

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.

Corporate Health Partners (CHP)

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 the 2020-21 data. There were 116 screened employees 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) and repeat participants.

NFP Health Broker-Jonathan Shaw

The board presented a renewal and marketing analysis from Jonathan Shaw with Shaw NFP. The marketing overview included Anthem, Aetna, Cigna, Humana, and United Health Care. 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 combined annual plan total of \$1,078,803 with a combined annual cost of \$73,355.00 and a 7.30 % difference. NFP recommended Anthem as the medical carrier because they are associated with ACCG which combines all of the Georgia participating counties and all of the claims into one pool. Anthem will offer an additional 2.5% off of medical rates if dental and vision are sold with medical. Anthem will also 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. A self-insured policy would mean that they County could have to pay for high claims that are anticipated. This could be a great risk and would end up costing the County more money.

MCCI Scanning

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, and 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 presented a Laserfiche Cloud Annual Subscription along with an MCCI Supplemental Support Services Annual Recurring Subscription of \$3,066.00. There is a one-time 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.

Lamar Indexing-Clerk of Superior Court

The board heard a proposal for a bid from Kofile which is to digitize the historical deed records for 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-to 2022 at no cost to the County and has offered to reimburse the County if they decide to offer this service again. The total cost of the bid from Kofile for digitization of historical records from 1970 to 1989 is \$80,000.00.

Animal Shelter Discussion

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 of the state requirements. The board discussed various locations for the animal shelter including the site next to the bus barn, which 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.

Development Regulation Update

The board heard from Community Planning and Development Director Buice regarding updates on the Development Regulation. The update includes changes to the map and the circles/bubbles within the cities. Community Planning and Development Director Buice explained that initially, the circle around the City of Milner and the City of Barnesville were set to a 2-mile radius around the center of each city. The proposed circle around the City of Barnesville is set to a 2.5-mile radius and the farthest circle is set to a 3-mile radius. They also added in all of the State routes which are .5 miles on either side. There was discussion about the response time from the Sheriff, and Fire and EMS 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 which 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 a 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 with low density and low maintenance. The board agreed to add First Reader Update-Ordinance 2022-01 Development Regulation to the Regular Business meeting agenda.

Ethridge Mill Rezoning and Barnesville Avenue Lot Split

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 before 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

Towaliga Circuit Budget

The board discussed approving the Towaliga Circuit budget at the May Regular Business meeting. The Public Defender has requested an increase in his supplement from \$15,000.00 to \$21,000.00. Commissioner Thrash stated that with the Governor's \$5,000.00 raise for the DA and the Judges, other Departments believe that they too should get a \$5,000.00 increase.

Public Comment

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. Mr. Hannah stated that 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. Mr. Hannah states that the subdivision sits in the 3-mile circle on the City of Barnesville map that is being proposed in the Development Regulations but it does not sit in the 2 or 2.5-mile circle where their subdivision is located. It does sit within a half mile of US Highway 341. Mr. Hannah

stated that 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.

2017 Special Local Option Sales Tax (SPLOST)

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 |

Gym Discussion

The board heard that County Administrator received 2 bids for a new gym and they both were over \$3,000,000.00 million. 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.

Indigent Burial Policy

The board reviewed an Indigent Burial Policy where The Indigent Burials Assistance Program's purpose is to assist an individual that passes away in Lamar County so that Assistance will be provided to applicants who meet the program criteria. All burial and /or cremation allocated costs are 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.

Recess of Workshop Meeting

The board recessed the Workshop meeting for 15 minutes. The board resumed the Workshop meeting at approximately 3:18 p.m.

Blue Bear Restoration

The board heard 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 \$93,050.00 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

The option for the roof includes the following:

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|-----------------------|-------------|
| 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 |

Legislative Updates

Commissioner Thrash reported with there was nothing new with the Legislative Updates except that they were successful with keeping the truck weights down.

Regular Business Meeting Discussion

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-Replacing Kelly Hughes
 5. Fanny Hosley-Replacing Dorothy Banks
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 explained that the reason that they are updating the Development Regulations is to slow down the growth of Lamar County. They have to consider the Law Enforcement, Fire Departments, and the Roads because they cannot manage the influx of growth. They need to consider how many houses will be allowed in a major subdivision including a conservation type 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 Enforcement 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 entrances into subdivisions rather than a string of houses facing the highways. They should also 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 suggested that they 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

Administrator’s Report

County Administrator Townsend reported that the contract for the Mowing and Trash Pickup went from \$300,000.00 down to \$261,000.00. He stated that Public Works Director Rigdon suggested that the contracted company be allowed to access fuel from the County Barn to help with their cost. The board disagreed with this idea. There was discussion about how to control the litter pickup in Lamar County and the board discussed the following ideas; inmate labor, community service, or a commercial contract for just litter pickups.

Round Table

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

Adjournment and Executive Session

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 no 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.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Robert Heiney, Vice-Chairman

Bennie Horton, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk