

Meeting Summary  
Workshop Meeting of the Lamar County Board of Commissioners  
June 3<sup>rd</sup>, 2021  
10:00 a.m.

The meeting was called to order at 10:00 a.m. on June 3<sup>rd</sup>, 2021. Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, Commissioner Thrash, County Administrator Townsend, and County Clerk Davidson. The meeting was available via Zoom.

The purpose of the meeting was to discuss the purchase of the Fred's building. County Administrator Townsend presented a Power Point presentation to the board. He said that in 2015 the Lamar County Board of Commissioners held a Planning Retreat to discuss and identify future needs and directions of the County. He said that the Commissioners identified nine areas to address which were:

- Reduce dependence of the Tax Anticipation Note
- Review and Update the Comprehensive Plan
- Update Development Standards
- Animal Control
- Public Facilities
- List of Projects for SPLOST
- Recreation Master Plan
- Attract Industry
- Fire and Ambulance

County Administrator Townsend presented the following purchase option for the Construction of a new building:

- 22,222 square feet.
- According to a couple of projects in surrounding counties, the average is around \$255 square feet with the parking lot and landscaping.
- Total for a new Annex Building would be: \$5,666,610.

County Administrator presented a proposal for the Lamar County Facilities.

The Fred's Shopping Center would house the following department:

- Commissioners' Offices
- Commissioners Meeting Room
- Administration, Finance Department, & Human Resources
- Elections, Storage for New Equipment & Early Voting Room
- Tax Assessors
- Tax Commissioners
- Planning & Development
- County Extension
- 6,000 sq ft for Future Growth
  - Relocate the EMA & E911 Center to the Current Tax Commissioner's Office which is beside Fire Station 1 and this would create a Public Safety Facility. Lease the Administration Building to Lamar County DFAC and Soil Conversation.

The board continued discussion on the purchase of the Fred's building.

County Administrator Townsend said that he was looking for something for the Elections Office and someone recommended he look at the Fred's building. He said that he contacted them and in March they said that they would sale it the County for \$60.00 a square foot. County Administrator Townsend said that this is when he took it to the board for consideration. Chairman Glass said that what is being offered does not include the out parcels. He said that they do not have any buildings on them. Chairman Glass said that one of the parcels in the triangle corner that includes the parking lot and the building and the land around that. He said that there would be potential for them to sale that triangle piece on the corner. Chairman Glass said that there is another piece on the other end towards Thomaston Street at the intersection that is a rectangle in there and is vacant land. He said that the rectangle corner has a retention pond on it. Chairman Glass said that this is something that they need to check on with the engineers. He said that if they do not own the retention pond then they will have to put in their own. Commissioner Thrash inquired about the size of the property. Chairman Glass said that it is 22,000 square feet and includes the entire building. Chairman Glass said that one of the options was just purchasing 16,000 square feet and does not include any of the other businesses in the building.

Chairman Glass inquired about the next steps and the potential timeline. County Administrator Townsend said that they sent the letter to Mr. Mixon and he was told that at the next meeting they would need to do a Resolution to purchase the building. He said that you have to do a Resolution giving the Chairman the right to make an offer for the building. County Administrator Townsend said that then they would have to go through the steps of getting a lease purchase agreement from ACCG. County Administrator Townsend said that himself and County Clerk Davidson had been speaking with Brent Williams with ACCG. He said that he was told that if everything is in line it usually takes about three to five months to get all the financing done.

The board recessed the meeting to go into executive session at 11:00 a.m. The board came out of executive session and adjourned the meeting at approximately 11:18 a.m.