

Workshop Meeting of the Lamar County Board of Commissioners
August 12th, 2021
12:30 p.m.

The meeting was called to order at 12:30 p.m. on August 12th, 2021. Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, County Administrator Townsend, and County Clerk Davidson. Commissioner Thrash joined the meeting via zoom and the meeting was also available via Zoom.

LMIG Project

County Administrator Townsend presented a priority list of roads received from the Public Works Director in the amount of \$1,822,110.41. The Local Maintenance & Improvement Grant (LMIG) funds received total \$425,935.41 and the County’s match is \$127,780.62. The Special Local Option Sales Tax (SPLOST) balance for roads is \$1,270,774.93. Commissioner Heiney stated that a portion of Bucksnot Road, that is in Lamar County. is actually in Jackson, Georgia, and suggested that it be given to Butts County. Chairman Glass stated that the priority list of roads needed to be split by district and requested that they defer the decision on the list of priority roads until September. County Administrator Townsend stated that the application is not due until September 30th, 2021.

Lovejoy Road		4,750	638.61	\$70,961.22	Traylor
Midway Road		8,300	1,277.22	\$139,414.77	Traylor
McCullum Road	Hwy 36- Perdue	11,335	1,589.19	\$175,573.72	Traylor
Burnette Road		8,835	1,375.31	\$149,907.05	Traylor
Brown Springs Rd		2,800	513.33	\$54,912.88	Thrash
Skinners Bypass		8,700	1,448.33	\$156,604.55	Thrash
Skyler Road		4,700	715.00	\$78,157.58	Thrash
Heatherwood Lane		900	165.00	\$17,650.57	Thrash
Yancy Road		3,500	641.67	\$68,641.10	Thrash
Heavy Road		1,200	220.00	\$23,534.09	Thrash
Church Street		4,195	622.42	\$68,253.65	Horton
Woodruff Street		375	68.75	\$7,354.40	Horton
Ware Street		375	68.75	\$7,354.40	Horton
McBrooom Street		375	68.75	\$7,354.40	Horton
Johnson Street		2,120	388.67	\$41,576.89	Horton
Banks-Walton		2,900	531.67	\$56,874.05	Horton
High Falls Road		26,400	3,549.33	\$394,395.00	Heiney
Howards Road		12,635	1,700.42	\$188,920.39	Heiney
Bucksnot Road		5,000	1,051.11	\$114,669.70	Heiney

Fred's Building

Chairman Glass explained to the board that proceeding with the Fred's Building purchase means creating a Public Facility Authority committee. County Administrator Townsend provided the following list to the board concerning the Fred's building.

- a. Building Inspection
 - i. Concerns with roof repairs and age of HAVC (18 Years old)
- b. Appraisal Report
 - i. Appraisal Report for the Shopping Center (\$1,340,000.00)
 - ii. Appraisal Report for Administration Office Building(\$860,000.00)
 - iii. Appraisal Report for old Accountability Court Office(\$165,600.00)
- c. Precision Planning, INC
 - i. Layout for renovations
 - ii. Cost proposal
- d. Revenue Bond Project by Trey Monroe with STIFEL
 - i. Revenue Bond Financing Schedule
 - ii. Sources and uses of Fund-Debt Service Schedules
- e. Purchase of two Lots
 - i. Tract A- \$350,000.00
 - ii. Both Tract A & B- \$400,000.00

The cost for the interior renovations is \$110.00 to \$125.00 per square foot instead of the original quote of \$65.00. County Administrator Townsend explained some of the layout assumptions and concerns listed below.

- a. Use galvanized steel.
- b. Block around the Tax Commissioners Office, the Election equipment, and the IT room.
- c. Level of Security of the building and for the employees.
- d. Board of Commissioners meeting room up against the front windows.
- e. Advice on Security to protect the employees.
- f. Buzzer to get into the building and a bulletproof window at the receptionist's desk.
- g. Locked doors during the meetings.
- h. Blocked off double doors during Saturday Elections.

Chairman Glass explained that they would need make a decision about purchasing the Fred's building by the Tuesday night meeting. The total cost of the building is \$3,545,000.00 and if they want to purchase the other two parcels it would cost another \$750,000.00. The board would also need to name the members of the Public Facility Authority committee so that they could meet the next day to elect their officers. They will also need to meet with a Bond Attorney. The requirement in the contract is to close by September 30th, 2021. Chairman Glass explained that the Public Facilities Authority committee will hold the title to the property and will request the bond. If they chose to put it on the referendum, without a Public Facilities Authority, they would have to wait until November to put it on the ballot. Chairman Glass explained that part of the money to pay for the bond will come from the rent of the other tenants and part of it will come from the County. The Public Facilities Authority will make the payments on the bond.

County Administrator Townsend presented the Public Facilities authority schedule of events. Chairman Glass stated that all of these events may not be necessary because Jon Pannell with Grey Pannell and Woodard, Attorney at Law, and Trey Monroe with Stifel, a full-service brokerage and investment banking firm, will handle all of the bond activities including the timeline of payments on the bond.

- a. The Board of Commissioners will appoint a Public Facilities Authority committee with names listed.
- b. The Public Facilities Authority will hold an organizational meeting to elect a Chairman, Secretary, etc.
- c. The Public Facilities Authority will receive proposals for the bond.
- d. Special Called meeting to award proposal and authorize the execution of Intergovernmental Contract.
- e. The Public Facilities Authority will meet to adopt a Bond Resolution and execute the Intergovernmental Contract.
- f. The Public Facilities Authority will file bond validation pleadings.
- g. The Public Facilities Authority will run the 1st bond validation ad.
- h. The Public Facilities Authority will run the 2nd bond validation ad.
- i. The Public Facilities Authority will hold bond validation hearing.
- j. The Public Facilities Authority will close bonds and deliver funds.

Commissioner Thrash and Commission Traylor both agreed that the County should purchase the adjoining two parcels. Chairman Glass stated that each parcel will cost around \$400,000.00 each and they would need to pay around \$235,000.00 a year to finance the principal and the interest. The board could vote to buy the building, the building and one parcel or the building and both parcels. County Administrator Townsend and Attorney Mayfield will then negotiate the purchase amount not to exceed a certain amount.

County Administrator Townsend explained that the rental amount for both tenants is \$50,000.00 a year and the lease agreements run from 2022 to 2025 with a 5-year option to renew. Chairman Glass said that they cannot give an interest-free bond on the pieces that are commercially rented therefore they will technically have 2 bonds. The first bond will have a slightly different interest rate with a shorter term. They will pay off the higher interest rate bond first. County Administrator Townsend is working with the Bond Attorney to get this best possible deal and to protect the taxpayer's money. The bond package is set up so that after 3 years it can be paid off early or refinanced.

The Board agreed that this is an opportunity that they should not pass up. Chairman Glass and the board agreed that the factors for purchasing the Fred's building include; outgrown county space, the current facilities are beyond repair, foundation issues with the Administration building, location of the Fred's building is a great opportunity for the County. Chairman Glass said that the layout of the building will be designed after the approval of the building is confirmed. They will bond a certain amount and the County will pay the extra cost.

Redistricting Discussion

Chairman Glass said that the numbers are being sent out today from the Census Bureau and they need to decide who will handle the drawings of the re-districting. Three Rivers Regional Commission's Art Department handled this the last time a redistricting was done. The State will draw the re-districting lines but if they draw it then they have to accept what they submit to the County and there are no editing options. There are commercial companies that will provide options for this but Three Rivers Regional Commission would be cheaper. Once the drawing of the re-districting is done it has to be submitted by one of the Legislators, House Representatives, or Georgia Senator to the Capital. Chairman Glass said that District 2 has a higher mileage than District 1 because the population density is so much lower. Vice-Chairman Horton said that his District, District 1, has citizens in the City and the County and could be an area of conflict. Commissioner Traylor said that his District, District 3, has a high volume of traveled

roads and it also has citizens in the City and the County. It was suggested that the boundaries in the City and the County need to be revised. Commissioner Thrash said that the biggest growth in the County is in her District, District 4. This is an opportunity for the Department of Justice to look at splitting up District 4 because of racial and economic social divides. Chairman Glass said that there are rules and guidelines for how they re-district the boundaries in the Counties and the Cities.

Request to Rename Grape Creek Road to Key Road

Commissioner Thrash said that Mrs. Westmoreland's parents were active in the community and lived on Grape Creek Road and had requested that they change the name to Key Road. The people that live on the road will have to go through address changes and financial documentations but the neighbors need an opportunity to voice their opinion. Chairman Glass said that they have to pass a Resolution to change the road but it does not say that they have to have a Public Hearing or notification given. The board all agreed that it was fair to notify the citizens that live on Grape Creek Road about the request to change the name to Key Road. Chairman Glass said that there were 20 plus parcels on Grape Creek Road with 2 people per household. It was suggested that a petition be brought before the board to change the road along with any input from those residents that are not on the petition. Commissioner Thrash stated that Mrs. Westmoreland agreed with doing this.

Other Discussion

Chairman Glass reported that next Wednesday at 10:00 a.m. they are going to have a tour called the “Electric Cities Bus Tour” where Project Managers from the Georgia Economic Development Agency will come from Atlanta to see what sites are available. They will highlight Roberta Drive and Legacy Park. If the companies are interested in moving to Georgia, they will call the Economic Development group in Atlanta and request their needs, such as 50 acres with a 100,000 square foot building along with water, sewer, and gas. Then they will go through their database and see what they have available. If there is enough for them to look at, then they will come for a site visit. Chairman Glass said that the reason for the tour is to show them what Lamar County has to offer so they can promote the County at the State level. The tour bus will stop by the Women’s Clubhouse and they will provide them with something such as blackberry ice cream. They are hoping for a good community show of support.

Chairman Glass explained that the Project Managers for the Economic Development team look for things such as Amazon Distribution centers. The Project Managers are familiar with all of the properties in the State that meet the criteria for the Distribution Center for Amazon so they visit these areas that meet their needs.

Regular Business Meeting Discussion.

The board reviewed the upcoming Regular Business Meeting.

1. Call to Order
2. Pledge of Allegiance
3. County Clerk Davidson is working on having Major Leslie Holmes give the invocation.
4. Approval of Agenda
5. Minutes Approval
 - i. Planning Session-July 7th, 2021
 - ii. Workshop Meeting July 15th, 2021
 - iii. Public Hearing July 20th,2021

- iv. Regular Business Meeting-July 20th, 2021
 - v. Joint TSPLOST Meeting-July 21, 2021
6. County Clerk Davidson explained that Valerie Melson with the DHP4 is working on the Board Appointments for the Board of Health. Over the years, the terms of the Lamar County Board of Health were listed as 4 years and then sometimes 6 years on their Board of Health spreadsheet table. The term for all of the following board members is 6 years and needs to be acknowledged by the board members.
 - 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
 7. Reviewed an Engagement Letter agreeing to accept Jon Pannell as the Bond Attorney for the Fred's building. He has been used by ACCG and deals with lots of Counties in the State of Georgia.
 8. Discussed having a Resolution from Attorney Mayfield for the Public Facilities Authority Board appointing five members to be on the board.
 9. Discussed the Architectural Bid for the Lamar County Animal Shelter. County Administrator Townsend shared his concerns with only having \$250,000.00 slated in SPLOST to build the animal shelter when in actuality it will take \$1,000,000.00 to build it. The animal shelter committee only has \$150,000.00 received to put towards the animal shelter. Commissioner Thrash said that the citizens believe that they voted this in as a SPLOST project and the County is supposed to build it. When reviewing the referendum, it says \$250,000.00 to build the animal shelter so the County will be substantially short on the construction of this facility. County Administrator Townsend said that the lowest bid that he has received is \$82,320.00 and this drove the price down to \$170,000.00 to build it. The one that they are building is the one in Pike County for \$200,000.00 but it only has 10 pens. The one that the animal shelter committee has recommended has 18 pens. Chairman Glass gave options for the board to vote on; they could not approve the bid on Tuesday night, they could try to construct the animal shelter without an architectural bid, they could accept the bid and then they will be committed to cost overruns, or they could go back and get the engineering diagram that they can go to construction with. County Administrator Townsend said that will not come in and build it without electrical drawings and foundations for the pillars. Chairman Glass re-stated the options: accept one of the bids, defer an architectural plan and come back at some future time, or take another approach such as setting up a Prefab building. Chairman Glass said that this would not be near the vision that people have been talking about for a long time but it would satisfy the SPLOST project. Commissioner Thrash suggested that Commissioner Heiney and Commissioner Traylor get with the committee to explain to them what they are facing and ask them what they want to do.
 10. Planning and Community Development Director Buice said that the Planning and Zoning Board recommended approval for all of the Resolutions listed below.
 - i. For the Special Exception with Rudy Vaughn, they first voted to recommend or deny, and then they decided to come back on Friday to set the conditions.
 - ii. For the Special Exception with Charles Thompson, Jr., Clint Ward, and Thomas Ward, they set the minor subdivision conditions on Ramah Church Road, stick-built homes only, and R-1 rezoning, which is a minimum 2000 square foot home.
 - iii. For the Special Exception with Amy Renfroe, the conditions for the kennel were set to no more than 20 dogs and a site plan for the kennels to be housed in the personal home. The condition was for small dogs and not an outside kennel when it is built.

The board received a draft copy of the following Resolutions.

- i. Resolution 2021-13 Special Exception in Agriculture-Residential to operate a kennel/boarding facility

- ii. Resolution 2021-14 Special Exception in Agriculture: Concentrated Outdoor Commercial
- iii. Resolution 2021-15 Minor subdivision on Ramah Church Road.

Commissioner Horton asked if Mr. Vaughn was aware of the conditions. Planning and Development Director Buice replied that he was aware and his attorney was present.

11. Discussed the Resolution 2021-16 Criminal Justice Coordinating Council (CJCC) Grant. County Administrator Townsend explained that this for the Budget Amendment pertaining to a Grant for the Sheriff's Office in the amount of \$62,500.00 to purchase training equipment for Drones. The budget will increase from \$11,394,980 to \$11,457,480.
12. Reviewed Resolution 2021-17 to Approve the Fred's Building.
13. Reviewed Resolution 2021-18 for the membership and support of the I-75 Central Corridor Coalition, Inc. Chairman Glass reported that 87 percent of Counties along the Corridor had sent their Resolutions back in and they are trying to get to 100 percent. Chairman Glass said that Lamar County could be on the list asking the Feds for money to come to this area. The idea is to show cohesive collections of Counties and Cities, up and down the Corridor, when they go to the Federal Level and say they need money for truck lanes or other development along the Southside of I-75. Chairman Glass said that Rapid Rail has been mentioned several times even though he is not optimistic about this happening. Commissioner Thrash stated that this could possibly change within the next 10 years. Chairman Glass said that this could mean some sort of different interchange South of Atlanta to avoid going through Atlanta or I-675 and then I-285. They are also looking at the interchange on I-16 in Macon to help with the traffic in the next 5 to 10 years. There was a discussion about bringing in an inland port location. The truck traffic could come straight from Savannah to that inland port and stay sealed before it has to go through customs. Chairman Glass said that businesses are involved and Georgia Power is a big sponsor. Outside of Atlanta, there are no more distribution center locations. Chairman Glass said that if you want a distribution center south of Atlanta you have to come South to the Griffin/Jackson Exit 205. Chairman Glass reported that the cost per year is \$500.00 and said that he has been paying it out of his own pocket. For a business sponsor it cost up to \$2,000.00. There are no paid positions in the coalition. They hired a consulting firm that did some analysis on how to contact the right transportation committees in the House and the Senate and how to get the local legislators on board so that they can have the best showing at the Federal level. Chairman Glass said that all of this is based on what happened in Atlanta with the Regional Commission. On the Northside of Atlanta, they got together and the Regional Commission applied for a lot of grants and they made it work and now it is catching up with everyone on the Southside of Atlanta.
14. The board reviewed Ordinance 2021-08 Rezoning from Agricultural to Residential 1: minor subdivision of 6 lots of two-plus acres each.

Administrator's Report

County Administrator Townsend said that they are doing pretty well. The expenditures are at 63 percent but they were forecasted to be around 58 percent. The SPLOST distribution came in at a record high and the cash flow is doing good according to the forecast.

County Administrator Reported the Following:

- The refund for the metal building that was to be used for the Recreation Gymnasium has been received. County Administrator Townsend said that Precision Planning is working on a design for a bid process for another Recreation Gymnasium.
- Discussed putting the cancellation with Ben Fleming for the windows at the Courthouse. on the agenda for Board approval.

- Reported that employees out with COVID will be paid through September 30th through the General Fund and found out that they can receive a tax credit on the 941's. Documentation for each case will need to be reported.
- Requested Premium Pay for the employees through the ARP fund and agreed to provide the list of salaries for each department. Constitutional Officers are not eligible.
- Reported that \$75,000.00 had been slated for Community Outreach and Mental Health Issues. Community Outreach includes food banks but the County is still responsible so an account of how the money was spent would be required.
- Reported that a bid for HVAC units at the Courthouse had been received from Southern Comfort in Zebulon, Georgia. Their bid states that they have a 5-year warranty for parts and labor. It was reported that they were higher than the other bids received but those companies only had a 1-year warranty for parts and labor. Commissioner Traylor questioned why the bid from Southern Comfort did not include the specific tonnage of the units like the other two bids from Central Georgia Heating and Air and A&B Heating and Air. He wanted to know how they were comparing apples to apples with the HVAC bids and stated that the breakdowns needed to be consistent. County Administrator Townsend reported that Maintenance Director Beverly did not get with Southern Comfort about the breakdowns and said that they are working on the bid process.
- Discussed the authorization of ARP funds for Cyber Security being moved from 2023 to 2022. Commissioner Heiney stated that the data needed to be isolated so that it is protected from ransomware. County Administrator Townsend stated that he is working with WiRed Technology about having top-of-the-line Cyber Security and having everything stored. The contract with the financial program, INCODE, with Tyler Technology, states that all backups are stored off-site in multiple locations and on virtual servers.
- Discussed adding HVAC bids for the Courthouse was added to the agenda.
- Discussed adding Premium Pay for employees to the agenda.
- Discussed adding the Resolution to create a Public Facilities Authority Board.
- Discussed removing the LMIG project priority road list until September.

Board Discussion

The Board discussed having a Special Called meeting on August 27th, 2021, at 11:00 a.m. at the Courthouse to approve the millage rate Resolutions and award the Bond Application.

Chairman Glass said the Public Hearing at 6:00 p.m. to adopt the millage rate was advertised to tentatively adopt a millage rate of 12.464 with the possibility of a mill reduction which would be 12.157. He said that they cannot go higher than 12.464. The Public Hearings for the Special Exceptions and the Rezoning are scheduled to begin at 6:30 p.m. and could take some time. The Regular Business meeting is scheduled to start at 7:00 p.m. but will begin after the 6:30 p.m. Public Hearing.

Cedar Grove Landfill

County Administrator Townsend requested that they work out the agreements with the new landfill owners such as fuel and being able to dump tires. Public Works Director Rigdon stated that they are no longer allowed to dump tires at the landfill for free. It cost \$100.00 a ton to haul and dump the tires in Jackson, Ga. Public Works Director Rigdon said that they may need to purchase a 40 ft. trailer and fill it full of tires. It may take 6 months to a year to fill it full. Public Works Director Rigdon said that tree limbs and garbage can still be dumped at the landfill but he would like to have something in writing regarding this.

Commissioner Thrash reported that the Lamar County Regional Solid Waste Authority (LCRSWA) has always paid the expense for the tires to be dumped by the County. Commissioner Thrash said that she and Commissioner Traylor would speak to them about this issue.

Adjournment

Vice-Chairman Horton made a motion to adjourn the Workshop meeting at approximately 2:15 p.m. Commissioner Traylor seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Bennie Horton, Vice-Chairman

Robert Heiney, Commissioner

Ryran Traylor, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk