

Workshop Meeting
Lamar County Board of Commissioners
8-15-2024
12:30 p.m.

The meeting was called to order at approximately 12:30 p.m. on March 19th-2024. Present for the meeting were Chairman Traylor, Vice-Chair Gilles, Commissioner Fletcher, Commissioner Lovett, Commissioner Thrash, County Administrator Townsend, County Clerk Davidson and County Attorney Mayfield.

1) Kenyatta Walker-McIntosh Trail Community Service Board

Chief Executive Officer Kenyatta Walker addressed the board regarding the McIntosh Trail Community Service Board Community Care for Individual Needs. They provide the Substance Abuse and Intellectual Development Services for Lamar County. They currently have an outpatient center and there are three residential facilities in Lamar County. They have a 21 bed substance abuse program for pregnant women or women with children that have DFACS cases. They are allowed to have their kids on the property if they follow their case plan. They have a 9 bed residential facility in Lamar County for people who have been in a State hospital and are working to integrate back into the community. They are then placed into a residential treatment until they are able to step down and live independently. They have a non-bed facility and a 14 bed facility referred to as a semi-facility. These clients are not ready to live on their own but they do not need 24/7 care. They do have a 4 bed residential facility for their intellectual development disability population. These clients require 24/7 care.

Ms. Walker stated that Leslie Cantrell runs the actual outpatient facility. Mrs. Cantrell provided a handout with data and statistics. In FY 2024 they served 323 residents of Lamar County were served with McIntosh Trail, FY2023 they served 1368 residents, they have 335 active clients, 266 adults and 69 children since August 14th, 2024. This number is inclusive of their Behavioral Health Crisis Center (BHCC). This is Pinewoods in Spalding County. For the Adult Mental Health, they take walk-in intakes on a first come first serve basis on Wednesday-Friday at 7:45 a.m. This includes individual therapy, psychiatric, nursing, case management psychosocial rehabilitation, peer support and supported employment. The Child and Adolescent and Georgia Apex has walk-in intakes Wednesday-Friday at 7:45 a.m. on a first come first serve basis. This includes individual therapy, psychiatric, nursing, community support, after school and summer camps are offered when funding and space is available. They currently serve 69 children of which 42 are seen in the Lamar County School System with the Ga Apex Program. The remaining unrolled children are seen in the office for different reasons.

Ms. Walker said they have a morning and afternoon Peer Support group and both groups are full due to capacity with max members of 14. Peer Support is paid by Medicaid or State funds only. They work with the Towaliga Accountability Court/Mental Health Court. There are currently 22 participants and they meet twice a month for updates and to discuss potential new clients. They have two therapy sessions per month. They offer psychiatric medication, nursing, case management and housing referrals.

They are thankful for Lamar Count supported them with an in-kind donation of the current facility that are housed in as well as the annual budgeted \$6,000.00. Services are high, so they are continuously applying for grants. There is potential funding through the John and Polly Sparks Foundation for \$10,000.00. They have applied for grant and the funds can be used for after school activities and summer camp for those children and adolescents enrolled in their services. The State of Hope Grant for \$45,000.00. In addition to grants, they also do fund-raisers. The next fundraiser is September 21st, 2024; the 5K Donut Dash Run & Walk.

Ms. Walker said they are currently serving 335 residents in Lamar County. It costs \$3,500.00 for each individual not including crisis they may get into. This cost is for visits to the nurse, the psychiatrist and get their medication management for a couple times a year. If they have additional case management

services this is another \$2,500.00. The cost for outpatient services is about \$6,000.00. For 335 clients this is around \$2,000,000.00 a year for Lamar County residents to receive mental health services. Ms. Walker said she shared an article last week with the Commissioners that shows Georgia being second to last in the United States. There are advocates that are actively trying to change this. Ms. Walker said she is on the board with McIntosh Trail called The Georgia Association of Community Service Board and they go to the Gold Dome. Ms. Walker said the crisis with the mental health issues continues to grow. They do not have the capacity in their current location to continue to serve the needs of everyone. Ms. Walker said that if money permits they would like for the Board of Commissioners to take the time to consider additional space for the current counseling center or the possibility of getting a bigger facility.

Ms. Walker said that McIntosh Trail serves seven counties. Fayette County built them a new center with Special Local Option Sales Tax (SPLOST) funds and will open in January of 2025. They will move their disability population into the old center and they use in-kind donations so they do not pay rent for that facility. They have three facilities in Henry County and they are all in-kind donations from the Board of Commissioners and they do not pay rent. They have an outpatient facility in Spalding County and they use in-kind donation for rent. They have a facility in Upson County using in-kind donations but the County and the City of Thomaston works together so it is not a burden on just one entities budget. Upson County supports the Behavioral Health Support Center and they get in-kind donations for the building with utilities included and they also get in-kind funds for maintenance and lawn care. The City contributes to the Intellectual Development Budget. They have a free building there and they also contribute to the maintenance and the lawn care. Mrs. Walker said she understood that budgets are tight but if this is something that Lamar County and the City of Barnesville could do it would be tremendous.

Mrs. Cantrell said that they love their current building but they knew they would outgrow it. She said she was told in January of 2023 to take that building or not have one in Lamar County. Mrs. Cantrell said children are important but children become adults. They service a lot of children in Lamar County and they can only provide individual therapy and CSI which is the case management level for a child. There is nothing for them to do after school and those are the ones going home and are being isolated in their rooms. If there is no after school are summer programs for those children, then what are they doing? They probably are not going to the Boys and Girls Club because they do not have the funds. Mrs. Cantrell said there used to be a program in Lamar County for children to get meals in the summer and meals and snacks after school. Mrs. Cantrell said they cannot provide this anymore and she would like to see Lamar County provide this again. The apex numbers double every year and they are going on their ninth year providing services. If the numbers are doubling and McIntosh Trail is not able to provide this type of service where are they going and what are they doing? They are 12 days into school and she has six referrals. She said every other day the school system has sent her a referral. The Elementary and the Middle School has the highest number of referrals. She said that once they hit the third grade they have to buckle down and figure out about life, have responsibilities, and that is when they are starting to see some of their emotional well beings with children and this is a concern.

Mrs. Cantrell said the old location housed 25 adults and the new facility will only hold 12 to 14 adults. They cannot fit all of them into the building and she is already at 14. They can only bill the State for 14 for Medicaid for those services because she does not have the space for 25 individuals.

Commissioner Gilles noted that the old location for McIntosh Trail was beside the All State building on Forsyth Street and they were in that location for around nine years. Mrs. Cantrell said that the building was owned by Dan Rainey so they paid rent to him. Then the City of Barnesville purchased the block of buildings the year they left. Previously they had meet with former City Manager Tim Turner about upgrades to the building that did not happen. The clients like the new building because it has windows, it is light and airy but they need additional space. Mrs. Cantrell said they received a quote of around \$10,000.00 for adding on to the building where the driveway is located. She said they do not have \$10,000.00 to do this upgrade. Mrs. Cantrell said that the Polly Hope Grant is for \$10,000.00 and she is pretty sure they will receive this grant. They have applied for another grant that is worth \$45,000.00 but she does not know if they receive this grant. She said it would be great if they could add on to the building

because they look for sustainability and they want to know where they will be three to five years from now.

Chairman Traylor asked if there was an opportunity where they find some other type of space for them could they split the services. Mrs. Cantrell said for every five to six children it is a requirement to have two staff members to be with them at all times. Mrs. Walker noted that for billing purposes with the State, for every address they have to have one Medicaid ID. In order to have two separate locations they would need to have a Special Exception. Commissioner Fletcher said this is a huge problem in Lamar County and nationwide. He said he did not know what the answer was to this issue but he would like to see some information about additions so they could compare apples to apples and maybe they could work with the City of Barnesville to see what options there were to help them. Commissioner Fletcher said this is something they should invest in as they continue to grow.

Mrs. Walker said that in other counties they have grant writers. She said Henry County obtained grants that were able to help them. Chairman Ryran said a few years ago they had a grant or a donor willing to build them a building but that did not happen and asked if they are looking for that type of potential in the future. Mrs. Cantrell said Square Foot Ministries was willing to build them a building that was around \$500,000.00 that went to \$1,000,000.00. She said that the land Lamar County was letting them use was beside the recycling center but the County took it back from them because a new gym was going to be built there. Mrs. Walker said if the County has land to donate they could go back to Square Foot Ministries for help because they built them a facility in Fayette County.

Commissioner Thrash said she serves on committees from the National level down and said she would continue to serve even as she leaves her role as a Commissioner. She asked Mrs. Walker to address how referrals happen because the dollar amounts are sticker shock. Commissioner Thrash said the continuous incarnation of the mental health people in the jails and the dollar amounts weight each other out and sometimes it is a cost savings. Mrs. Walker said they get referrals directly from the Department of Behavioral Health and Developmental Disabilities (DBHDD). She said that as Georgia is under the Department of Juvenile (DOJ) settlement, they cannot institutionalize people so they are having to look at those that have been in State hospitals for a long time and start transitioning them back into society. Some of them have families where they live at home but they have to complete outpatient services. They get referrals from judges, probation services, and paroles; these are both residential and outpatient. They get referrals from the school systems, from insurance companies, hospitals and word of mouth.

Chairman Traylor said in other counties and States you see a lot of homelessness and a high number of mental health issues that you do not see a lot in Lamar County because they are able to get help. He said a few years ago they worked with Sheriff White on the number of mental health cases from a public safety standpoint. Chairman Traylor asked if they collected data to show the number of people that come to the facilities that previously had a law enforcement case. Mrs. Walker said she meets with the Commissioner Tanner of the DBHDD once a month and he presented some data. He shared that currently there are 600 crisis in the State of Georgia and 700 folks need a crisis bed. The average stay for a mentally incompetent person in a crisis bed is six years. These people committed a crime, and the State declared them mentally incompetent but now they have people that are sitting in jails across the country. The Commissioner from DBHDD has gotten permission from Governor Kemp to bring in an architect to add additional beds in a State hospital in Atlanta. They are seeing a surge in the numbers from law enforcement as a result of House Bill 1013 that was passed. It mandated all community service boards to have co-responder programs. This is where you have permission to ride along with a police officer to help diffuse the situation because you do not want them put in jail. Mrs. Walker said the number of mental health issues in the Lamar County jail is not as much of a problem as it has been in other counties. She said that McIntosh Trail has been awarded by DBHDD the first pilot program in the State of Georgia working with the forensic population. DBHDD will look at funding for McIntosh Trail. The judge in Henry County is going to look at people that are coming through the courts with mental health issues and they will have a plan with McIntosh Trail where they have to stick to their treatment plan. If they successfully complete their treatment plan then their charges will be dropped. The will also look at those

mental health cases people who have felony drug charges. Mrs. Walker said they have a great relationship with the Sheriff White and if there is someone with a mental health issue in the jail he will call them right away so they can go out and assess the case. Ms. Cantrell said Lamar County will bring those with mental case issues from the jail over to McIntosh Trail. She said that one person in particular would fail under the pilot program. She does not have a felony. Ms. Cantrell said her mental health status is so bad that she really needs a forensic. They have tried to do an assessment and she sucked on gummi bears the entire time. Ms. Cantrell said they will probably discharge her and she will be back in jail in five to seven days because she is not on any medication. There are currently about 5 clients in the jail that they bring over for psychiatric treatment. Mrs. Walker said the caveat to this is that provide these services for free. If they are in jail, they cannot bill DBHDD for their services. DBHDD gives the jail a budget for funds so they do those things to maintain relationships with the Lamar County Sheriff.

2) **Judicial in Rem Tax Sales**

Tax Commissioner Anthony and Tax Assessor Haddock addressed the Board of Commissioners.

Tax Commissioner Anthony explained that there are estate properties without heirs. They send them to Allie Jett an Attorney in Atlanta and she charges \$3,000.00 for each property. These are mainly City lots that are an acre or less. Attorney Mayfield has created a Resolution to address properties not suitable for Judicial in Rem tax sales. These properties sometimes have many owners and or they have title issues. Due to the cost of the County incurs in taking properties to a Judicial in Rem Tax Sale, title search, newspaper advertisement, postage, attorney's fees, etc., which may exceed \$3,000.00 the County actually loses money when a property does not sell, especially where there are multiples tax sales. These cost sometimes may exceed the actual amount of taxes owed on said property. Tax Assessor Haddock believes that it is in the best interests of the County and its citizens to seek other methods to collect delinquent taxes on those properties that are not suitable for Judicial In Rem tax sales which do not result in a net loss to the County. Tax Assessor Haddock said she had one of these properties to sale and they actually paid the back taxes.

3) **PTO Policy for Fire Department**

The Board of Commissioners agreed to table the PTO policy for the Fire Department until next month.

4) **ACCG 2024 Voting Delegate**

County Clerk Davidson explained that the ACCG 2024 Voting Delegate attends the Legislative Leadership Conference Business Session and votes on policies or matters on behalf of the Board of Commissioners. Commissioner Thrash has been the Lamar County Voting Delegate for many years. In order for a person to vote on such matters, ACCG requires the Board of Commissioners to name the County's voting delegate before each Legislative Leadership Conference.

5) **Roof Bid for the Courthouse**

County Administrator Townsend presented two bids for the roof. One from MJR Solutions for a quote of \$214,520.00 and one from Certified Roofing for a quote of \$203,245.92. The roofing project will be done in phases. They will pressure wash the Courthouse and then seal the brick. Once this is complete they will do the roof. The sections that are needed are the two sides. They did the center on the Courthouse and stripped it all the way down with plywood. They are going to do some patches on the two sides. County Administrator Townsend said that people are saying they need to replace it all. They will take it down to the bare minimum, put in new plywood, and then put down new insulation and material. This will be a new roof with a 25 year warranty.

Commissioner Thrash asked how much money would be spent on the Courthouse Roof. County Administrator Townsend said that last year they spent \$180,000.00 and the roof for the Sheriff's building was around \$300,000.00. One section would have cost around \$100,000.00 anyway and with the patches and flashing raised up the other cost. Commissioner Fletcher said he was disappointed that they have to go back over and over this and asked if this would take care of the problem. County Administrator

Townsend replied yes. They would seal the brick that is from the 1930's. County Administrator Townsend reported the consultant gave his report on the roof and said one section needed to be torn all the way down with new decking. When you walk up there it is not as spongy as it used to be. The other sections with the seals on the side are coming a loose and water is getting up under that and that is why they are having running water. There is actually only a concrete slab on the roof and the water is leaking into the walls. County Administrator Townsend said this is the same consultant they used last year. He actually went back to the same two companies for the RFP and the two lowest bids. They stayed with the same specifications as they had before to tear off and to replace the decking. The bids came in a lot closer than what the bids were last year. Commissioner Thrash said before they had a consultant come in that was recommended by a citizen. County Administrator Townsend said this was the same consultant and he thought the patching would work. They did the bids on the new air conditioners and a company from Zebulon put them in. When installing the air conditioners, they scrapped the topping on the roof when they brought them in on cranes. He said the consultant found 22 bullets on the roof that was in his report. He thought the patches would hold but the seals on the side and the brick are issues. County Administrator Townsend said they could not go back to the air conditioner company because they went bankrupt. He heard from the grapevine that there was poor management and gambling gone on.

Commissioner Fletcher inquired about the Courthouse windows. County Administrator Townsend said he is going to reach back out to the manufacturer. There are several companies that came out and measured all of the windows. The windows are a solid glass and it does not have a frame. They changed it around 20 years ago and it is not like your regular window a double pane. The double pane window lost the gas and it started to film up. They want to have the real panes that used to be in the Courthouse many years ago. He is planning on putting something in the budget for this next year. Commissioner Fletcher said this is one of his concerns. Since the building is old, they need to take care of it and do what they need to do. County Administrator Townsend said he planned on getting the roofing company to look at the Old Jail Museum's roof. They are issues with the roof, the brick and the windowpanes. Water is seeping in through the windows.

6) **Brick Bid for the Courthouse**

County Administrator Townsend reported that sealing the bricks will be around \$30,000.00. Chairman Traylor stated that the roof has been an ongoing issue and the great thing is that did not send one of their guys up there to tell them what to do, they used a consultant. The unfortunate thing is that it did not fix it but at least they are getting information from the expert. County Administrator said they had some people come in that were talking about doing spray latex spraying, spray on roof coating, then two other people talked about putting on foam and silicon. A lot of people told him they should not put foam and then silicon on top of it because it has to be maintained a lot more. County Administrator Townsend said he knew about shingles and metal roofs but not about TPO (thermoplastic polyolefin) and a flat roof.

7) **Bid for the RFP for Guardrails**

County Administrator Townsend reported they received the SAP (Safety Appliance Grant) for GADOT. They received \$170,000.00 so they put out an RFP for two guardrails on Zebulon Road and Old Hwy 41. The low bid came in at around \$148,976.00 from Martin-Robins. Nationwide Construction's bid was \$257,409.75 and Bagwell Fence Company's bid was \$187,955.00. The staff recommends Martin-Robins at \$148,976.00.

8) **GADOT Proposal**

County Administrator Townsend reported he met with GDOT regarding Atlanta Street and Hwy 41. The plan is to take the curve out. There is some property concerns for one citizen who is working with GDOT. Chairman Traylor said the City of Barnesville owns the property on both sides of the creek. There is a driveway to the property where the triangle meets. Commissioner Thrash asked County Attorney Mayfield if they would give them in their deed, egress and ingress rights. County Attorney Mayfield asked what type of deed would they do? County Administrator Townsend explained the issue is coming off of Hwy 341 and they are working with the property owner as to how they would access their property

if they closed down Atlanta Street. The majority of the work is on Atlanta Street. They will have to do the cure, asphalt and d-cell lanes. The cost of this is \$177,585.81. The next proposal is to do a right turn lane for Hwy 341 and Atlanta Street for a cost of \$229,218.26. Another proposal is for a red light on Hwy 341 and Hwy 36 for a cost of \$250,000.00. The total cost for all projects is \$886,804.07.

- \$177,585.81 Project- SR 7 (Hwy 341) @ Atlanta Street
- \$230,000.00 Project- R-cut SR 7 (Hwy 341) @ Atlanta Street
- \$229,218.26 Project- RTL at SR 7 (Hwy 341) @ Atlanta Street
- \$250,000.00 Project- Signal Plans SR 7 (Hwy 341) @ Hwy 36
- \$886,804.07 Total of all Projects
- Proposal from GADOT is \$177,585.81 for Lamar County's portion for all projects

Chairman Traylor said a lot of crash data research went into this project. They looked at a lot of potentials. GDOT is taking care of removing the asphalt on the northern end before you get to the Hwy 36 bypass. Lamar County will be responsible for the portion that is closer to the bridge that meets the curve. The bridge is already on notice to be repaired or removed so this will save the County money. Commissioner Thrash said this board has done a really good job of returning State funds to the taxpayers. Chairman Traylor said GDOT referenced the R-Cut at Grove Street and the number of accidents that have been reduced to zero by doing this type of road work. County Administrator Townsend said they cut use some of the funds from the Public Works budget which has around \$400,000.00 in their budget. They could also take some funds from SPLOST.

Commissioner Fletcher inquired about the start date. County Administrator Townsend reported that GDOT will be starting on the red light and the right turn lane will be an addition they will do at the same time.

The Board Reviewed the Regular Business Meeting Agenda.

1. Call to Order
2. Pledge of Allegiance
3. Invocation-Pastor Jason Teal of First Baptist Church
4. Approval of Agenda
5. Public Hearing
 1. Michael Grammer Request for Rezoning from C-2 to R-4 for property located at 508 Highway 18 West (Tax Map 036, Parcel 035)

Planning and Community Development Buice stated that this property at 508 Highway 18 West has always been a residential property. She said the back strip is located between the County and the City and is located in District 1. It is across the street from the Lamar County High School. Years ago, the resident ran a dog grooming service. The entire parcel was zoned to Commercial even though he lived at the residence. It was sold several years ago, the buyer paid cash, and it was not an issue. Now it has been sold again and the mortgage company cannot issue a loan to this person because it is Commercial Property. They are requesting to have it rezoned as Residential. There are no modifications that need to be made. The Planning Commission voted to recommend approval.
6. Recess for Public Hearing
7. Public Hearing Comment
8. Reconvene Regular Meeting
9. Minutes Approval

1. Regular Business Meeting-July 16th, 2024
2. Workshop Minutes-July 11th, 2024
10. Proclamations
 1. Lamar County 10U Baseball Team
11. Board Appointments
 1. Board Appointment Acknowledgement Republican Party-Mike Perry
 2. Public Facility Board
 - District 1 Sylvia Bush 8-17-2024 3 Year Term
 - District 2 Keith Hendricks 8-17-2024 3 Year Term
12. Old Business
13. New Business
 1. Ordinance 2024-06 Michael Grammer Request for Rezoning from C-2 to R-4 for property located at 508 Highway 18 West (Tax Map 036, Parcel 035)
 2. Resolution 2024-03 Judicial in Rem Tax Sales
 3. Resolution 2024-04 BOC Millage Rate
 4. Resolution 2024-05 LOST Millage Rate
 5. Resolution 2024-06 BOE Millage Rate
 6. Resolution 2024-07 BOE BOND Millage Rate
 7. ACCG 2024 Voting Delegate
 8. Roof Bid For the Courthouse
 9. Brick Bid for the Courthouse
 10. Bridge Guardrail Bid
 11. GADOT Proposal
14. Approval of Engineer for the Solid Waste Authority Engineering Audit
15. Administrator's Report
 1. Administrator's Report
 - County Administrator presented the Administrator's Report in a PowerPoint Presentation
 - County Administrator mentioned about working with Attorney Mayfield about putting out an agreement to sale the old County Administration Building. He said it was one of previous conditions from the previous Board of Commissioners for moving into the new County Administration Building.
 - County Administrator mentioned that Becky Martin has been the interim EMA Director and stated he wanted to make her the official EMA Director. The board agreed.
 - County Administrator stated he sent to the Board of Commissioners an appraisal for the old Administration Building they received in 2021 for \$850,000.00. Chairman Traylor stated that this discussion needed to be continued in Executive Session under Real Estate.

16. Public Comment

Donald Hartman of 507 Old Milner Road addressed the Board of Commissioners. Mr. Hartman made a few comments.

- Asked about when they would have the Tail Gate meetings?
- Suggested they use a system like Alabama's Alert System.
- Said he did not see the Special Called Meeting about the Fire Trucks until he looked on the Lamar County Website.
- Reported AmWaste was charging him for a Roll Off. Reported he spent an hour and forty minutes on hold with AmWaste Customer Service.
- Reported that September a year ago they had a meeting with Johnny Poore and suggested they have him come to a Tail Gate meeting.
- Suggested that they sell the old broken down equipment that is sitting at the County Barn.
- Reported that Fellowship Drive continues to be a mess.
- Reported he received information on the Houston County Solid Waste Disposal. They started back in 2003 a way to collect gas to process it and sell it. They started in 2008 with their energy projects. Suggested they learn something from Houston County because they do not want to be on the hook for that money.

Elaine Hallada of 131 Steeple Chase addressed the Board of Commissioners. Mrs. Hallada made a few comments.

- Thanked County Administrator for the projects regarding the intersection on Atlanta Street due to having concerns for years with tractor trailer trucks.
- Question for Chairman of the Solid Waste Authority (SWA) Commissioner Thrash. Stated she asked and received an Open Records Request to the SWA because she wanted their expense and income statements from January 1st to July 1st, of 2024. The income statement was incorrect so she sent an email to the SWA lawyer and was a little sarcastic. She received a new the next day and the income for the first six months was \$201,000.00. When she asked for an update it showed \$660,000.00. The expense statement is over \$2,500,000.00. It does not show a payment to GEFA. There should be 3 or 4 payments plus interest that should have been made. Mrs. Hallada said she paid for the Open Records and requested they be entered into the minutes. (attached to the minutes) Requested that the SWA Chairman verify the Open Records is correct.

7) Round Table

8) Adjournment

Commissioner Thrash made a motion to adjourn the meeting at approximately 1:30 p.m. Vice-Chair Gilles seconded the motion. The motion passed unanimously.

The Lamar County Board of Commissioners

Ryran Traylor, Chairman

Ashley Gilles, Vice-Chair

Jarrold Fletcher, Commissioner

Jason Lovett, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk