

Workshop Meeting of the Lamar County Board of Commissioners
August 11th, 2022
12:30 P.M.

The meeting was called to order at 12:30 p.m. on August 11th, 2022. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, and County Administrator Townsend. County Clerk Davidson joined the meeting via Zoom.

Animal Shelter Location

Commissioner Thrash addressed the issues with the current location of the Animal Shelter stating that since the location in the Town of Aldora is still having sewer issues that they need to look for an alternative location. The board discussed the issues with the previous chosen locations, beside the Fire Station 1 on Hwy 36 and on Grove Street behind the Public Works Facility that also have septic issues. County Administrator Townsend stated that he is working on getting bids to fix the septic issues beside the Fire Station 1. Other alternate locations discussed were the property next to the Ag Arena next to the Sheriff's Office, the property next to the Bus Barn, and the Liberty Hill property on Hwy 36. The school is in opposition to the property next to the Bus Barn and the Sheriff needs the property for expansion next to the Ag Arena.

EXP Presentation for Road Projects

County Administrator Townsend stated that EXP is working on a proposal to go out to bid for TSPLOST. The project is massive and they are working with WiReless Technology to download their video of all of the roads in the County. The board discussed Bottoms Road, one of the roads determined as in dire need of repair. The board discussed putting the road back to dirt, putting in a bridge that goes over the water line, or re-routing Bottoms Road. County Administrator Townsend suggested that they patch the roads with a type of overlay that is a third of the cost. They put down a triple seal and then an overlay. He said that they have done this on roads in Florida and in Fayette County. Commissioner Thrash suggested that they schedule a meeting with EXP. The goal is to break down the priority list of roads into phases so that RFP's (Request for Proposal) could be put out for bid. County Administrator stated that if you tackle the worst roads, you will spend a lot of money. Vice-Chairman Heiney suggested that they treat the roads with weed killer. County Administrator Townsend stated that there are a lot of roads that need to be sealed to fix the cracks.

Regular Business 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. Budget Workshop Meeting-July 6th
 - ii. Workshop Meeting-July 14th, 2022
 - iii. Public Hearing-July 19th, 2022
 - iv. Regular Business Meeting-July 19th, 2022
6. Proclamation
 - i. Lamar County 12U All-Star Baseball Team
7. 2nd Reading of Development Ordinance 2022-06

8. Ordinance 2022-07 Rezoning from Agricultural to Residential 2:Tax Map 044, Parcel 077 1089 Hwy 36 East. This is an old Farmhouse that is on a 40 acre track and he is trying to get his estate in order. The Planning Board approved it with a 2 acre minimum.
9. Resolution 2022-12 Special Exception in Agriculture: Agritourism and Event Center; Tax Map 055, Parcel 008A, 383 Van Buren Road. The plan is for the family to live on the property and use the farm for horses, cows, birthday parties, weddings, and growing sunflowers. There is a pavilion on the property that they plan to use. The neighbors were concerned about the noise and the traffic. They will follow the Noise Ordinance that is currently in place.
10. Ordinance 2022-08 Rezoning from Agriculture-Residential to Commercial 1 for a utility substation (data center): Tax Map 031, Parcel 031 (Daniel and Paula Reeves). There was concern about the noise but Southern Rivers stated that there is not a concern for noise and that only 1 employee will be assigned to the substation at a time. The property being rezoned is a little over 2 acres.
11. Construction Plans and Cost for New Administration Building Regular Business Meeting Lamar County Board of Commissioners. County Administrator Townsend explained that HOGAN has provided a schedule for completing the renovation of the new Administration building with a completion date of May 2023. He presented the plans for the new Administration building showing all of the office space along with the estimated design and construction cost of the building. The total cost is \$2,995,857.00.
12. Staff recommendation for a New Administration Roof Bid for a cost of \$139,708.80 from SIPM Roofing.
13. Staff recommendation for the Award from ARPA for Local Community Grant to Rebuild Lamar, Inc in the amount of \$25,000.00.
Commissioner Thrash made a motion to recess the Workshop meeting to go into Executive Session to discuss litigation. Commissioner Horton seconded the motion. The motion passed unanimously. The board came out of Executive Session and resumed the Workshop meeting.
14. Staff recommendation for Atlantic Southern with a Tractor Bid for Public Works in the amount of \$204,717.36.
15. County Administrator Townsend recommended purchasing a truck for Public Works in the amount of \$78,918.00.
16. Administrator's Report
 - Reported that the revenues over expense should be at 58.33 percent but are at 6-60.17 percent because they paid the ACCG pension twice; one in April and one in July. The first payment to ACCG was for \$310,000.00 and the second payment was for \$368,000.00 and he did not forecast for the second payment. This will affect the cashflow but once the Insurance Premium Tax and the Property taxes come into the County the cashflow should be fine.
 - Construction is being completed at the Recreation Gym; Gym Bleachers have been removed and the roofers are coating the roof.
 - SPLOST Distribution for July was \$262,670.94.
 - LOST Distribution for July was \$147,095.82.

Public Comments

Elaine Hallada addressed the board with her concerns about the horse track and agritourism and collecting sales tax for Lamar County. Chairman Glass stated that the Department of Revenue (DOR) is responsible for collecting the sales tax. Mrs. Hallada addressed the issue with Estate Residential Zoning and the issue with Dove Shoots in Little Tobesofkee in September and asked that the Board of Commissioners and the Zoning Department enforce the current zoning laws. Mrs. Hallada said that only the person and their family

descendants can shoot wildlife on their property but not 60 guys because then it becomes a commercial business. Mrs. Hallada said that Georgia has a 4 year common law and if you live with someone for 4 years then you are sharing your assets. She said that the issue with Brutz English is like this common law and because it has been going on for so long there is not anything that the Board of Commissioners can do about it.

Round Table

Commissioner Horton stated that he is explaining to his constituents that in regards to the grass cutting the County is short of help.

Commissioner Thrash had a business owner contact her about the Health Department not inspecting businesses because the County currently does not have a health inspector and added that there is a need for one.

Chairman Glass addressed the Sales Ratio report and the calculation process and the formulas that the State uses. He feels the numbers are correct. The Board of Assessors sets the amounts for the values and the law says that it should be based on January 1st, 2022 values. Because they do not have any history on January 1st they have to look back at the previous 12 months of history for the average square foot that is applied to the value in 2022. When the 2021 Sales Ratio Study is done, they look at the sales prices from what was sold in 2020. Some counties look at a 6 month average and a trend for the second half of the year and apply that money to get a more accurate number. The Board of Assessors are taught to base it on a 12 month average.

Chairman Glass reported that the new airport in Spalding County will not be ready in 2026 as proposed but they have acquired more land. They are starting the second procurement of the land which would be enough to break ground in 2023.

Chairman Glass reported the City of Barnesville is still working on the Roberta Drive property sale for the six to seven acres of land.

Adjournment

Commissioner Thrash made a motion to adjourn the workshop meeting at approximately 2:30 p.m. Commissioner Horton 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