordinance. Commissioner Horton made a motion to approve the 2nd reading of Ordinance 2018-03 Lamar County Soil Erosion Sedimentation and Pollution Control. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

X. Intergovernmental Agreement between Lamar County and Butts County.

Chairman Glass stated that this agreement is related to some property that is actually owned by Butts County and it crosses the boundary between Lamar County and Butts County. Chairman Glass said that the Intergovernmental Agreement is intended to help them not to have to deal with two different offices such as the Tax Assessors and the Building and Zoning Office. The basis of the agreement is that wherever the front door of the building falls, that County will take the lead and will handle all of the administrative requirements. Chairman Glass said that they are reviewing a 2nd version of the Intergovernmental Agreement but it still has some issues. His recommendation is that Butts and Lamar County get together with their Industrial Authority and an Economic Development Law Firm to draft an agreement for approval next month. Commissioner Horton made a motion to table the agreement and Commissioner Traylor seconded the motion. The motion passed unanimously.

XI. Intergovernmental Agreement relating to funding proportionate share of the Towaliga Judicial Circuit Budget

Chairman Glass said that this Intergovernmental Agreement is related to funding a proportionate share of the Towaliga Judicial Circuit budget. The budget is split between Butts, Monroe, Lamar County and is based on caseloads. Chairman Glass said that the budget is tough to handle because their budget comes in the middle of the Counties budget. The new proposal is that they take a three-year average of caseloads and split the caseload based on this average. Chairman Glass noted that Attorney Mayfield had reviewed the agreement. Beginning in fiscal year 2022 (July 1, 2021 through June 30, 2022), each County's financial obligation to fund the Budget shall be determined proportionately, based on each County's percentage of the Circuit's total caseload for the preceding three fiscal years. As a result, each County's proportionate share of the fiscal year 2022 Budget shall be its percentage of the Circuit's total caseload for fiscal years 2019, 2020, and 2021 (July 1, 2018 through June 30, 2021). The percentage will then be re-calculated each fiscal year, using the Circuit's caseload for the three fiscal years preceding the Budget year. The proportionate share of the first two fiscal years of the IGA will be calculated as follows:

- i. Fiscal year 2020 (July 1, 2019 through June 30, 2020): Each County's proportionate share of the fiscal year 2020 Budget shall be its percentage of the Circuit's total caseload for fiscal year 2019 (July 1, 2018 through June 30, 2019).
- ii. Fiscal year 2021 (July 1, 2020 through June 30, 2021): Each County's proportionate share of the fiscal year 2021 Budget shall be its percentage of the Circuit's total caseload for fiscal years 2019 and 2020 (July 1, 2018 through June 30, 2020).

Vice-Chairman Heiney made a motion to approve the Intergovernmental Agreement related to funding the proportionate share of the Towaliga Judicial Budget. Commissioner Traylor seconded the motion. The motion passed unanimously.

XII. Re-zoning app # 2018-06 by David Johnson

Vice-Chairman Heiney made a motion to approve 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. Commissioner Traylor seconded the motion. The motion passed unanimously.

XIII. LMIG Priority List of Roads

County Administrator Zellner explained that the Board of Commissioners would like to amend the previously approved list of priority roads to be paved in 2019 using (LMIG) Local Maintenance and Improvement Grant and SPLOST funds. The estimated cost for the roads is \$443,993.22. The LMIG funds for 2019 are \$395,609.37 with \$49,383.85 supplemented from the Special Local Options Sales Fund (SPLOST). The list of priority roads are as follows:

Crane

Adkins

Van Buren (Crawford-Johnsonville)

Cannafax (Berry-Williams)

Chairman Glass called for a motion to approve the amended priority list of roads for the 2019 LMIG. Commissioner Horton made a motion to approve Crane Road, Cannafax Road to Berry-Williams, Adkins Road, Van Buren (Crawford-Johnsonville) as the five-priority list of roads for the 2019 LMIG. Commissioner Traylor seconded the motion.

XIV. Mr. Sean Ross-Solar Farm

Mr. Sean Ross was a no show for his discussion regarding the Solar Farm.

XV. Administrators Report

County Administrator Zellner reported the following:

- 1) He stated that a Building Committee was organized three years go and they began having planning sessions regarding the public buildings of Lamar County. They evaluated the space and conditions of each building. They also came up with a primary use or replacement that needs to be done for the jail. The recommendation from the Grand Jury is that we build a new jail. County Administrator Zellner said that the jail is out of date and it in terrible condition. County Administrator Zellner said that an engineering firm was hired and they did a needs analysis and also drew up plans for a new jail. The cost for a new jail is estimated to around \$14,600,000.00 to build. This will be built using a general obligation (GO) bond and must be put on the ballot to vote. County Administrator Zellner stated that Sheriff White is good with the plans and that he, the Sheriff, and several members from the Board of Commissioners toured other jails when creating the new jail plans. The plan it to put the GO bond on the ballot by March. County Administrator Zellner said that there are several methods that they need to go through and that he has been working with a financial firm called Stifel Finance Services Their proposed GO bond is \$15,500,000.00. It is higher than the actual cost of the jail. County Administrator Zellner explained that you go high in case of hidden cost or overruns. He said you can't go backwards unless you go through another election. Trey Monroe is the underwriter for Stifel Finance Services and was present for the meeting to answer any questions from the board. County Administrator Zellner said that the citizens of Lamar County will need to vote on the new jail building if it is to be placed on the ballot in March. It has to be approved by the Board of Commissioners by December. Chairman Glass stated that this is a lot of money to commit too and if it passes, they are obligated to pay the \$15,500,000.00 bond over a 30-year period. The total annual net debt service is approximately \$850,000,00.00 and Chairman Glass said he wanted to be sure the County could handle that. Commissioner Horton stated that the Grand Jury had sited the County at least two times and that something needs to be done before the County is forced to do something that may end up costing them more or may not be what the County needs. County Administrator Zellner stated that the Building Committee had done a lot of work on this. Chairman Glass noted that in the current jail building the air conditioners are having to be replaced and there are security issues too. County Administrator Zellner stated that the jail was built in 1994 and that it was outdated when they built it. Chairman Glass stated that the new jail building will need to be put on the agenda next month if the board asks the

Elections Superintendent to hold an election in March. County Administrator Zellner stated that Mr. Monroe came a few months ago and worked with the Administrative staff on the finances of the County and found that the County is sound enough for the County to handle this. Chairman Glass gave credit to the Administrative staff for handling the finances of the County.

XVI. Public Comments

Melissa Cline of 420 Country Kitchen Road addressed the board and stated that she even though she knew that the approval of the solar farm was done she had a couple of things that she would like to say. Last year, her daughter's teacher in high school told her that at the end of solar panel's life they are potentially considered hazardous material. She said that this was enough to make her re-consider putting solar panels on her house. She said that she did hear that there was a potential for a solar farm to be put in Lamar County. Mrs. Cline said that they elect the board and they trust the Board of Commissioners to listen to the pros and the cons and make a decision as to what is best for everyone and she didn't worry about it. Mrs. Cline stated that she hadn't attended the meetings over the last two months and that was her fault. Mrs. Cline said that even though the decision was done, she said that she would like to ask the board if they did their own research or did, they just listen to that one person who was selling the solar farm. Mrs. Cline said that over the last two weeks she has seen a lot of comments on Facebook and they are voicing their concerns about potential water contamination. Mrs. Cline said that she has a well. She said that she lives close to where the solar farm will be and this is a concern to her. She said that if the solar panels get damaged and then the ground water gets contaminated, because they have been damaged, and then that gets into the water system and ends up at her house, she is putting her child in danger. Mrs. Cline said that her question is. "Did the board do their own research and if they did, it her challenge to them in the future is did you look at the negative because the people who sold this to you are only going to give you the positives." Mrs. Cline asked the board again did they do their own research.

Chairman Glass replied that he couldn't speak for the rest of the board but that he had conducted his own research. He stated that he even contacted a professor with the University of Georgia (UGA) who was referred to him as a solar panel expert. He said he was told that they are benign. He said that the issues with toxicity during manufacturing and recycling phase are primarily with the thin film and the solar panels and the panels are primarily silicon which is not toxic. He didn't see any hazards with ground water toxicity or soil pollution. He said that he did some other research too but this professor didn't see any hazardous issues. Chairman Glass agreed to give Mrs. Cline the contact information from UGA.

XVII. Round Table

Chairman Glass announced that Commissioner Thrash was absent due to a death in her family and that her Great Uncle had passed away. He informed everyone that she had sent her regrets. He stated that it was especially hard on Commissioner Thrash's mother. Chairman Glass sent his condolences to her family.

Commissioner Horton stated that he was thankful that everyone was safe in Lamar County during Hurricane Michael. He sent his prayers to everyone effected by the storm.

Commissioner Traylor acknowledged the Lamar County High School Softball team finishing the Region as Runner U's in the 5AA softball. They went on to compete in the first round of the State Championship. This is the fourth year in a row that they have competed. He said that this is a testament to the community and the Lamar County Recreation Department. He also thanked Chief Matthews for his participation in his wife's program at Gordon State College called SPARK Undercover Leader night. It is a program where she worked with different judges in the Towaliga Circuit and youth that are on probation encouraging them to participate in this program. Commissioner Traylor said that she actually pairs them up with mentors that are College students. Tonight, they did "Undercover Boss" where basically the City and County Fire Chief and several leaders in the community are dressed in normal cloths. Students have an opportunity to interact with them on a get to know your basis and in the end, they uncover and reveal their position in the County. Commissioner Traylor thanked Chief Matthews for participating in this event. Commissioner Traylor said that anytime they can break down those barriers and use the community is the way they will be able to make a big difference with these youth.

Chairman Glass echoed Commissioner Horton's comments about Hurricane Michael and said that Lamar County was very lucky. He said that they had a few trees down and he was worried that culverts would be damaged with all of the rain but they were not. The Public Works Department had worked ahead of time getting ready for the storm and the County was blessed to get through the storm with very little effect. Chairman Glass sent his prayers to South Georgia and to all the folks that have suffered in this area. He announced that there would be a blood drive on Thursday, October 18th between 1:00 p.m. to 6:00 p.m. at the First United Methodist Church and that the need for blood donations in the South Georgia panhandle had increased with the recent hurricane. He also announced that there would be homemade cookies prepared by the Women's League.

Commissioner Horton announced that Three Rivers Regional Commission would be holding a meeting at the Lamar County Civic Center on October 23rd, 2018 from 10:00 a.m. to 12:00 p.m. for the citizens to ask questions. Chairman Glass said that this is a listening session to hear public input about issues that they are working on and the direction that the citizens want to give them.

XVIII. Adjournment

Commissioner Horton made a motion adjourn the meeting at 7:42 p.m. Commissioner Traylor seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Robert Heiney, Vice-Chairman

Bennie Horton, Commissioner

Ryran Traylor, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk