

Workshop Meeting  
Lamar County Board of Commissioners  
3/10/2022  
12:30 p.m.

The meeting was called to order at approximately 12:30 p.m. on March 10<sup>th</sup>, 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.

**District 3 Commission Seat**

The board discussed the District 3 Commission Seat vacancy. On March 7, 2022, Ryran Traylor, District 3 Commissioner qualified to run for election for Chairman of the Lamar County Board of Commissioners therefore he had to resign from the Lamar County Board of Commissioners. Since his current term expires December 31, 2024, a Special Election will be held on November 8<sup>th</sup>, 2022. A Resolution to call for a Special Election will be put on the agenda for the March Regular Business Meeting agenda.

**Amendment to the Development Regulations**

The board discussed the amendment to the development regulations. Chairman Glass stated that the goal is to preserve the rural area, control, and plan for growth. The key issues cited were traffic, fire and law enforcement services, water and sewer accessibility, and school bus routes. Dwight Fleming, Planning Commission board member, and former builder, developer, and broker addressed the board with his concerns about setting limits on acreage to 5-acre minimums for developers. He suggested that they go with a net density which could be 3-acre tracts on a 100-acre tract and then cluster the thirty-three houses on the better buildable area so that it protects the green space and does not have any outside lots on existing roadways. Commissioner Heiney stated that he would like to see fewer people and houses in Lamar County because the roads cannot handle the traffic. Commissioner Thrash said that the tax base for the houses has to be there to provide for the services. The board agreed to hold a joint meeting with the Planning Commission Board on March 22<sup>nd</sup>, 2022, at 7:00 p.m. in the Lamar County Administration building.

**Extension to Moratorium**

The board agreed to extend the major subdivision moratorium for 90 days with a goal to end the moratorium in May.

**MCCI Scanning Proposal**

The board discussed a bid proposal for scanning from MCCI. This is to scan documents such as minute books, minute packets, payroll records, accounts payable, road files, building, and zoning permits, storm-related files, grant files, and other records based on the State Retention schedule. The quote for the scanning proposal from MCCI came in at \$97,378.23 but as duplicates are found or items are not scanned the price could drastically decrease. The scanning program is known as Laserfiche and the annual reoccurring support/subscription is \$3,066.00. Once the documents are scanned into the Laserfiche, all of the records within the program are searchable. Records can continually be scanned into the Laserfiche program. County Administrator Townsend explained that the American Rescue Plan (ARP) money can be used to pay for this program. Because this is grant money, there was some concern about MCCI not being a State Contract listed in the Georgia Department of Administrative Services (DOAS) even though they are listed with the National Cooperative Purchasing Alliance (NCPA). The board agreed to discuss this further at the April Workshop meeting.

## **Lamar County Indexing Proposal CY 1921-1989**

The board discussed a bid from the Clerk of Superior Court for the Lamar County Indexing Proposal CY 1921-1989 with Kofile for \$194,000.00. This proposal addresses the full service, historical indexing of Lamar County Clerk of Superior Court's historical deed records. Kofile Technologies, Inc. (Kofile) is uniquely qualified to complete Lamar County's records management and modernization goals. The historical recordings for the years 1921-1989 are estimated at 97,000 documents. The board was concerned with having Kofile listed as a State Contractor. The board agreed to discuss this further at the April Workshop meeting.

## **Municode-Civic Plus Meeting Management Proposal**

The board heard a report about a new Meeting Management Software Program from Municode called Civic Plus that will streamline the process to create, approve, and post-meeting agendas and minutes. The program can also mark ordinance agenda items as 'approved' within Municode Meetings and have them auto scheduled for supplementation and publishing to the County's Municode online Code of Ordinances. Currently, the online agenda program that is being utilized is a free service. The agenda items are hyperlinked and only three agendas can be published at a time. Civic Plus can be used by other Departments within the County and can also interface with the current website. The proposed bid of \$5,800.00 annually is within the approval range of the County Administrator and will need to be budgeted each year.

## **Commissioner Thrash-Legislative Update**

The board heard a Legislative Update from Commissioner Thrash.

- i. HB830: Sheriff's supplements paid for every Court that they represent.
- ii. HR756: A Resolution introduced where lower-income property owners pay taxes based on their income and not their property value.
- iii. HB496: This legislation would allow timber trucks to get \$1,000 annual state permits to operate log trucks up to and including 95,000 pounds on city streets, county roads, and state routes. This bill is not getting a lot of support from the legislators and the Governor has said that he will not support it.
- iv. SB494/HB93: Relates to the rental subdivisions that take away from home rule for counties.
- v. HR845: A Resolution that limits the members of county governing authorities elected from districts from representing no more than 50,000 residents.
- vi. SB504: Relates to no bond for any felony.

## **Public Hearing Agenda**

The board reviewed the Public Hearing agenda. The Public Hearing will begin at 6:00 p.m. at the Lamar County Courthouse.

- i. Rezoning from Residential 3 to Commercial 2-Vacant 1.76 Acre Lot on VFW Road (Tax Map 33, Parcel 71)-Thomas Moss
- ii. Rezoning from Residential 4 to Highway Commercial-1400 Old 41 Highway, Tax map 018 portions of parcel 030B-Bedsole Investments- A business that repairs roll-off containers.
- iii. Special Exception in Agriculture: Concentrated Outdoor Commercial-962 Gordon Road (Tax Map 062, Parcel 004 C3) Stillwater Trace, LLC- Ann Walker
- iv. Special Exception in Agriculture for Small Engine/ATV Repair for 1269 Hwy 341 South

## **Regular Meeting Discussion**

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. Special Called Meeting-February 10<sup>th</sup>, 2022
  - ii. Workshop Minutes-February 10<sup>th</sup>, 2022
  - iii. Regular Business Meeting-February 15<sup>th</sup>, 2022
  - iv. Workshop Meeting-February 28<sup>th</sup>, 2022
6. Proclamation
  - i. Child Abuse Prevention Awareness Month.
7. Ordinance 2022-02 Rezoning from Residential 3 to Commercial 2-Vacant 1.76 Acre Lot on VFW Road (Tax Map 33, Parcel 71)-Thomas Moss.
8. Ordinance 2022-03 Rezoning from Residential 4 to Highway Commercial-1400 Old 41 Highway, Tax map 018 portion of parcel 030B-Bedsole Investments.
9. Resolution 2022-06 Special Exception in Agriculture: Concentrated Outdoor Commercial-962 Gordon Road (Tax Map 062, Parcel 004 C3) Stillwater Trace, LLC- Ann Walker.
10. Resolution 2022-07 Special Exception in Agriculture for Small Engine/ATV Repair for 1269 Hwy 341 South.
11. Resolution 2022-08 Extension of Moratorium for 90 days.
12. Resolution 2022-09 Special Election for District 3 Commissioner.
13. Public Defenders Budget Report from Doug Smith.
14. RFP# 2201-01 LMIG Bids. There were three bids: Piedmont for a bid of \$1,222,130.26, CW Matthews for a bid of \$1,130,100.42, and Blount Construction for a bid of \$1,143,708.56. Staff recommends CW Matthews. Public Works Director Rigdon stated that the Priority List of Roads included Burnette Road, Community House Road, Banks- Walton Road, Church Street, Johnston Street, Skinner-Bypass-Browns Springs Road, Lovejoy Road, McBroom Street, and Ware Street.
15. MCCI-Scanning Proposal- Removed from agenda for research on them being a State Contractor
16. Municode-Civic Plus-Meeting Management Proposal-Removed from Agenda based on the threshold of approval of the County Administrator.
17. Lamar County Indexing Proposal CY 1921-1989. The board discussed hiring someone to scan the records on-site. County Administrator Townsend explained that with the scanning proposals from both MCCI and Kofile, indexing the records is also involved and included in the price of the software program. The program also interfaces with the Superior Court Clerk's Association. Removed from agenda for research on them being a State Contractor.

### **Administrator's Report.**

- Reported that the Departments are staying within their budget.
- Reported that the Cash Flow includes the 10-million-dollar TSPLOST funds.
- Reported that the Cash Flow is off due to a bill being paid in January instead of February.
- Reported that he met with the Architects and is awaiting their feedback on the building.
- Reported that the Local Option Sales Tax (LOST) distribution was lower than in February.
- Reported that thirty-one people out of 119 reported took a survey regarding the County's Wellness Program. The answers varied according to the questions and the overall response from the thirty-one people was in favor of the Wellness Program. Vice-Chairman Heiney reported that in talking with an Insurance Broker of 30 years, Wellness Programs do not contribute to the effects on premiums. The renewal for the Wellness Program is in May and the board will put this on the agenda for April.
- Reported that the Board of Commissioners had appointed Becky Martin to serve as the Interim EMA Director.
- Reported that he is waiting on an appraisal for the property next to the School Bus Barn.

- Reported that there were issues with the septic tanks at the Fire Station on Hwy 36.
- Reported that the SPLOST collections are close to the amount that was slated on the ballot to be collected which was \$9,366,409.00. The current collections are \$9,046,315.50. In April they will begin dividing and distributing the distributions to the Town of Aldora and the City of Milner. The Town of Aldora was paid 1 percent and the City of Milner was paid 4 percent and Lamar County did not receive any distributions for two months. Because of the increase in collections, Lamar County is obligated to give the Town of Aldora another 1 percent and the City of Milner another 4 percent. The Animal Shelter and the Courthouse Windows are not complete.

### **Other Discussion**

Public Works Director Rigdon reported that he would like to see the Animal Shelter located near the Public Works Facility on Grove Street. Most Animal Shelters in the counties are located near the Public Works Facility. The issues are power lines and the training facility but there is County Water and room to put in septic tanks. The location next to the Fire Station on Hwy 36 would require that a driveway be put in off of Country Kitchen Road.

County Administrator Townsend briefed the board on the construction at the new Administration building. The architects and engineers determined that there were drainage issues. They are looking into this before design and construction begin.

The board discussed the issue with trash in the County and the possibility of adding an extra trash pickup during the off-season. Public Works Director Rigdon reported that the contract with the mowing and trash pickup company may be higher due to the increase in fuel costs.

The board discussed the concerns that the community committee has with using the old Barnesville Academy (BA) gym and agreed to have the County Administrator meet with the community committee about the issues with the gym. Chairman Glass suggested that the Attorney draft a letter listing the reasons that the BA gym should not be used by the public. Commissioner Horton voiced his concerns about the various groups that are using the gym while other groups are not allowed to use the gym. Commissioner Thrash stated that they need to be consistent with their rules about using the BA gym. Commissioner Horton voiced his concerns about the consistencies with the minorities and children playing basketball. Commissioner Thrash stated that the issue is with adult leagues and not the children. County Administrator Townsend said that there is an issue with the children playing ball after hours and the liability issue with not having a paid staff member onsite. Commissioner Horton stated that there was concern about not being able to take a group of teenagers to the BA gym to play basketball. Commissioner Thrash said that the BA gym is a public facility and was under the impression that the issue was with adult basketball leagues. Chairman Glass said that children under thirteen should not be jeopardizing the goals or the floors in the gym. He said that the rules are already spelled out for the Ag Area, the Senior Center, and the rental of the gym for other activities so they need to clarify the rules for using the gym for certain age groups. County Administrator Townsend said that the issue with having a paid staff member on-site is still an issue. Commissioner Thrash said that it is a public facility and the citizens should be allowed to use the gym.

Vice-Chairman Heiney requested an update on the Solid Waste Authority project. Commissioner Thrash stated she would arrange a field trip with Solid Waste Authority Manager Johnny Poore.

Chairman Glass reported that next Wednesday they are meeting with the City of Barnesville regarding the Local Options Sales Tax (LOST) negotiations.

The board heard that the intergovernmental contract for the Transportation Special Local Options Sales Tax (TSPLOST), regarding the accounts for payment on the bonds, had been signed by the Town of Aldora. They are waiting on the City of Barnesville and the City of Milner to sign the intergovernmental contract for TSPLOST.

County Administrator Townsend reminded the board that the Towaliga Circuit meeting will be held on March 24<sup>th</sup>, 2022, at 6:00 p.m. at 475 Holiday Circle, Forsyth, Georgia.

County Clerk Davidson reported that all of the registrations and hotel reservations have been made for the 2022 ACCG conference for those that are attending. County Clerk Davidson invited all of the Commissioners and the County Administrator to the Swearing-In of the Officers for the Georgia County Clerk's Association. County Clerk Davidson will be sworn in as the Secretary to the Georgia County Clerk's Association on Friday, April 28<sup>th</sup>, 2022, at 7:00 a.m.

**Adjournment**

Vice-Chairman Heiney made a motion to adjourn the Workshop meeting at 3:34 p.m. Commissioner Horton seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Charles Glass, Chairman

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Robert Heiney, Vice-Chairman

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Bennie Horton, Commissioner

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Nancy Thrash, Commissioner

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