

**Lamar County Board of Commissioners**  
**Regular Business Meeting**  
**August 17<sup>th</sup>, 2021**

Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, Commissioner Thrash, County Administrator Townsend, County Clerk Davidson, and County Attorney Mayfield. The meeting was available via Zoom.

**I. Call to Order**

Chairman Glass called the meeting to order at approximately 8:16 p.m.

**II. Pledge of Allegiance and Invocation**

The Pledge of Allegiance was said by all and the Invocation was given by Major Leslie Holmes of the Lamar County Sheriff's Office.

**III. Agenda Approval**

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

**IV. Minutes Approval**

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

- i. Planning Session-July 7<sup>th</sup>, 2021
- ii. Workshop Meeting July 15<sup>th</sup>, 2021
- iii. Public Hearing July 20<sup>th</sup>, 2021
- iv. Regular Business Meeting-July 20<sup>th</sup>, 2021
- v. Joint TSPLOST Meeting-July 21, 2021

**V. Board Appointments**

Commissioner Traylor made a motion to acknowledge and approve the Board Appointment terms for the Lamar County Board of Health from 4 years to 6 years and Commissioner Thrash seconded the motion. Commissioner Heiney opposed the approval. The motion passed 3-1.

- i. A licensed physician actively practicing in the county-Lee Woodall, M.D.-term expires 6-1-2023
- ii. A consumer or an advocate for consumers for health services-term expires- Samantha Bishop 6-1-2024

- iii. A consumer or a licensed nurse interested in promoting public health-  
Laura Trice-Term Expires 12-1-2023

#### **VI. Cancel Contract with Ben Fleming Construction-Courthouse Windows**

Vice-Chairman Horton made a motion to approve the cancellation of the contract with Ben Fleming for the construction of the Courthouse windows. Commissioner Heiney seconded the motion. The motion passed unanimously.

#### **VII. Engagement Letter with Jonathan Pannell**

The purpose of this letter is to set forth their understanding with regard to our engagement by Lamar County (the "County") as bond counsel to work in association with Smith, Welch, Webb & White, LLC, counsel for the County, in connection with the proposed installment sale agreement transaction between the Association County Commissioners of Georgia and the County. Based upon (a) their current understanding of the terms, structure, size, and schedule of this financing; (b) the duties we have agreed to undertake as described above; (c) the time they anticipate devoting to this financing; and (d) the responsibilities we have agreed to assume, they would propose charging a combined flat fee with Smith, Welch, Webb & White, LLC, as the County's counsel, of \$30,000, plus reasonable out-of-pockets expenses. Their fees would be payable at closing on the transaction and can be paid out of the proceeds of the financing. Commissioner Thrash made a motion to approve the Engagement Letter with Jonathan Pannell and Commissioner Traylor seconded the motion. The motion passed unanimously.

#### **VIII. Architectural Bid for Lamar County Animal Shelter**

The board discussed approving the architectural bid with Precision Planning for a cost of \$82,430.00 for design of the Lamar County Animal Shelter. The bid with Goodwyn Mills and Cawood was \$134,055 and JMA did not bid. The amount of money allotted in the Special Local Option Sales Tax (SPLOST) to build the animal shelter is \$250,000.00. Commissioner Traylor made a motion to reject the architectural bids for the Lamar County Animal Shelter. Commissioner Thrash seconded the bid. The motion passed unanimously.

Commissioner Thrash clarified that they are not abandoning the project they are just not accepting the architectural bids as presented. County Administrator Townsend stated that it would cost around \$1,000,000.00 to build the animal shelter and they only have \$250,000.00 allotted in the SPLOST. Commissioner Traylor said that they have talented people in the community and the Boys and Girls Club was built for 25 percent of the original cost and the Women's Club House was built for less than half of the original cost. He said that the resources could be used better so that they can produce a product that they can be proud of.

#### **IX. Bid for HVAC Replacement Units for the Courthouse**

Commissioner Thrash made a motion to approve the bid for the HVAC replacement units for the courthouse based on the recommendations from the staff to approve Southern Comfort HVAC for cost of \$51,474.69 with 5-year parts and 1-year warranty agreement. Vice-Chairman Horton seconded the motion. The motion passed unanimously.

**X. ARP Premium Pay**

Vice-Chairman Horton made a motion to approve the adoption of the premium pay for employees coming from the American Relief Plan (ARP) fund and Commissioner Heiney seconded the motion. The motion passed unanimously.

**XI. Resolution 2021-13 Special Exception in Agriculture-Residential to operate a Kennel/ Boarding Facility**

Commissioner Traylor made a motion to approve the Special Exception in Agriculture-Residential to operate a Kennel/Boarding Facility with the following conditions. Commissioner Thrash seconded the motion. The motion passed unanimously.

- i. Small dogs only (25 lbs. and under)
- ii. No more than 15 dogs per day
- iii. Majority of the dogs transported from town

**XII. Resolution 2021-14 Special Exception in Agriculture: Concentrated Outdoor Commercial.**

Commissioner Thrash made a motion to approve Resolution 2021-14 Special Exception in Agriculture: Concentrated Outdoor Commercial with the following conditions. Commissioner Horton seconded the motion. The motion passed unanimously.

1. The following uses shall not be conducted on the Subject Property: ATV trails, motorized and Shooting Ranges; no drones are allowed;
2. Any event conducted on the Subject Property shall comply with the provisions regulating noise in the Lamar County Code, Article IV Nuisances, Section 2-13-60(7);
3. Any event conducted on the Subject Property shall comply with the provisions which define a nuisance (in addition to subsection (7) regulating noise) in the Lamar County Code, Article IV Nuisances, Section 2-13-60;
4. At any event conducted on the Subject Property at which the expected attendance shall exceed 75 attendees, traffic control and security shall be provided. One (1) traffic control and security officer will be added per 100 attendees exceeding 75-person threshold;
5. All events conducted on the Subject Property shall conclude at dusk. Dusk is defined as the time before dark or the transition between sunset and dark;

6. No Laser or spotlights of any kind will be allowed on the Subject Property during any event;
7. If lighting is required to close or conclude an event conducted on the Subject Property after dusk, it shall be provided by existing lights that are currently installed in the pavilion(s), barns and other structures located thereon and security lighting that may be added on site. Temporary mobile lights may be used in parking areas, and to assist with entering and exiting the Subject Property only;
8. The service of alcoholic beverages at any event conducted on the Subject Property must comply with Lamar County Code, Section 2-3-21(1) and (2) (Authorized Catered Functions);
9. The event itself and parking for each event shall be confined to the Subject Property; with no spillover parking allowed on any other parcel, or on county right of way;
10. The number of persons attending any event on the Subject Property shall not exceed 500.
11. Water trucks shall be available to suppress dust during any event conducted on the Subject Property that requires use of a dirt track;
12. A privacy fence and a 10 ft. planted buffer that provides a true visual screening is required along every residential property line;
13. The organizer of any event conducted on the Subject Property shall execute a (large) User Agreement governing the conduct of the event on the Subject Property substantially similar to that attached hereto as Exhibit "A". A separate agreement may be developed for smaller functions.
14. No camping or overnight parking;
15. If 3 citations are received in a year a cease-and-desist order will be given and the applicant must appear before Magistrate Court.

### **XIII. Resolution 2021-15 Minor subdivision on Ramah Church Road**

Vice-Chairman Horton made a motion to approve the minor subdivision on Ramah Church Road. Chairman Glass asked if the land use plan requires this property to be agricultural. Planning and Community Development Director Buice said that it states single family residential and family farms. Commissioner Thrash seconded the motion. Commissioner Heiney opposed the motion. The motion passed 3-1.

### **XIV. Resolution 2021-16 Criminal Justice Coordinating Council (CJCC) Grant**

County Administrator Townsend explained that this is a Resolution for a Budget Amendment pertaining to a Grant for Sheriff's Office in the amount of \$62,500.00 to purchase training equipment for Drones. The revenues and the expenditures in the budget will increase from \$11,394,980 to \$11,457,480. Commissioner Thrash made a motion to approve Resolution 2021-16 Criminal Justice Coordinating Council (CJCC) Grant and Commissioner Traylor seconded the motion. The motion passed unanimously.

### **XV. Resolution 2021-17 to Approve the Fred's Building**

Commissioner Traylor made a motion to approve Resolution 2021-17 to approve the purchase of the Fred's building. Vice-Chairman Horton seconded the motion. The motion passed unanimously.

**XVI. Resolution 2021-18 Membership and Support of the I-75 Central Corridor Coalition**

Chairman Glass explained that this membership is a group of Cities and Counties from Hampton to Houston County to lobby for improvements along the I-75 corridor. Vice-Chairman Horton made a motion to approve Resolution 2021-18 Membership and Support of the I-75 Central Corridor Coalition, Inc. and Commissioner Heiney seconded the motion. The motion passed unanimously.

**XVII. Resolution 2021-19 Activation of Public Facility Board**

Commissioner Thrash made a motion to approve the following board member nominations for the Public Facilities Board based on the recommendation from each Commissioner. The Lamar County Public Facilities Authority (The Authority) was created by act of the Georgia General Assembly on May 3, 2017 (HB 559) (the Act"). Commissioner Traylor seconded the motion. The motion passed unanimously.

<u>Commissioner</u>	<u>Public Facility Board Member</u>	<u>Term</u>
Chairman Glass	Mark Rischbieter	2 Years
Vice-Chair Horton	Sylvia Bush	3 Years
Commissioner Heiney	Keith Hendricks	3 Years
Commissioner Thrash	Dr. NaToya Fletcher	2 Years
Commissioner Traylor	Linda Olivier	1 Year

**XVIII. Ordinance 2021-08 Rezoning from Agricultural to Residential 1: minor subdivision of 6 lots of two plus acres each**

Commissioner Thrash made a motion to approve Ordinance 2021-08 Rezoning from Agricultural to Residential 1: minor subdivision of 6 lots of two plus acres each. Commissioner Traylor seconded the motion. Commissioner Heiney opposed the motion. The motion passed 3-1

**XIX. Administrator's Report**

County Administrator Townsend reported the following:

- i. Reported that no draws had been taken from the Tax Anticipation Note (TAN).
- ii. Reported that the expenditures are running at 53.28 percent and they should be at 58.33 percent.
- iii. Reported that the Cash Flow is running about the forecast due to an increase in sales tax revenue.

- iv. Reported that he had cancelled the windows for the Courthouse and will be put it back out for bid.
- v. Reported that Precision Planning is working up a bid process for the Recreation Gym since the metal building fell through because the company doubled the price.
- vi. Reported that the Local Options Sales Tax (LOST) and the Special Local Option Sales Tax (SPLOST) distributions had come in for the month of July at a record high.
- vii. Recommended that people shop locally and if you order online have it shipped to your house.

## **XX. Public Comments**

Alton Kendrick of 228 Sudduth Road addressed the board. Mr. Kendrick requested that they change the 3 Way Stop at Williams Road and Holloway Road off of Hwy 36 because very few cars travel that road. Commissioner Traylor stated that he would speak to Public Works Director Rigdon about this issue.

Sandra Puckett of 638 Yatesville Road addressed the board. Mrs. Puckett on behalf of the “Neighborhood Watch” of Yatesville and McCollum Roads. She acknowledged those in attendance; her husband, Donna Johnson of 630 Yatesville Road, and Bobby Smith of 1222 McCollum Road, Bennie Smith 1220 McCollum Road, Louis Washington of 579 Yatesville Road. Ms. Puckett came to thank the board for all of the work that they had done. She also thanked County Administrator Townsend for the reflectors that were placed on the road and for his kindness. Mrs. Puckett also thanked the board for the new Neighborhood Watch sign and the guard rails. Mrs. Puckett requested that they get a new guard rail at 499 Yatesville Road because there is a about a 20 ft. drop. She said that a creek runs under the road. Ms. Puckett also thanked all of the people that came to speak to the board because neighbors look out for each other.

Ms. Puckett asked about the “No Trucks Allowed” sign and who that was for. County Administrator Townsend said that this is for the 18 wheelers. Mrs. Puckett asked about what they do about super speeders. Chairman Glass said to get their tag number and report it to the Sheriff’s Office. Mrs. Puckett requested that they install a “Blind Drive” sign in front of her house at 638 Yatesville Road and at 648 Yatesville Road.

Chairman Glass explained that the reflectors and the guard rails were purchased out of Grant funds from the Georgia Department of Transportation (GDOT).

## **XXI. Round Table**

Vice-Chairman Horton thanked everyone for coming out tonight because life can be tough and you do not get everything that you want but we are all Lamar County,

Barnesville, and United States of American citizens. He said that everyone love and support each other.

Commissioner Traylor said that he teaches at Gordon State and he looks at new faces and tells them due process, be involved and come out and voice your opinion and share it. He said that he prayed and hoped that whatever decision was made tonight that things work out well and said that he did appreciate everyone coming out because even though it did not go their way there was still value in it. Commissioner Traylor said that he loves technology because Public Works Director Rigdon was watching via Zoom and said that he has already checked on the 3 Way Stop sign and found that it was necessary and will install a new Stop Sign.

Commissioner Thrash said that her phone was already blowing up and said that she was the topic of the discussion pages. She said that zoning is the most difficult things that a County Commissioner has to do but each one swore to uphold the law and they try to follow the law. She said that they are not enforcement and they lack in that. Commissioner Thrash said that she is going to push for looking into things in this County that people are getting away and that they should enforce. She said that she heard several people say that the Board of Commissioners are there to protect them. Commissioner Thrash said that they are but they are also there to enforce the law and to enforce the codes that they put into place. Commissioner Thrash said that in her opinion they need to look at how to slow down growth in Lamar County. She said that people in Henry and Clayton County are moving to Lamar County. Commissioner Thrash addressed Mr. Rich and said that 40 years ago people in Clayton County were standing up before their County Commissioners saying the same thing that he has said tonight; they bought their property in Clayton County because they wanted to live in the Country. Commissioner Thrash said that they really do not want Lamar County to become like Clayton County so they really need to look at that. Commissioner Thrash said that they also have to respect the Constitutional rights of people to use their property to the fullest extent and this is the biggest juggling act that they do as Commissioners.

Chairman Glass thanked everyone for coming and said he appreciated the input and feedback. He said that emails and phone numbers of the Commissioners are posted on the website for anyone who wants to come and talk.

## **XXII. Adjournment**

Vice-Chairman Horton made a motion to adjourn the meeting at 9:09 p.m.  
Commissioner Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Charles Glass, Chairman

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Bennie Horton, Vice-Chairman

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Robert Heiney, Commissioner

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Ryran Traylor, Commissioner

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Nancy Thrash, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk