

Workshop Meeting of the Lamar County Board of Commissioners
April 14th, 2022
12:30 P.M.

The meeting was called to order at 12:30 p.m. on April 14th, 2022. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, County Administrator Townsend, and County Clerk Davidson. The meeting was available via Zoom.

- A. The board heard a summary presentation from Corporate Health Partners. Katherine White Program Manager for Corporate Health Partners (CHP) addressed the board about the success and plans of the Wellness Program. Ms. White went over a summary of 2020-21 data. There were 116 screened with a 95.5 percent participation rate, Follow up Coaching was completed with 81% in the high risk, 75% in the moderate risk and 87% in the low risk. Employees are working on completing healthy credits. The Potential Cost Savings was based on annual screening data using national, peer-reviewed studies Cohort (2020-2021) repeat participants.
- B. The board was presented a renewal and marketing analysis from Jonathan Shaw with Shaw NPF. The marketing overview included Anthem, Aetna, Cigna, Humana and United Health Card. Mr. Shaw said that they go to the market every year to make sure that Lamar County has the most attractive proposal and benefits available for the Lamar County employees. The current carrier, CIGNA, had a combined annual plan total of \$1,005,449.00 and Anthem has a combined annual plan total of \$1,078,803.00. The proposed carrier Anthem has a combine annual plan total of \$1,078,803 with a combined annual cost difference of \$73,355.00 which is 7.30 %. NFP recommended Anthem as the medical carrier because they are associated with the ACCG which combines all the Georgia participating counties and combines all of the claims into a pool. Anthem will offer a 2.5% off of medical rates if dental and vision are sold with medical. Anthem will offer a \$2,500.00 communication credit and a \$5,000.00 medical credit. The board discussed the risks of being a self-insured county where having to pay for high claims could be a great risk and end up costing the county more money.
- C. The board heard a presentation from Mike Beaudreau from MCCI Scanning. He presented a scanning proposal of \$97,378.23 which includes 8,120 large format volumes and 555,000 regular size volumes. The quote for scanning includes picking up all boxes from the Administration Office, preparing all documents to be scanned (un-stapling, flattening, out pages, taking off paper clips and binder clips), organizing them into scannable images, doing the physical scanning; OCR included, indexing the scanned pages into a Laserfiche ready format, reassembling all scanned pages and placing back in boxes if desired, 2 index fields included for Personnel Files/1 index for the books, and return of all files to the Administration Office, or destruction thereof. The board also was presented a Laserfiche Cloud Annual Subscription along with an MCCI Supplemental Support Services Annual Recurring Subscription of \$3,066.00. There is a onetime Laserfiche Training Service including installation of the program for a cost of \$1,710.00. The total Laserfiche one time project cost is \$7,982.25.
- D. The board heard a proposal for a bid from Kofile which is to digitize the historical deed records in the Clerk of Superior Court. The program will interface with the Clerk's Authority. Kofile is a certified vendor for the State and is recommended by the staff. The historical deed records will be digitized from 1970 to 1989. The state digitized all deeds from 1989-2022 and has offered to reimburse the county if they decide to offer this service again. The total cost of the bid with Kofile of digitization from 1970 to 1989 is \$80,000.00.
- E. The board reviewed the animal shelter drawing presented by County Administrator Townsend. He stated that he is collaborating with the Regional Agent for State Agricultural Department so that the type of building that they purchase meets all state requirements. The board discussed various locations for the animal shelter including the site next to the bus barn, that the board previously approved, the site next to the Fire Station, which has known septic issues, a site next to Enercon located on Industrial Road, and a section of vacant land next to the Public Works Facility.

- F. The board heard discussion from Community Planning and Development Director Buice regarding updates on the Development Regulation. The update includes changes to the map with circles/bubbles within the County that will provide services. Initially the circle around the City of Milner and the City of Barnesville are set to a 2 mile radius around the center of each city. The circle around the City of Barnesville is set to a 2.5 mile radius and the farthest ring is set to a 3.00 mile radius. They also added in all of the State routes is 1.5 mile on either side. There was discussion about response time from the Sheriff, and the Fire and EMS and is an area of concern within the circles. There was discussion from the board regarding protecting the rural areas in the county. Currently the code allows for 1 acre lots and follows the water lines. The proposed change has the circles around the City of Milner and the City of Barnesville as the most restrictive. The middle ground is to choose the radius around the cities allowing 1 acre subdivision along the major highways. Another change would be to have clustered subdivisions with a spread of pockets of growth instead of subdivisions on top of each other which would cause traffic concerns. The board discussed having conservation subdivisions with 2, 3 or 5 acres and low density and low maintenance. The board decided to add 1st Reader to the Development Regulation update.
- G. The board heard the details of two Public Hearings. Community Planning and Development Director Buice stated that the Planning and Zoning Board recommended approval of both. Commissioner Thrash stated that she had concerns with the Barnesville Avenue property because of the issues with the drainage system. Commissioner Thrash requested to meet with Community Planning and Development Director Buice and Public Works Director Rigdon prior to the Regular Business meeting.
- i. Rezoning from Agricultural to Residential 2: Minor Subdivision 6 lots, Tax Map 006 Parcel 023 Ethridge Mill-David and Gail Addison
 - ii. Application for the Division of Lot in Platted Minor Subdivision Tract 035 085 on Barnesville Avenue-Kevin Edmondson
- H. The board discussed approving the Towaliga Circuit budget at the May Regular Business meeting. The Public Defender has requested an increase his supplement from \$15,000.00 to \$21,000.00.
- I. Commissioner Thrash stated that with the Governor's \$5,000.00 raise for the DA and the Judges and there are other Departments that believe that they too should get a \$5,000.00 increase.
- J. The board heard comments from Tye Hannah, from Norcross Georgia. He and his business partners are the owners of the land and lots in Abbot Woods Subdivision. They were granted a request to rezone the property from Agricultural to Residential for a subdivision. They were granted an Ordinance on Phase II of Phase III of their subdivisions to have 1 acre lots. The subdivision sits in the 3 mile circle on the City of Barnesville map that is being proposed in the Development Regulations. It does not sit in the 2 or 2.5 mile circle. It does sit within a half mile of US Highway 341. Engineering work has already been done for Phase II. Mr. Hannah is requesting that the circle be around the 3 mile radius or he is requesting a grandfathered clause for the subdivision to be within the 3 mile radius.
- K. The board heard a report from County Administrator Townsend regarding the 2017 Special Local Option Sales Tax (SPLOST). At the end of the month, the goal of \$9,366,409.00 will be met therefore they will begin dividing the extra disbursements between the cities because there will be excess funds from April till October of 2023 when the current SPLOST ends. The proposed budget amendment for the 2017 SPLOST is as follows:
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| Public Works: | \$ 191,137.94 Tractor with side mower |
| | \$ 32,666.00 WVTMA Matrix Message Board |
| | \$ 750.00 Freight |
| | \$ 500,000.00 Road Paving |
| Fire Department: | \$504,374.00 New Fire Engine |
| Sheriff's Office: | \$275,000.00 Cars or Detention Center Repairs |
| General Fund | \$759,320.69 Transferred into General Fund for Debt Services |

- L. The board heard that County Administrator received 2 bids for a new gym and they both were over \$3,000,000.00 million dollars. He met with a group and discussed remodeling the BA gym which would include a new roof, new flooring, new basketball goals, and new heat and cooling system. County Administrator Townsend is working on quotes from several local vendors and is projected to cost around \$500,000.00.
- M. The board reviewed an Indigent Burial Policy where The Indigent Burials Assistance Program is to provide assistance for an individual that dies in Lamar County so that Assistance will be provided to applicants who meet the program criteria. All burial and /or cremation allocated costs is limited to \$500.00. Once the funeral home has agreed to take the amount allocated for burial and/or cremation, the family does not owe any more money. Once the funeral home has agreed to take the amount allocated for burial and/or cremation, the family does not owe any more money.
- N. The board recessed the Workshop meeting for 15 minutes.
- O. The board resumed the Workshop meeting at approximately 3:18 p.m.
- P. The board a report from Scott Leverette with Blue Bear Restoration concerning the BA gym. The quote for the entire Service Center building roof is a cost of \$93,050 with a 10 year warranty. This includes the following:

- Pressure wash roof/Rust Inhibitor/ Flash all seams and screws/Bottom Coat/Topcoat
- Gym and Bathroom Areas \$40,750.00
- Front of Gym \$15,000.00
- LCEM \$10,800.00
- Old Health Dept/Voting storage \$16,000.00
- 4H Bldg.

The option for the roof includes the following:

- 5.5" Open Cell Foam \$29,163.00
- 3.3" Closed Cell Foam \$48,607.00

The option for the Wall

- 3.5" Open Cell Foam \$17,363.00
- 2" Closed Cell Foam \$29,895.00
- Remove Exist. Insulation & Haul Off \$ 8,125.00
- Paint foam with Thermal Fire Paint \$25,562.00

- Q. Commissioner Thrash reported with there was nothing new with the Legislative Updates except that they were successful with keep the truck weights down.
- R. The board reviewed the Regular Business Meeting Agenda.
 1. Call to Order
 2. Pledge of Allegiance
 3. Invocation
 4. Approval of Agenda
 5. Minutes Approval
 - i. Workshop Meeting-March 10th, 2022
 - ii. Public Hearing-March 15th, 2022
 - iii. Regular Business Meeting-March 15th, 2022
 - iv. Joint Workshop Meeting-March 28th, 2022
 6. Proclamations:
 - a.) Nurse's Week
 7. Board Appointment-Senior Center
 1. Jean Buchannan
 2. Kellie Mercer
 3. Sherry Farr
 4. Dorothy Carter
 5. Fanny Hosley
 8. NFP Health Broker

9. Corporate Health Partners
10. MCCI -Scanning
11. Lamar Indexing-Clerk of Superior Court
12. Indigent Burial Policy
13. First Reader Update-Ordinance 2022-01 Development Regulation

Commissioner Heiney stated that the reason that they are updating the Development Regulations is to slow down the growth of Lamar County and the Law Enforcement, Fire Departments and the Roads that they have to consider because they cannot manage the influx of growth. They need to consider how many houses will be allowed in a subdivision including a conservation subdivision. Commissioner Heiney suggested a 3 acre subdivision requirement. Chairman Glass said that if they do not allow more than 5 acres it does not make sense to have a conservation subdivision and if they go to 3 acres it makes the response time for Law and Fire and EMS easier. Commissioner Heiney suggested that Commercial establishments be along the major highways and not Residential homes which creates a balance between Commercial and Residential. Commissioner Thrash said that this is why you have a land use plan and there were a lot of citizens who worked hard on it. She said that you cannot stop growth in the County but they can control how it comes into the County. Chairman Glass suggested that the Land Use Plan be based on the circles and put restrictions on entrances onto the highways with multiple entrance into subdivision rather than a string of houses facing the highways. They should have a natural buffer that is 750 ft. or further so that the subdivision sits back from the highway. Commissioner Heiney suggested that they have a schematic design for Commercial establishments. He said that this is a Buggy Town and they should require a certain look around this.

14. Ordinance 2022-04 Rezoning from Agricultural to Residential 2: Tax Map 006 parcel 023 Ethridge Mill-David and Gail Addison
15. Resolution 2022-08 Minor subdivision 6 lots, Tax Map 006 parcel 023 Ethridge Mill-David and Gail Addison
16. Resolution 2022-09 Division of lot in platted minor subdivision tract 035 085 on Barnesville Avenue-Kevin Edmondson
17. Administrator's Report

1. The Contract for the Mowing and Trash Pickup went from \$300,000.00 down to \$261,000.00. Public Works Director Rigdon suggested that they allow the contract company to access fuel from the County Barn. The Commissioners disagreed with this idea. There was discussion about how to control the litter pickup in Lamar County and suggested the following ideas for; inmate labor, community service, or a commercial contract for just litter pickups.

S. The board heard Round Table comments.

Chairman Glass stated that a developer submitted a contract with the City for a building on Roberta Drive The contract with for 6.7 acres with an option to purchase more land.

T. Commissioner Thrash made a motion to go into executive session at approximately 4:15 p.m. to discuss Real Estate. Commissioner Horton seconded the motion. The board came out of executive session with not action taken. Commissioner Horton made a motion to adjourn the Workshop Meeting at approximately 4:25 p.m. Commissioner Thrash seconded the motion. The motion passed unanimously.