

Meeting Summary  
Workshop Meeting  
Lamar County Board of Commissioners  
9/15/2022  
12:30 p.m.

The meeting was called to order at approximately 12:30 p.m. on September 15th , 2022. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, and County Clerk Davidson. County Administrator Townsend was absent for the meeting.

**Report from Mauldin and Jenkins**

The board heard an audit report from Mauldin and Jenkins regarding the FY 2021 Audit. Justin Elliott, CPA addressed the board with the Auditor's Discussion & Analysis (AD&A). Mr. Elliott stated that Lamar County had a clean opinion on the financial statements. This year the balance sheet showed around 5.5 million dollars in the fund balance which is basically the equity. There are also around 5.5 months in expenses in the fund balance. If collections stopped today then you would have about 5 months left to do so. At the end there was about 2.5 million of net income with 1.7 million in capital outlay for the new Administration building; the Public Facility Authority bonds. Most of the revenues come from property taxes in the general fund and then the other revenues come from Motor Vehicles, Title Ad Valorem Tax (TAVT), and Local Option Sales Tax. Mr. Elliott said that 95 percent of the fund balance is cash and is very liquid.

Mr. Elliot addressed the findings. Most of the findings were related to the single audit, expenditures over \$750,000.00, with the American Rescue Plan Act (ARPA). There were findings for not having a budget for every major special revenue fund and there was not one in place for ARPA. There were two findings that were the same as last year; segregation of duties, and general accounting matters. Two recommendations for approval were excess funds and general ledger function with Elected Officials, the Recreation Department, the Library Fund, the Commissary Department and the LVAP Department. Mauldin and Jenkins recommended that the County take appropriate measures to increase controls in these areas as possible.

The board reviewed the new lease modifications regarding subleases and leaseback transactions which is included in Governmental Accounting Standards Board (GASB) 87. Subleases should be treated as transactions separate from the original lease. Another change included in GASB 87 is the Subscription-Based Information Technology Arrangement. It means that if you use any type of cloud software such as Office 365, it can fall under this as an intangible asset and a corresponding subscription liability.

Mr. Elliott stated that overall, it was a good audit even though it was not issued on time due to a number of findings that happened with Elected Officials. One of them was segregation of duties such as one person writing checks and then the same person is making the deposits because there is only one employee in the office. Once certain procedures are implemented the findings will go away.

**Planning and Community Development-Public Hearings**

Planning and Community Development Director Buice presented two rezonings.

- Rezoning From Agriculture-Residential to Manufacturing 2-HFG DEVELOPMENT
- Rezoning from Agriculture-Residential to Residential 2-Bryan and Janet Griggs

The rezoning request from HFG Development is for a distribution center off of High Falls Road and Van Mar Blvd.

The rezoning request from Bryan and Janet Griggs is to rezone property on the corner of Five Points and Wilson Road. The Griggs purchased the property several years ago to build their home and now their

daughter wants to build a home beside them. They are taking the 5.33 acres and splitting it into a 3 acre tract and a 2.33 acre tract. Chairman Glass requested a sketch of the building areas with setbacks be provided prior to the public hearings.

Chairman Glass inquired about the septic system for the distribution center. There was nothing final at this point because she is not involved in the meetings. They still want to continue with the rezoning of the property and noted that the conceptual drawings with the 3 buildings may change to 10 buildings or only 1 building. They do not know until buyers come in because this is a spec project. Commissioner Thrash inquired about what can be put on the property if it is rezoned to Manufacturing 2. Planning and Community Development Director Buice presented the Lamar County Zoning related to Manufacturing along with the permitted uses in Sec. 1904 of the Lamar County Code Book and stated that any permitted uses can be allowed or unallowed in the conditions of the Ordinance. Planning and Community Development Director Buice stated that for a normal state mandated buffer with state waters is 25' and their condition states that the native specific buffer of an average width of 50' shall be planted along all state waters. In any area where the width is less than 50', an enhanced buffer will be installed and maintained. The water on the south border of the property is Buck Creek but there are springs all over the property. Planning and Zoning Board member Dwight Fleming explained to the board that they have re-drawn their building 3 based on conversations with a fairly solid prospect to see if the tenant could fit their building in the lower portion of the property close to the water and they have not considered the buffers.

### **Regular Business Meeting Agenda Discussion**

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation-CASA Director Mary Ann Leverett
- IV. Approval of Agenda
- V. Minutes Approval
  - i. Workshop Meeting-August 11th, 2022
  - ii. Public Hearing-Millage Rate-August 16th, 2022
  - iii. Public Hearing-Zoning and Special Exception Requests-August 16th, 2022
  - iv. Regular Business Meeting-August 16th, 2022
  - v. Special Called Meeting-August 25th, 2022

The board agreed to clarify the meeting on August 16<sup>th</sup>, 2022 regarding the difference between the motion made regarding traffic control on a State Highway and the final condition set in Resolution 2022-12; Traffic control measure will be implemented for events of 100 attendees. The motion stated in the meeting minutes; They will pay for the traffic control on both ends of Van Buren because of the safety issues with events of more than 100 attendees.

Board Appointments-Barnesville-Lamar County Library Board Appointments

The members are Pippa Lee Davis, Dr. E.H. Harris, Britt Lifsey, Bill Lindsey, April Mason, and Stacey Tenney.

- VII. Kent Kingsley-Sunday Elections and the Methodology of Selecting the Election Board
- VIII. Fire Station and Tax Commissioner Office Septic System  
The staff received 3 bids from Fuller Septic for \$26,100.00, Steady Flo for \$44,103.00, and DreamWorks Plumbing for \$51,557.12. The staff is recommending Fuller Septic for \$26,100.00.
- IX. Dunn Security and Surveillance  
The board reviewed a bid from Dunn and Security Surveillance for a bid of \$14,582.00. This is an estimated bid submitted by the Sheriff's Office for the installation of a new surveillance system in the Courthouse.

- X. FY 2021 Audit
- XI. Ordinance 2022-09 Rezoning from Agriculture-Residential to Residential-2; 408 Five Points Road (Tax Map 020, Parcel 022 017) Chairman Glass was concerned with the intersection of the roads, having two setbacks with enough buildable area.
- XII. Ordinance 2022-10 Rezoning from Agriculture-Residential to Manufacturing 2; High Falls Road and Van Mar Blvd. Chairman Glass requested that they consider the permitted uses.
- XIII. Resolution 2022-18 Authorizing Volunteers and Elected Officials to be Covered by the ACCG Group Self Insurance Workers Compensation Fund. This includes Volunteer Firefighters, Volunteer Law Enforcement Personnel that are Post Certified, Volunteer members or workers of an emergency medical service, or rescue organization, any person certified by the Department of Human Resources or the Composite State Board or Medical Examiners and registered with any county of this state as a medical first responder for any volunteer first responder services rendered in such capacity, Elected County Officers and Elected members of the Governing Authority.
- XIV. Resolution 2022-19 Budget Amendment  
The Revenue/Expenditures Budget Amendment is a total of \$1,548,050.00 and includes decreases in revenues with Taxes, State Grant Funds, and Miscellaneous Reimbursements and includes the increases in Emergency Medical Services (EMS), Sherriff Office, Fire Department and Public Works increases in expenditures.

### **Administrator's Report**

County Administrator reported that he is working with City Manager Turner on the septic system issue for the animal shelter. The board discussed the animal shelter location and the time frame issues for resolving the septic system at the designated location and whether or not to change locations for the animal shelter.

County Administrator Townsend is working on getting the LOST Negotiations finalized with the City of Barnesville and the City of Milner by December 30<sup>th</sup>, 2022.

County Administrator Townsend reported that EXP would have a list of roads early next week for the board to review but the timeframe for submitting a Request for Proposal (RFP) will be after the thirty days. Chairman Glass stated that EXP was supposed to be ready to submit an RFP in the October meeting.

### **Round Table**

Chairman Glass reported that he spoke to Chairman Tapley of the Monroe County Commissioners about Bucksnot Road. He said that rather than trying to do a land swap which would require involvement with the State Legislation, perhaps an intergovernmental agreement would state that one County is responsible for the road and the other would take on a subdivision responsibility. Chairman Tapley was not opposed to the idea but said that this was something that County Manager Hedges and County Administrator could work out with County Administrator Townsend. Vice-Chairman Heiney stated that Baggerly subdivision should be reviewed as well because you can't get into that subdivision without going through Monroe County. There was discussion about Monroe County cannot get into Brushy Creek without going through Lamar County.

Commissioner Thrash stated that she wanted to have a joint meeting with the Board of Elections regarding voting machines and the QR codes.

Commissioner Thrash requested that they get with the Georgia Department of Transportation regarding changing speed limits.

County Administrator Townsend stated that he had spoken with Abbott Associations regarding contracting for Commercial-Residential.

**Adjournment and Executive Session**

Commissioner Thrash requested to go into executive session to discuss litigation at approximately 1:19 p.m. Vice-Chairman Heiney seconded the motion. The board came out of executive session at approximately 1:57 p.m. Commissioner Thrash made a motion to adjourn the Workshop meeting. Vice-Chairman Heiney 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