

Lamar County Board of Commissioners
Regular Business Meeting
September 21st, 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 7:06 p.m.

II. Pledge of Allegiance and Invocation

The Pledge of Allegiance was said by all and the Invocation was given by Jason Teal, Pastor of the First Baptist Church of Barnesville, Georgia.

III. Agenda Approval

Commissioner Heiney made a motion to approve an amended agenda and Commissioner Thrash seconded the motion. The motion passed unanimously.

IV. Minutes Approval

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

- i. Workshop Meeting-August 12th, 2021
- ii. Public Hearing Meeting August 17th, 2021
- iii. Public Hearing Meeting August 17th, 2021
- iv. Regular Business Meeting August 17th, 2021
- v. Special Called Meeting August 27th, 2021

V. Proclamation for National 4-H Week October 3, 2021-October 9, 2021

Commissioner Heiney presented a Proclamation for the National 4-H Week. The 4-H program has assisted in the growth and development of Georgia and Lamar County youths for 117 years and the 4-H helps its members discover and acquire the Essential Elements of positive youth development of mastery, generosity, belonging, and independence in the areas of Leadership, Civic Engagement, Healthy Living, and Agriculture. The Board of Commissioners of Lamar County declared and proclaimed the week of October 3-9, 2021, to be Lamar County 4-H Week and urged all citizens to assist in according this observance the attention and importance to which it is so rightly entitled.

VI. Ordinance 2021-10-Re-zoning Request from IDI Land Holdings, LLC from Agricultural-Residential to Manufacturing-2 located on the Corner of Crawford Road and Hwy 41 South, Tax Map 094, Parcel 013

Commissioner Heiney made a motion to approve Ordinance 2021-10-Re-zoning Request from IDI Land Holdings, LLC from Agricultural-Residential to Manufacturing-2 located on the Corner of Crawford Road and Hwy 41 South, Tax Map 094, Parcel 013 Subject to the following conditions: Development of natural resources, including the removal of minerals and natural materials only; Any condition that may subsequently be imposed on the property via resolution requesting a special exception for the operation of a rock quarry. Vice-Chairman Horton seconded the motion. The motion passed unanimously.

VII. Resolution 2021-25 Budget Amendment

Vice-Chairman Horton made a motion to approve Resolution 2021-25 Budget Amendment. to increase the expenditures of \$135,187.36 to \$11,816,667.00 and to increase the revenues of \$135,187.36 to \$11,816,667.00. Commissioner Traylor seconded the motion.

VIII. Resolution 2021-26 Special Exception” for “development of natural resources, including the removal of natural materials” as regulated in the Lamar County Zoning Ordinance Section 1904(b)(4), and hereafter referred to as “Rock Quarry”

Commissioner Thrash made a motion to approve Resolution 2021-26 Special Exception” for “development of natural resources, including the removal of natural materials” as regulated in the Lamar County Zoning Ordinance Section 1904(b)(4), and hereafter referred to as “Rock Quarry”. Commissioner Heiney seconded the motion. Commissioner Heiney read the following: after hearing all matters and evidence presented at the public hearing and after considering all factors involving the “Special Exception” requires of this real property, the Board of Commissioners of Lamar County, Georgia, determined that the property should be granted a “Special Exception” for the operation of Rock Quarry subject to the following conditions. The motion passed unanimously.

1. Adherence to the Good Neighbor Policy submitted to the County on September 2, 2021, for inclusion in the application.
2. Crawford Road re-alignment and driveway entrance in conceptual form as shown on Cunningham & Co. Engineers conceptual playout dated May 5, 2021, subject to Georgia Department of Transportation approval.
3. Security at the quarry will be provided as needed. Gates to the site will be locked during non-business hours.
4. At this time, the County believes that the undisturbed buffers and berms as substantially depicted in the surface mining land use plan dated August 31,

2021, are sufficient. However, in the event the buffers and berms are later determined by the County to be inadequate, IDI agrees to readdress the buffers and berms and, if necessary, extend them.

5. Prior to the operation of the rock quarry, the portions of the property open to public view from the roads will be appropriately landscaped and said landscaping will be maintained during the entire operation of the rock quarry.
6. Lighting will be minimized in a way that security and lights will not intrude on adjoining properties. All exterior lights will be placed or equipped so that no direct artificial illumination will shine upon adjoining residences. Consistent with security needs, IDI will ensure that no unnecessary or unreasonable illumination is visible off-site, including installing motion sensors on security lights.
7. IDI will provide the County with a mining plan depicting the contemplated development of the quarry in five-year increments.
8. Quarry operations will be limited to the hours between 6 a.m. and 6 p.m., Monday through Friday, with no operation on state and federal holidays or weekends, except Saturday as dictated by contractual obligations or emergency situations. Shipments of stone may occur on Saturday and maintenance may be conducted at any time.
9. Blasting will be limited to the hours between 9 a.m. and 4 p.m., Monday through Friday, with no blasting on weekends or federal and state holidays.
10. Noise from the quarry operations will be limited pursuant to State of Georgia regulations and any noise ordinance adopted by the County.
11. The County will have access to blasting and environmental compliance records.
12. Rules governing truck operations in connection with the quarry will be posted on the site and copies given to all haulers.
13. IDI will use reasonable efforts to see that the trucks leaving the site have adequate covers to minimize emissions of dust and debris.
14. IDI will implement reasonable good-faith efforts to discourage the use of “jake brakes” and faulty mufflers by all trucks entering or leaving the quarry. IDI employees observing faulty mufflers will be instructed to inform the driver and the owner of the truck, as identified in IDI’s records, that the muffler must be repaired before the truck returns to the quarry to be loaded and that IDI will not load the truck until the muffler is repaired.
15. IDI will use reasonable, good faith efforts to add truck license plate numbers to its computer systems and to maintain and update these records. If a representative of Lamar County, or any other person, calls IDI with a complaint regarding a truck entering or leaving the site, IDI will provide the caller with the name of the owner of the truck as shown by the computer system.
16. IDI will at its expense install “TRUCKS LEFT TURN ONLY” signs at the site exit located on Crawford Road.

17. IDI will allow a review of the groundwater at and adjacent to the site by an independent expert in the field of groundwater management, who is familiar with granite operations and the effects on the groundwater. If this expert determines that monitoring wells are necessary, IDI will install up to four monitoring wells at sites determined by IDI and the County.
18. The monitoring wells will be tested at least annually by an independent testing agency agreed by the County and IDI, with the results being immediately provided to the County.
19. IDI will make reasonable efforts to protect wildlife on the site.
20. The obligations of IDI apply to any successor-in-interest to the property so long as a quarry is operated at the property.
21. End of quarry life: present owners and successors agree to return of quarry to as close as state as original including but not limited to grading, landscaping, filling in of pit with dirt or water.
22. Rail spur to be constructed prior to production and transportation of gravel to prevent trains blocking the road.

IX. Lamar County Grant Management Policy and Procedures

Chairman Glass explained that based on the auditor's recommendation a Grant Management Policy and Procedures needed to be put in place. He stated that the Department Heads were submitting applications that the Finance Department did not know about. Chairman Glass said that under GASB rules if a grant over \$750,000.00 was received then a single audit would be necessary. He said that this Grant Management Policy and Procedure could help prevent this. Commissioner Traylor made a motion to approve the Lamar County Grant Management Policy and Procedures. Vice-Chairman Horton seconded the motion. The motion passed unanimously. Commissioner Thrash thanked Accountant Colquitt for the work that she had put into creating the Grant Management Policy and Procedures.

X. Contribution Agreement-Georgia Association of Conservation Districts, Inc and the Lamar County Board of Commissioners (GACD-02-21-007)

Commissioner Thrash made a motion to approve the Contribution Agreement-Georgia Association of Conservation Districts, Inc. and the Lamar County Board of Commissioners (GACD-02-21-007). This is a matching grant that covers the salary of the Conservation Technician for the National Resources Conservation Services. The GACD cost-share match for FY2022 to FY 2023 is \$13,000.00 for a total cost of \$26,000.00. Commissioner Traylor seconded the motion. The motion passed unanimously.

XI. Board Appointment

Commissioner Traylor made a motion to approve the re-appointment of Dwight Fleming to the Planning Commission board for a term of 4 years. The term will run

from 9-1-2021 to 9-1-2025. Commissioner Thrash seconded the motion. The motion passed unanimously.

XII. Administrator's Report

County Administrator Townsend reported the following:

- The revenues are running 3 percent above what has been forecasted are actually at 63.09 percent and should be at 66.67 percent.
- Drew \$743,111.06 on the Tax Anticipation Note (TAN) to date.
- Anticipate the Elimination of the TAN in 2022.
- LOST collections average around \$114,265.65 monthly.
- SPLOST collections average around \$204,046.18 monthly.

XIII. Round Table

Vice-Chairman Horton thanked all the concerned constituents and the community. He said that progress must go on. Vice-Chairman Horton said that he lives what he preaches. Vice-Chairman Horton said that he expects the team who presented the good neighbor policy to not forget this in the upcoming years.

Commissioner Heiney said he asked his wife if he would approve a rock quarry if it was to go up next to their house and he said yes because he did not know what else could possibly go up on that property. He said that there are 300 acres across the road from them that could be a subdivision one day. He said that he did not want anyone to think that he was insensitive to the people that live around the proposed Rock Quarry but he wanted them to understand something. He said that for those people that live near it, every effort will be made to reduce the impact on their homes as much as possible. Commissioner Heiney said that according to the maps presented, Monroe County is going to build another Industrial area and even if they had not put a Rock Quarry there, something is going across the line. He said that once all of the landscaping is done, and the berms are all in, you will not see much of it. Commissioner Heiney said that if they built a subdivision or an industrial park instead of a Rock Quarry it would be every bit as disrupting as they think this will be.

Commissioner Heiney said that the Board of Commissioners covers three major areas; Roads, Fire Protection and Law Enforcement. He said that subdivisions are going in on the North end of the County and subdivisions are going in where he lives. Commissioner Heiney said that he lives in a rural area and he never wanted any subdivisions in his area but he is going to get some. Commissioner Heiney said that you will have traffic congestion along with additional expenses of having the County provide; Road Maintenance, Fire Protection, and Law Enforcement and Schools. He said that every child in the County costs \$9,000.00. Commissioner Heiney said that if they built a subdivision instead of a Rock Quarry, they would raise everyone's taxes. Commissioner Heiney said that the Rock Quarry will not

cost the County one dime even if they do not meet their forecast and only contribute \$100,000.00. He said that this is still a huge chunk and a great contribution to the County's budget. He said that they have to provide services. Commissioner Heiney said that they did not want to put a Rock Quarry in their neighborhood but of all of the things that could go there this is the best thing for the County. He said that every place you put a Rock Quarry eventually people realize that. Commissioner Heiney said that Jones County is thrilled with their Rock Quarries because they provide needed revenue for their County.

Commissioner Heiney said that they could say that they do not want a Rock Quarry then they could pay a lot more taxes. He said that this Rock Quarry could contribute as much as \$29,000,000.000 in 20 years.

Commissioner Traylor thanked everyone for coming out. He said that regardless of what side of the issue you stand on, to have this due diligence is what makes their Country what it is. Commissioner Traylor said that there are so many places that they could live where they have no say or no vote. Commissioner Traylor said that people do not realize the amount of stress and the amount of research and effort that goes into the Commissioners trying to make the right decisions. He said that this has been going on a long time and they have done lots of research reading and reviewing and looking at the impact of the Rock Quarry. Commissioner Traylor said that 2 months ago constituents were saying that they need to lower taxes. He said that he spoke to 2 men who own property in Lamar County but they live in Monroe County and they were complaining about the potential Rock Quarry in Lamar County. Commissioner Traylor said that they did not know that there are two Rock Quarries in Monroe County along with Georgia Power that are helping those citizens with their tax breaks. Commissioner Traylor said that unfortunately there is not a lot of that in Lamar County. He said that Kathy Oxford with the Industrial Development Authority (IDA) has worked very hard to get companies to come to Lamar County. Commissioner Traylor said that his goal is to have his children choose to live in Lamar County. He said that he wants to protect Lamar County as much as anyone else but he also wants to be able to afford the taxes to live here. Commissioner Traylor said that he wants to have the benefits that some of the surrounding counties have.

Commissioner Traylor said that a lot of work went into this. He said there were a lot of emails, and a lot of phone conversations trying to figure out not only the best location for the Rock Quarry but what was best for the whole County.

Commissioner Thrash said that one of the most difficult things that the Commissioners do is zoning and without a doubt, someone is going to walk out of the room not happy regardless of what they do. She said that she wants to make sure that they have more than two deputies on duty so that they can be there if the others get in trouble. Commissioner Thrash said that every one of you needs to come and sit down with the County Administrator and the Public Works Director and see how much it cost to pave or to repair a road in Lamar County. She said that

bringing subdivisions into the County is not going to help with the roads. Commissioner Thrash said that the way to grow Lamar County is by having good quality industry. The team for IDI Land Holdings convinced her that they are a good quality industry and said that she believes that they are going to be good neighbors and that is the reason she voted for it. Commissioner Thrash said that when they make that phone call about having another ambulance, more deputies, or another fire truck they need to remember that these are the things that they lose sleep at night about.

Chairman Glass said that throughout the process he received emails, voice mails, phone calls, and personal visits. He said that he appreciated all of them and he took the time to read through all of them and listened to the voice mails. Chairman Glass said that he responded to some of them and the calls and the visits he especially appreciated. He said that he had learned a lot through the process, and he tried to listen to the voice of the citizens. Chairman Glass said that he has always tried to live up to the oath that they took, to make sure that what they do is best for the citizens of Lamar County. He said that part of that process is the citizens' involvement.

Chairman Glass said that in the interest of time they would adjourn the meeting and forgo the Public Comments. He said that after the meeting, the citizens could stay afterward for more individual discussion.

XIV. Adjournment

Commissioner Heiney made a motion to adjourn the meeting at 7:55 p.m.
Vice-Chairman Horton 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