

Workshop Meeting of the Lamar County Board of Commissioners
September 16th, 2021
12:30 p.m.

The meeting was called to order at 12:30 p.m. on September 16th, 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.

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. Workshop Meeting Minutes Approval
 - i. 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
6. Proclamation for the National 4-H Week October 3, 2021-October 9, 2021.
7. 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.

The revenues are as follows:

- Reimbursement of property damage; \$125,259.45
- ACCG Grant: \$2,607.60
- Three Rivers Grant: \$2,012.03
- Reimbursement for Vehicle Damage: \$5,308.18

The expenditures are as follows:

- Service Center HT/Air/Plumbing: \$97,244.23
 - Elections: \$23,136.25
 - Rec Department HT/Air/Plumbing: \$4,878.97
 - Rec Department Salary Part-Time: \$2,607.60
 - Sheriff's Office: M/R Vehicle: \$ 5,308.18
 - Senior Center M/R Vehicle: \$ 2,012.03
8. 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”.
 9. Lamar County Grant Management Policy and Procedures. Accountant Colquitt explained that for her Finance Level 2 project she worked on a Grant Management Policy and Procedure. Ms. Colquitt stated that the County needed to be stronger on the finance side of the Grant Management because the department heads were submitting applications and requesting financial statements and letters that they had no knowledge of. This policy and procedure streamlines that process and is based on

the current financial policy. There is a tracking form for the Department Heads to submit a request for the application prior to applying for the grant. Ms. Colquitt said that at the last audit there were many grants that were applied for which almost forced them into a single audit. If a grant goes above \$750,000.00 then the County will have to have a single audit in addition to a normal yearly audit. The process for the Constitutional Officers will be different because their approval amount is greater than that for the Department Heads. Ms. Colquitt reported that a single audit for 2021 will be necessary because of the American Rescue Funds (ARP).

- 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 FY2023 is \$13,000.00 for a total cost of \$26,000.00.

LMIG Project

County Administrator Townsend went over three options for the Local Maintenance Improvement Grant funds that he and Public Works Director Rigdon had worked on for the board to review. There will be \$425,000.00 received from the State for LMIG and this is the list of roads for 2022. County Administrator Townsend stated that the funds to pave High Falls Road could come from TSPLOST, if it is approved, since it will cost around \$400,000.00. Commissioner Heiney stated that he did not suggest Howard Road but said that he did suggest Community House Road from Hwy 341 to Ramah Church Road.

County Administrator Townsend reported that some of the roads that are on Vice-Chairman Horton’s list for paving have a portion that is in the City limits of Barnesville. He said that he will discuss the funding for this with City Manager Turner.

Option # 1

Road Name		Linear FT	Tons	Projected Cost	District
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
McCollum Road	Hwy 36- Perdue	11,335	1,589.19	\$ 175,573.72	Traylor
Skinners Bypass		8,700	1,448.33	\$ 156,604.55	Thrash
Howards Road		12,635	1,700.42	\$ 188,920.39	Heiney
				\$ 709,866.45	

Option # 2

Road Name		Linear FT	Tons	Projected Cost	District
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
McBroom 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
Burnette Road		8,835	1,375.31	\$ 149,907.05	Traylor
Brown Springs Rd		2,800	513.33	\$ 54,912.88	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
Howards Road		12,635	1,700.42	\$ 188,920.39	Heiney

\$ 770,491.45

Option # 3

Road Name		Linear FT	Tons	Projected Cost	District
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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
McBroom 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
Skinner's Bypass		8,700	1,448.33	\$ 156,604.55	Thrash
Lovejoy Road		4,750	638.61	\$ 70,961.22	Traylor
Burnette Road		8,835	1,375.31	\$ 149,907.05	Traylor
Howards Road		12,635	1,700.42	\$ 188,920.39	Heiney

\$ 755,161.00

Administrator's Report

County Administrator Reported the Following:

- \$743,111.06 had been drawn from the Tax Anticipation Note (TAN).
 - Requested to initiate a COVID vaccination incentive.
- Commissioner Thrash and Commissioner Heiney said that their vote was to let people choose to get vaccinated on their own. Vice-Chairman Horton said that it would be nice to have an incentive. County Administrator Townsend stated that some counties are doing a day of comp time, vacation, and gift cards up to \$150.00. Commissioner Thrash said that this is bribing people to get the vaccine. Commissioner Heiney said that if you are in favor of vaccines, then go out and get a vaccine if it protects you. Chairman Glass said that according to the Department of Public Health if you get enough people vaccinated in the community then you stop the spread of the virus. This prevents more loss and cost and has an economic impact on the community. Commissioner Traylor said that he has been working with an organization where they are not getting the attraction to incentivizing as much as they thought they would and they are not taking advantage of the financial opportunity. Commissioner Traylor said that with people out with COVID there would be an increase in cost to the insurance premiums. Commissioner Thrash asked if they were going to give employees incentives if they quit smoking, take shots to prevent them from getting cervical cancer, have dental cleanings.

Commissioner Traylor said that like with the wellness program if you do not do these things then the insurance premiums go up.

Commissioner Heiney pointed out that the request was for an incentive for taking the vaccine. He said that regardless of what people locally say, the vaccine is very controversial, and if you look into it, there are serious issues with it. Commissioner Heiney said that 14,000 people, according to the Vaccine Adverse Event Reporting System (VAERS) have died from taking the vaccine, and if you had 14,000 deaths from a pesticide, they would ban the pesticide. He said that you are taking the vaccine in your veins and said that there is something really wrong here when you have 65,000 people who have been hospitalized. Commissioner Heiney reported that on VAERS, that one percent is reported. He said that if you read what scientists say about this product, which is not even a vaccine, it does not even work like a vaccine, it does not even weaken the virus at all.

Chairman Glass said that his personal opinion is that the vaccine program is smart from a Public Health and an economic standpoint. He said that he does not believe that incentivizing it at this point would make a noticeable difference from an economic or a suffering standpoint.

Other Discussion

County Administrator Townsend issued the 2022 Budget Workbooks and requested that the board meet with various departments. Commissioner Thrash inquired about evaluations and goals for the Department Heads and requested that they are more involved and aggressive with their plans and goals for the future. County Administrator Townsend stated that evaluations were done in May and they are coming up again for the end of the year evaluations. He said that short-term goals were done and long-term goals are being worked on. The board agreed to meet on October 13th and October 27, 2021, starting at 1:00 p.m.

Chairman Glass stated that the Public Hearing for the Re-zoning and the Special Exception for the Rock Quarry will be held at 6:00 p.m. He said that it will be lengthy because of the large feedback. Chairman Glass suggested that they modify the time limits for public comments. He said that they could give each person a certain number of minutes to speak but if there was anything new to comment on then they should not speak. Commissioner Heiney said that at the Planning Commission meeting they gave each person 5 minutes to speak. Chairman Glass said that they could give people for or against a certain number of minutes to speak. They could start with the IDI Land Holdings, LLC and give them 5 to 10 minutes. County Administrator Townsend said that they have a 30-minute presentation planned. Commissioner Traylor said that at the Planning Commission meeting that they had their list of presenters and at the end of the meeting, only the experts spoke. He said that they need to be careful about stifling those that want to speak. Chairman Glass said that he would write up a list of rules for public comment to include on the Public Hearing agenda.

Chairman Glass said that Butts County turned a Rock Quarry down that was near Jackson Lake. He said that the Developments of Regional Impact (DRI) had four or five objections; one from Henry County, the City of Jackson, Butts County Water Authority, Henry County Water Authority. He said that they had a lot more rationale for not approving it. Chairman Glass said that if they choose to not approve the Rock Quarry, they have to be very careful because the code requires them to inform them within 24 hours of the reason for disapproval. They would also need to prepare for a legal fight because their lawyers Dillard Sellars are very strong in zonings, applications, and lawsuits. Commissioner Heiney said that at the Planning Commission meeting they stated that IDI Land Holdings, LLC stated that they had met all of the 12 requirements. Chairman Glass said that they have a strong legal case on their side and they are financially prepared.

Vice-Chairman Horton inquired about the fault running through Lamar County and asked if there were any issues with them blasting. Commissioner Heiney said that this issue was addressed at the Planning Commission meeting and a Geologist addressed them. Commissioner Thrash said that they have a Geological company that they have contracted with. She said that this same company set up shop in Jones County because they were hauling their equipment back and forth.

Commissioner Traylor said that several of his students live near rock quarries in Griffin and Bolingbroke, Georgia. They had a discussion about homes being \$750,000.00 near these rock quarries. Commissioner Traylor also explained that these students are for industries that will help lower the tax base.

Commissioner Heiney said that the fault line runs 300 ft. below the ground and the blasting goes nowhere near it. If you look at the border of the County map of where this proposed project will go, you can see that on the other side of it, there is a project in Monroe Country that is slated for an Industrial Park. Commissioner Heiney said that for those that are already living in that area, they are already going to have industry anyway, and having a Rock Quarry in Lamar County will take the pressure off the property owners because it brings in \$500,000.00 in a year.

County Administrator Townsend reported that the Rock Quarry on Hwy 36 is working with the Georgia Department of Transportation (GDOT) on their driveway and that should start some time in April of 2022. Commissioner Heiney said that if there are going to be around 70 trucks on Hwy 41 due to the Rock Quarry project, how many trucks will there be on Hwy 36. County Administrator Townsend reported that Planning and Community Development Director Buice told him that about 80 percent of this will be shipped on rails.

Gym Discussion

Vice-Chairman Horton reported that he had some requests from the community about adult league basketball. Commissioner Traylor said that he also had questions from District 3 and said that he understood their concerns. When Buddy Lanier was the Recreation Director, they were told that they could not play basketball in the gym because of the condition of the floors. Commissioner Traylor said that the question has come up again and the constituents and the community are asking how soon it will be before they can play basketball. Some of these gentlemen like to play basketball and they like to mentor some of the local youth. Commissioner Traylor said that they are wanting to know what it would take to get the gym up to the specifications where they could have adult leagues playing basketball on Wednesdays and Sundays. There was a meeting about this asking what the Commissioners could do about this. Commissioner Traylor said that they were asking about finding grants and said that they would be submitting letters to all of the Commissioners.

Commissioner Heiney asked what it would cost to bring the gym up to the proper specifications. County Administrator Townsend said that it would cost about \$60,000.00 for a new floor and around \$40,000.00 to fix the roof and the air conditioner unit also needs to be replaced which would cost another \$30,000.00. Chairman Glass noted that it would cost over \$100,000.00 to repair the gym.

Commissioner Traylor stated that he could not personally see putting money into the gym but if they do get another gym, would they then make this facility available to be utilized. A couple of people that are involved with the adult league do a lot of grant searching and they are asking if they help find some grants for youth, such as one with Arthur Blank. Commissioner Traylor said that they wanted to know if the board would be okay with them doing this.

Commissioner Heiney said that since they are starting over with a new gym, could they use the refund money received back from the deposit of the metal building as seed money to get the existing gym up to par. Commissioner Traylor said that he did not think that they would want to do that. Commissioner Heiney said that they have an existing building already and if they fix the roof and put a new floor down and it comes under \$200,000.00, they would be roughly at the same cost for the new metal building. County Administrator Townsend said that the bids that he has seen have been around \$350,000.00 to \$400,000.00. Commissioner Heiney said that since that is a lot of money for a new gym, why not fix the gym that they already have. Chairman Glass said that they would sacrifice the extra capacity that a new gym would have. They would need to talk to Recreation Director Lowe about what that would mean for their future plans because they only have one gym. Chairman Glass said that for less money they could get the current gym up to speed but they would not expand the footprint plus Recreation Director Lowe is planning on having two courts and office space. County Administrator Townsend said that Recreation Director Lowe said that it is hard to schedule basketball teams in the current gym. Commissioner Heiney said that they could have some economic threats in the future where they could be pressed for money, especially with the current infrastructure plans at the federal level.

Chairman Glass said that they needed to weigh the financial cost of upgrading what they currently have versus the capacity that they would gain if they obtained a new gym. If they upgrade the current gym then they are pushing a new gym down the road at least 2 to 3 years. County Administrator Townsend said that it is hard to predict pricing either up or down and he heard that the cost of steel is going back down towards the end of the year. Chairman Glass requested that they get a best estimate bid based on today's cost. Commissioner Heiney said that this bid would be just for the building. County Administrator Townsend said that the bid would be just for a metal frame and they would still need to pay someone to erect it and to pour concrete. Commissioner Heiney said that this sounds like a lot of money and this could cost \$750,000.00 by the time you are finished. County Administrator Townsend said that when they first started the process of building a new gym, he received a cost of around \$500,000.00. He said that this included LED lights, flooring, and concrete but when the prices of steel went up and the metal building fell through it could now end up costing \$750,000.00. Chairman Glass said that they need to get a bid for replacing the floor, repairing the roof, and replacing the air conditioner units, the insulation, and the current footprint on the gym.

Commissioner Traylor said that he is not endorsing getting a new gym but he is saying that people cannot use the current gym. He said that he remembers when the Health Department was having issues with their side of the building and they were working on getting the Emergency Management Agency out of their side of the building. Commissioner Traylor said that in theory, they were trying to move everyone out of the Service Center Building but if they re-vitalize the current gym that will be fine. He is just saying that historically he coached in that gym when his daughter was 8 years old and she is 18 years old and it is still an issue.

Vice-Chairman Horton asked if the funds for a new gym would come out of the Special Local Option Sales Tax (SPLOST). County Administrator Townsend said that this is correct. Vice-Chairman Horton asked if they could use the refund from the metal building slated for a new gym and then obtain a grant for \$50,000.00 to get the current gym fixed. Vice-Chairman Horton said that, according to what he is hearing from the Community, even if they get a new gym, there are going to be some problems when they want to play because the Recreation Department may have something scheduled. County Administrator Townsend said that they would have to employ staff at the current gym if it were open. Commissioner Thrash said that you have to for liability reasons. Vice-Chairman Horton said that they have this covered, they have someone that used to do this. They used to go over to the old Booker School and use their gym and they had a program in place. County Administrator Townsend said that

it would have to be someone from the Lamar County staff that would have to be there because of liability.

Commissioner Heiney asked if there was \$50,000.00 worth of SPLOST funds to repair the current gym. County Administrator Townsend said that he had close to \$500,000.00 projected. Commissioner Heiney noted that the SPLOST funds could only be used for a Recreation project. County Administrator Townsend said that Recreation is very broad. Chairman Glass said that a new gym was not listed on the ballot. Commissioner Heiney asked if the SPLOST funds could go towards renovating the current gym. Chairman Glass and Commissioner Thrash said that they could be. Chairman Glass said that with a new gym there should be some time for public use scheduled like they do with the Arena.

Thanksgiving Breakfast

Commissioner Thrash requested that they could schedule the Thanksgiving breakfast at the gym rather than the Courthouse because of space.

Wellness Program

Commissioner Thrash stated that she feels like they are not getting their return on investment from the Wellness Program. She said that they are paying a lot for this program and the employees are not satisfied with it. Commissioner Heiney said that they pay around \$58,000.00 for the Wellness Program and said he feels like this is not a lot of money to incentivize people to get healthy. Commissioner Thrash said that they could do this in-house. Commissioner Traylor said that they could not provide all of the medical histories. Commissioner Thrash said that she has not seen a decline in the insurance premiums having a Wellness Program. She said that she agreed to this program for the last two to three years because she thought it would help lower the insurance premiums but it has not. Commissioner Traylor said that they can lie and say that they have lost weight but then when you see the Wellness Coach and you have not lost weight then it helps to motivate that person. They have not had a Wellness Program long enough to see the long-term effect and he feels that there is value to it. County Administrator Townsend said that he heard from Human Resource Director Kilchris that the employees are not getting anything out of it. He said that they have the same program for men and women and they are totally different. County Administrator Townsend said that he gets his help and assistance for losing weight by reading Men's Health.

County Clerk Davidson said that she disagrees with some of their statistics and criteria. The Wellness Program tends to not go by the statistics that the doctor recommends for things such as blood sugar. County Clerk Davidson said that they also record data opposite, on the low or the high side, of what is really taking place such as how many servings of fruits and vegetables that you eat on a daily basis, even though you eat several servings of fruits and vegetables every day.

Commissioner Traylor said that he would like for the employees to fill out a survey but said he would also like to ask what the behavior patterns were before the Wellness Program was implemented because there were issues with people not going to the doctor for their annual assessment. Commissioner Traylor said that this program forces people to go to the doctor and it forces people to see how many servings of fruits and vegetables they eat on a daily basis.

Commissioner Heiney asked if they could have a different company for the Wellness Program. Chairman Glass said that they are still under contract with the current Wellness Program, Corporate

Health Partners (CHP) unless they want to void the contract. County Administrator Townsend said that they could speak to the Health Care Broker, Shaw Hankins.

Christmas Parade

Commissioner Thrash announced that the Christmas Parade will be held on December 4th, 2021, and the lineup will be 3:30 p.m.in the Gordon State parking lot and all of the Departments will decorate their floats. Commissioner Heiney said that the City of Barnesville will be involved and will give financial support. Chairman Glass and the board agreed to close the offices at noon on Friday with a cookout having hotdogs and hamburgers.

Bond Hearing

Chairman Glass announced that the Bond Hearing for the Fred’s Building is next Wednesday. The only people who will need to be present are County Attorney Mayfield. He said that the way this works in the State of Georgia is that the District Attorney (DA) has to sue the County to bring the suit before the Judge. Chairman Glass said that the Judge will ask if anyone objects to the County entering into the obligation then he will listen to them. He said that of all of the court hearings that the County Attorney Mayfield has participated in, there has never been anyone to show up. Chairman Glass said that there is a 99 percent chance in other places that no one ever shows up and if even if they did show up the Judge still approves it.

Redistricting

Chairman Glass reported that the Census data has been released in an easy-to-read format. Lamar County has a total population of 18,500 according to the Census. This was data from April 2020 and in 2019 the population was 19,000. Chairman Glass said that even though the population data seems low for Lamar County if they had gone over 20,000, they would have had to increase the salaries for all of the Constitutional Officers because they are based on the operation categories. If they had gone over 20,000 then it would have been about a 5 percent raise for the Constitutional Officers.

Adjournment

Vice-Chairman Horton made a motion to adjourn the Workshop meeting at approximately 1:30 p.m. Commissioner Thrash 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