

**Workshop Meeting of the Lamar County Board of Commissioners**  
**January 13<sup>th</sup>, 2022**  
**12:30 p.m.**

The meeting was called to order at 12:31 p.m. on January 13<sup>th</sup>, 2022. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Traylor, Commissioner Thrash, County Administrator Townsend, and County Clerk Davidson. The meeting was available via Zoom.

**Request for Proposal (RFP) for the Design-Build for the Administration Building/Commissioners Offices**

**Barnsley Construction**

Tyler Isgett, Preconstruction Manager, Steve Langdon, Senior Project Manager, and Mike Riley, Superintendent for Barnsley Construction Group were present to speak about their bid for the design build of the Administration Building/Commissioners Offices. Mr. Isgett addressed the board and presented a presentation summary of what they could offer Lamar County and the changes that they would like to make to the building design. They do work mainly in Georgia and they have done similar projects in 22 counties. Barnsley Construction was created in 2016 but the team has worked together in previous companies for over 20 years. Their delivery method of construction is something that they plan on delivering with a guaranteed price. They just completed a 3 million design build job in Newton County for their law enforcement center and there are references in their bid. They completed 4 projects for the City of Sugar Hill, and they also worked on projects for Delta and Coca Cola. The Barnsley team put together a cost budget, that was also provided in the bid, managing the project from concept to reality. They have worked with other municipal facilities and stated that working with the various departments they know how to maximize the use of space in the design build. Barnsley Construction utilizes local subcontractors in this area if available. They built a preliminary schedule for getting started along with milestone schematics. Their plan is to have the County in the building by the end of September based on their projected timeline of construction. They explained that some things may need to be added such as sprinklers and possible issues with the water lines and plumbing. They stated that the parking lot and the structure of the building is a perfect project and the Superintendent Riley explained that his goal is to have everyone work together and stated that he would work with the County's Maintenance Director once a week. The Barnsley team suggested changing the facade of the building, and the ingress and egress to the building.

**Hogan & Sutton Architectural Services, Inc.**

Paul Hogan President and owner of Hogan, Adam Killen, Vice President and Project Executive for Hogan and Peter Sutton, President of Sutton Architectural Services, Inc. (SAS) addressed the board. Mr. Hogan began by stating that he owns a farm in Crawford County and comes through Barnesville at least once a week. Mr. Hogan has been in the construction business for over 43 years and has completed a lot of projects. Hogan Construction has been in the construction business for over 23 years and have completed projects for municipalities which include: The City of Jonesboro, Butts County, The City of Powder Springs, Fulton County, Gwinnett County, Cobb County, City of Suwanee, Morgan County and others. The Hogan team inspected the Administration/Commissioners building and stated that they did some water intrusion with the HVAC units so there would have to be some attention to this. They stated that there could be other areas of concern but said that both Hogan and Sutton Architectural Services have boots on ground experience with design and building for this type of project. Mr. Killen spoke on separation of staff and public circulation and how they could design the building to control this from a practical and a security standpoint. Mr. Hogan said that there are key drivers to this project including the

budget, scheduling and safety. The timeline for completing the construction will begin the first of August and end sometime before the holidays.

### **County Attorney**

The board discussed having possible conflicts with the County Attorney since he represents both Lamar County and the City of Milner. Chairman Glass stated that he had spoken with Stephanie Windham, an Attorney for Beck, Owen & Murray and she is willing to be the backup Attorney for Lamar County in the case of a legal conflict. The board agreed that having Attorney Mayfield represent other municipalities in Lamar County is a conflict of interest. Commissioner Thrash made a motion for County Attorney Mayfield to not represent other municipalities within Lamar County. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

### **Special Exceptions for Outdoor Events**

Chairman Glass stated that he was concerned about the size and number of outdoor events. Planning and Community Development Director Buice said that the section in the Lamar County Code Book about outdoor events is not a part of Agritourism because they cover more land area. Someone could come in and have a large, loud type of business and this is the reason that it falls under a Special Exception. Chairman Glass noted that alcohol sales are limited to 300 ft. away from a church or a school. Commissioner Thrash suggested that they have a Workshop Meeting to look at these types of Special Exceptions and the unintended consequences. Planning and Community Development Director Buice said that the Horse Track on High Falls Road, the Go-Cart Track on Hwy 36, and wedding venues that are not a part of a farm would have fallen into this category. In Agritourism, small events are allowed and there is a limit on the number of people who can attend. The board agreed to let the committee including Vice-Chairman Heiney and Commissioner Horton review this section in the Lamar County Code Book. Chairman Glass suggested that the committee look at 2 different deliverables: major subdivision recommendations and Special Exceptions for outdoor events including the number, size and location of the events.

### **Update and Discussion of Development Ordinance and Major Subdivision Moratorium**

Vice-Chairman Heiney said that they had some Public Hearings but no one showed up. He said that Planning and Community Development Director Buice came up with some great ideas to move the County forward on how to manage subdivisions. There were several ideas such as limiting the number of houses in a subdivision, each house would look architecturally different, changing zoning, green zone updates, safety improvement to roads, 501 and 502 codification, and impact fees. Commissioner Horton explained that it would cost \$100,000.00 to implement this so at the current time they are tabling the impact fees. Vice-Chairman Heiney said that they want to manage the way subdivisions are constructed in the County so that they can preserve some of the rural areas. Planning and Community Development Director Buice shared a map with a 2.5-mile circular area outside the County and the Cities. There are two city centers and when you are looking at where you want your density, you want it to be close to the services that the population needs. In Lamar County, 1-acre subdivisions is a higher density. Outside of the 2.5-mile area, there is an area that would be eligible for 1-acre subdivisions. If there is sewer, you can go down an acre. Planning and Community Development Director Buice said that outside of the 2.5 area it is a low density; 5 acres. If you want to allow 2 acre lots in the County it should follow where the waterlines are located otherwise you are jumping from 1 to 5 acres. Planning and Community Development Director Buice said that the biggest issue that she has heard is the location of subdivisions. The plan is to allow for subdivisions to be closer to the cities which is in a high-density area and closer to services and allow the outer regions to remain rural. Commissioner Horton suggested that they have 800 square foot homes for the younger generation who want to build a starter home in the Agricultural-Residential (A-R) zoning. Planning and Community Development Director Buice stated that

this is the minimum for R-4 zoning. There are vacant R-4 lots in the cities but you have a choice as to whether or not you want to build in the city or in the country. Planning and Community Development Director Buice said that she has not discussed the above proposal with the cities. The board discussed continuing to allow 2-to-3-acre subdivisions where there are waterlines and decided that this is one service and there are also other services such as roads that need to be considered.

Commissioner Traylor said that his concern was if the city expands their sewer area because a large company comes in and they spend the money on creating a larger area for sewer. Does the county want to get to the point where they are managing subdivisions in the county that are smaller than an acre? Planning and Community Development Director Buice said that if someone came into the city now, they would be allowed to do this with the boards approval. The regulation is already in place that you can go under an acre if you have sewer and asked if the board wants to regulate it to where nowhere in the county should you go under an acre. Planning and Community Development Director stated that the moratorium ends in March and an Ordinance with a first reading needs to be approved in February so that the second reading can be approved in March and the moratorium lifted in the same meeting. The goal is to have something in the Ordinance that would prevent people from bringing in a 1-acre density neighborhood out it in the County. The Zoning Ordinance however is a living document and should be reviewed and updated constantly and consistently because things change. Chairman Glass suggested that for the first reading he would like to see the 1 acre and 5 acre with nothing in between. The City of Milner and the City of Barnesville are both set at 2.5-mile areas. Chairman Glass said that this should be set to 2 and 3-mile areas. Also, the different house styles, within a subdivision, will also be included in the first reading of the Ordinance.

### **Legislative Update**

Commissioner Thrash gave a Legislative Update:

- The Sheriff's Association introduced legislation that they get supplements from all of the Courts that they do security for.
- Legislation has been introduced that does away with Court Reporters in the Court Room. The Trials will be recorded and then sent to the Court Reporter to transcribe and attached to the exhibits.
- Legislation has been introduced by Senator Butch Miller to pull the drop boxes from all of the Election locations regardless of the Pandemic.

### **Re-Districting Map**

County Administrator Townsend has been working with the State Re-apportionment office regarding the re-districting map for the Board of Education and County Districts. He submitted all of the Commissioners and Board of Education members addresses to this office. Commissioner Thrash said that the purpose of this is so that they do not district someone out of their election seat. County Administrator submitted the current redistricting map to the board with the reasons that the boundaries are changing. District 1 lost 706, District 2 gained 238, District 3 lost 73 and District 4 gained 541 in population according to the data submitted from the State Re-apportionment office. County Administrator Townsend said that this is the first draft and has also been sent to the Board of Education. The advertisement for the re-districting has to be sent to the paper by this Friday in order to get the draft to the State by February 1<sup>st</sup>, 2022. County Attorney Mayfield is handling the advertisement. Chairman Glass stated that if they except the draft from the State then Representative Beth Camp can submit it.

## **Wellness Program**

The board discussed sending a Wellness Program Survey to the employees to see how they feel about the program. Commissioner Thrash shared some research regarding wellness programs and found that wellness programs are the biggest scams in the world, and they are a 53-billion dollar a year business. She found that wellness programs do not lower insurance claims because the cost are escalated and they do not lower your medical benefits. Long range studies from clinics and hospital indicated that lifestyle changes such as weight loss are temporary and 95 percent will revert back to their old habits within 5 years. Research indicates that they are not receiving a return on their investment because there is no financial benefit in the area of claims and premiums. Data provided by Corporate Health Partners (CHP) indicated a large enrollment but found that many employees would not participate if not for the penalty for participating in the program and asked if they are benefiting more at the expense of the employees. Commissioner Thrash argued the point that they could focus on a healthy workforce by utilizing their current insurance program. Commissioner Traylor stated that you could argue both sides of this research and said that wellness is his business. The county entered into the program because of the large claims, insurance cost were increasing and they were looking for solutions. Vice-Chairman Heiney stated that changing your lifestyle leads to a healthy lifestyle and agreed that having a wellness program is a good idea. The board agreed to use Survey Monkey to see how the employees feel about having a wellness program and to initiate individual conversations about the program.

## **Regular Business Meeting Discussion.**

The board reviewed items to be placed on the agenda.

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Recess for Public Hearing
6. Reconvene Public Hearing
7. Minutes Approval
  - i. Special Called Meeting Minutes-December 8<sup>th</sup>, 2021
  - ii. Public Hearing Meeting-December 14<sup>th</sup>, 2021
  - iii. Workshop Meeting-December 14<sup>th</sup>, 2021
  - iv. Regular Business Meeting-December 21<sup>st</sup>, 2021
8. Retirement Recognition
  - Barbara Hardin
  - Rebecca Hardeman
  - Billy Campbell
9. Resolution 2022-01 Clarification and Change in Conditions to Special Exception Application 2021-02.
10. Resolution 2022-02 Crawley Road Solar Farm-Request for Extension for planted buffer by BRAC Development, LLC.
11. RFP 2111-01 790 Design-Build Services, Lamar County Administrative/Commissioners Offices.
11. Annual Appointments
  - i. Vice-Chair (District 2)-Robert Heiney
  - ii. County Attorney-Smith, Welch, Webb, and White
  - iii. County Physician
    - a. Drs. Woodall, Wilson and Manley
    - b. Dr. Aaron Buice
    - c. Family Medical Center (Family Medicine) Griffin, Ga
    - d. The Hughston Clinic (Orthopedic Surgery)

- e. Orthopedics Sports Medicine & Surgery-Thomaston Ga.
  - f. Orthopedics Sports Medicine & Surgery-Brandon Boyce-Barnesville, Ga.
  - g. Resurgens Orthopedics-Griffin, Ga.
  - h. Resurgens Orthopedics-Fayetteville, Ga.
  - iv. County Surveyor-James Butler
  - v. Open Records Custodian-Scott Mayfield
12. Administrator's Report
- Working on End of Year Finances
  - Installing Repeater on the Radio Tower in March or April
  - Working on a Paid Time Off (PTO) Policy that would allow for both Sick and Vacation carryover. The board agreed to leave the sick time cap at 288 hours.
  - Public Works-Update on the Tire Changer and Balancer.
  - TSPLOST Bond Update with Estimated Collections of \$11,393,651.75.
    1. Private Placement requires no credit rating and no ongoing continuing disclosure requirement pursuant to MSRB Rule 15c2-12.
    2. Estimated Date to Lock-in interest rate - February 8, 2022
    3. Bonds are prepayable in whole or in part at any time with no penalty
    4. Estimated Debt Service is 1.45%
    5. Public offering requires credit rating and ongoing continuing disclosure via MSRB EMMA system.
    6. Estimated date to lock-in interest rate - March 8, 2022,
    7. Bonds are NOT prepayable.
    8. Estimated Debt Service is 0.87%
  - LMIG and TSPLOST-Hire a Contractor to do County Road Evaluation with suggested methods of resurfacing and how much money to spend on each road.
13. Public Comment
14. Round Table
15. Executive Session
- i. Real Estate
  - ii. Litigation
  - iii. Personnel
16. Adjournment

### **Recess for Executive Session**

Commissioner Horton made a motion to adjourn the Workshop meeting at approximately at 3:30 p.m. to go into Executive Session for Personnel. Commissioner Thrash seconded the motion. The motion passed unanimously. The board came out of executive session at approximately 3:45 p.m. and resumed the Workshop meeting.

### **Round Table**

Commissioner Horton and the board clarified that the redistricting map is based on population.

County Clerk Davidson reported that the phone lines with GTA had been ported out completely and Ring Central is up and running. The old phones have been removed out of the offices. The extensions for each phone are different and the signatures for email will need to be updated. Commissioner Traylor suggested that everyone have a standardized signature.

County Administrator reported that the County ended the year with a 5-million-dollar balance.

Commissioner Traylor stated that he is still working with the Animal Shelter committee and Public Works Director Rigdon on the animal shelter location and suggested that they put it beside the Fire Station. Commissioner Heiney requested that they nail down the design of the animal shelter.

Chairman Glass suggested having a contract for Rebuild Lamar to pay rent for storage space at the Service Center Building.

Chairman Glass suggested that they start the Local Option Sales Tax (LOST) negotiations with the cities. They have 90 days to get this worked out from the start of the negotiations.

Commissioner Thrash reported that the Supreme Court ruled that mandatory vaccinations for employees is unconstitutional.

County Administrator Townsend reported that Community Ambulance and AmeriPro met on a Zoom call to work out the details of 911. AmeriPro had a job fair at the Lamar County Senior Center for 911 Paramedics and EMTs.

Commissioner Traylor suggested that Lamar County have a Facebook page. Commissioner Thrash said that having a Facebook page would be a negative thing to do for Lamar County.

**Adjournment**

Commissioner Thrash made a motion to adjourn the Regular Business Meeting at approximately 4:25 p.m. Commissioner Horton seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_

Charles Glass, Chairman

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Robert Heiney, Vice-Chairman

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Bennie Horton, Commissioner

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Ryran Traylor, Commissioner

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Nancy Thrash, Commissioner

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