

**Lamar County Board of Commissioners  
Regular Business Meeting  
November 15<sup>th</sup>, 2022**

Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, County Administrator Townsend, County Clerk Davidson, and County Attorney Mayfield. The meeting was available via Zoom.

**I. Call to Order**

Chairman Glass called the meeting to order at approximately 7:00 p.m.

**II. Pledge of Allegiance and Invocation**

Everyone said the Pledge of Allegiance. Associate Pastor Oliver Leaks from Barnesville Church of the Nazarene gave the invocation.

**III. Agenda Approval**

Commissioner Thrash made a motion to approve the agenda with a change to the agenda showing Resolution 2022-20. The agenda showed Resolution 2020-20. Commissioner Horton seconded the motion. The motion passed unanimously.

**IV. Minutes Approval**

Commissioner Horton made a motion to approve the following three sets of minutes. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

- i. Workshop Meeting October 13th, 2022
- ii. Regular Business Meeting October 18th, 2022
- iii. Budget Workshop Meeting October 25th, 2022

**V. Beer and Wine License Renewal**

Commissioner Thrash made a motion to approve the 2023 Beer and Wine Licenses as listed below. They all have met the State and Local alcohol requirements. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

Betty Wilson	C & B 2015 Inc. Convenience Store
Hugh Mangham	Deer Trail Country Club
Jennifer Hovis	Honeywood Gardens
Ronald L. Horton	The Rendevouz Goodwood LLC
Charles Faulkner	VFW Post 6542 Commander
Rujuta Patel	Arihant C Stores I, LLC dba TJ Outfitters
Stephanie Thomas	The Goth Gardener

## **VI. Discussion of Adverse Possession– Danny Tant**

Ginger Tant of 283 Midway Road addressed the board in the absence of Danny Tant with her concerns about trouble she has had with a neighbor over the last 5 years. On October 9<sup>th</sup>, 2018 she purchased 6.5 acres on Midway Road. On October 25<sup>th</sup>, 2018 the neighbor beside her illegally filed a quit claim deed on the same land and on October 9<sup>th</sup>, 2019 filed another quit claim deed on the same land. Ms. Tant stated that the neighbor has tried to sue her for various things. Attorney Mayfield was her attorney but he had to recuse himself because of work he had done for the neighbor. James Butler surveyed the property and the neighborhood would not let him put down the stobs and they had to get the Sheriff to come out to the property. Ms. Tant said that the neighbor has filed false claims on the many times and slandered her on social media and the neighbor has been arrested for this but has been released every time. The neighbor sits in his driveway and watches everything that they do and calls the Sheriff on them. Ms. Tant said that something needs to be done about people just coming in and claiming your land. They have been to court but nothing has been done. Judge Wilson recused himself and Judge Fears also recused himself. They finally were able to get Judge McGarity but the case was delayed because the neighbor was arrested on child molestation charges and before that he threatened a court reporter because she wouldn't give her access to the reports. Ms. Tant said that she cannot sell the land due to the neighbor putting a cloud on her land and she wants something done. She pays the taxes on the property and has worked hard all of her life.

Steven Sanders of 281 Midway Road addressed the board. He stated that he has seen Ms. Tant go through a lot with the land and that Attorney Mayfield offered to go through a title search. Mr. Sanders said that the neighbor filed a quit claim deed on the land 7 days after Mr. Tant bought the land and the title search came back clear. Ms. Tant has spent over \$10,000.00 over the last 5 years and the neighbor has threatened to have her arrested. Mr. Butler was on the land for 2.5 days surveying and the neighbor would come and remove the markers. Mr. Sanders asked if they could make it more simplified for the next person that buys land in Lamar County. He mentioned an Adverse Possession be filed because Ms. Tant cannot even get a mailbox put up for a residential because the title is clouded. Mr. Sanders said that the neighbor has not paid any property taxes on this piece of land that Ms. Tant owns. He said that a prescriptive easement in Georgia is to entitle one to a prescriptive right of way over the land of another and it must be shown that the prescriber has been in the uninterrupted use of a permanent road over the land not exceeding 20 feet in width and the prescriber has kept it open and in repair for 7 years. It also states that the person has paid taxes on the land. Mr. Sanders said that there should be a document attached so that document states that adverse possession is pinned to the land. He said that the insurance company is not helping her either. Mr. Sanders said that he has called the Sheriff 35 times for walking on Ms. Tant's land and it is not his land. Mr. Sanders asked the board if they could help get the clouded title cleared up.

**VII. Contract with Charles Abbott Associates.**

The purpose of this contract is supplement staff in Planning and Zoning with expertise with viewing plans, erosions, engineering and architectural issues. Vice-Chairman Heiney made a motion to approve the contract with Charles Abbott Associates including providing their recommended commercial and industrial permit fees. Commissioner Thrash seconded the motion. The motion passed unanimously.

**VIII. Building Fee Schedule**

Commissioner Thrash made a motion to approve the Building Fee Schedule with the following changes. Commissioner Horton seconded the motion. The motion passed unanimously.

- \$200.00 to \$300.00 for base fee + total square footage under roof fee based on table below

1-800 sq ft	.20/sq ft
801-2500 sq ft	.25/sq ft
2501-5000 sq ft	.27/sq ft
5001 sq ft-and up	.30/sq ft
- Detached barns, sheds, garages, pole barns, green houses, etc., Fees Capped at \$500.00.
- Variances changed from \$300.00 to \$500.00.
- FY2023 Fee Schedule Without Commercial Fees.

**IX. Probation Services Agreement-Judicial Alternatives of Georgia (JAG)**

Commissioner Thrash made a motion to approve the Probation Services Agreement-Judicial Alternatives of Georgia (JAG). The contract is from 2023 to 2027. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

**X. Request from Aldora to Annex Powell Place Apartments**

Commissioner Horton made a motion to approve the request from the Town of Aldora to annex the Powell Place apartments and provide law enforcement from the County. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

**XI. Animal Shelter Location**

Commissioner Thrash made a motion to move the Animal Shelter location that is between Continental Tire and the Lamar County High School back to the site next to the Ag Arena on Roberta Drive due to overwhelming issues with the septic system. The other sites that were considered were across from the Bus Barn, and next to the Fire Station. Commissioner Horton seconded the motion. The motion passed unanimously.

## **XII. Purchase of Trucks-Maintenance, Recreation and Planning and Development**

Commissioner Thrash made a motion to approve the following truck purchases out of the Special Local Options Sales Tax ( SPLOST)for the Maintenance, Recreation and Planning and Development Department listed below. The vendor for the Recreation Department is from JW Truck Sales and the vendor for the Maintenance Department and Planning and Development is from Jim Ellis. Commissioner Horton seconded the motion. The motion passed unanimously.

- 2021 Toyota Tacoma for a cost of \$30,723.00 for the Recreation Department.
- 2022 Toyota Tacoma for a cost of \$30,737.00 for the Maintenance Department.
- 2023 Toyota Tacoma for a cost of \$36,551.00 for the Planning and Development.

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

County Administrator Townsend reported the following:

- i. Reported that expenditures for the month of October should be at 83.333percent and are at 78.12 percent.
- ii. Reported that \$1,200,000.00 was received from the Tax Commissioners Office.
- iii. Reported that the cash flow is \$500,000.00 above the schedule.
- iv. Reported that the Local Options Sales Tax (LOST) distribution for September was \$132,550.99.
- v. Reported that the Special Purpose Local Options Sales Tax (SPLOST) distribution for September was \$235,191.21.
- vi. Reported that the Transportation Special Purpose Local Options Sales Tax (TSPLOST) distribution for September was \$215,855.17.
- vii. Reported that the Engineer for the new Administration building is 10 days behind and he will request a permit from the City of Barnesville.
- viii. Reported that the old insulation in the gym has been removed and the bleachers have been delivered. The spraying of the new foam insulation should begin this week. There are new doors coming in and new heating and cooling units have been ordered from A&B Heating and Air. The new flooring and the new goals will be installed soon. There may be room to have space for a small indoor pickleball court.

## **VIII. Public Comments**

There were no Public Comments.

## **IX. Round Table**

Commissioner Thrash reported that she had received a few calls from people that were concerned about the voting. She said that on their My Voter Page there vote has not shown up and some votes have not shown up as far back as 2020. Commissioner Thrash is concerned that issues are being brought forward to the current Board of Elections and she is tiring of seeing the can kicked down the road and fingers pointing without solving the issues. She said that she does plan to move forward on having the Dominion machines removed and at the very minimum have the QR codes removed. She does feel like there has been enough evidence

presented that the QR codes can alter the votes. Commissioner Thrash said that when they did the re-districting, the new voter registration cards were not sent out to everyone that was effected by re-districting. The Board of Elections has stated that this is not their job to handle this and the State says that it is the Board of Elections job to do this. Commissioner Thrash said that they have some serious issues and she knows that legislatively there is a law between the Board of Elections and the Board of Commissioners. However, the constituents looks to the Board of Elections when things happen or go wrong to address and fix them. She would like to have a question and answer session with the Board of Elections. Commissioner Thrash said that a majority of the citizens have lost confidence in the Election system and they cannot have that here in Lamar County.

County Administrator Townsend thanked the Board of Commissioners for putting the Transportation Special Local Options Sales Tax (TSPLOST), purchasing SPLOST equipment for the Public Safety, and the new Firemen. He said that taxes have been lowered by 2 mills over the last 2 years. They have gone from 13.157 down to 11.005. County Administrator Townsend thanked the Board of Commissioners for allowing the staff to help make these decisions for the citizens of Lamar County.

Chairman Glass thanked everyone for coming to the meeting. He stated that they would be going into Executive Session for personnel for a discussion about County Administrator Townsend's compensation. He stated that when they come out of Executive Session they would vote on the amount of the compensation for the upcoming year.

#### **X. Recess for Executive Session**

Commissioner Horton made a motion to recess the meeting to go into Executive Session for personnel at approximately 7:54 p.m. Commissioner Thrash seconded the motion. The motion passed unanimously.

#### **XI Resume the Regular Meeting**

The Board of Commissioner came out of Executive Session at approximately 8:05 pm and resumed the Regular Business meeting. Commissioner Thrash made a motion to raise the salary for County Administrator Townsend to \$90,000.00 which is a 5.1 percent increase. Commissioner Horton seconded the motion.

#### **Adjournment**

Vice-Chairman Heiney made a motion to adjourn the meeting at approximately 8:07 p.m. Commissioner Thrash 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