

**Workshop Meeting Minutes for Lamar County Board of Commissioners**  
**Administration Building**  
**12:30 p.m.**  
**Date: February 13th, 2025**

**1. Call to Order**

Chairman Traylor called to Workshop meeting to order at approximately 12:30 p.m. on January 16<sup>th</sup>, 2025. Present for the meeting were Chairman Traylor, Vice-Chair Fletcher, Commissioner Lovett, Commissioner Gilles, Commissioner Boyle, County Administrator Townsend, County Clerk Davidson. County Attorney Mayfield joined the meeting via Teams.

**2. Workshop Meeting Items for Discussion**

i. Dirt Roads

Commissioner Gilles stated she was aware they are using EXP and felt like the dirt roads are getting severely neglected. She said she does not feel like what they are getting from EXP is worth it and they are not delivering. The need to have a get together now that the animal shelter is built, they can prioritize things to go back to EXP. She said that gravel is an issue and there is an influx of people moving onto the dirt roads that used to have two houses and now there are twelve houses. Some of the dirt roads she is concerned with include Perkins Roads , Turner Bridge Road, Harmony Hill Ranch Road. She feels like they are not maintaining the roads with the amount of gravel and upkeep on these roads. Her concern is also with EMS and the Fire Department having to get down the dirt roads.

County Administrator Townsend stated that EXP did not have any direction to inspect the dirt roads. Commissioner Gilles said she was not happy with the jobs they did on Liberty Hill and Johnstonville Road. She said that Bush Road is starting to get alligator scales on it and that has to do with the micro surfaced, but it is not supposed to do that. She said this is also happening on Five Points Road and every road that has been micro surfaced. County Administrator Townsend explained that EXP was the engineer, and the micro surfacing was done because it was a cheaper way to pave more miles of road. He said it had a triple seal and then the micro surfacing. Chairman Traylor said they decided on the micro surfacing because they could get thirteen miles of road versus three miles of road. In the future they can go back and just do three miles of road and do it the way they did roads in the past. County Administrator Townsend said a study on Possum Trot Road showed it would cost 1.7 million dollars to pave a mile of road and bring it up to code.

Chairman Traylor said that gravel was put on Turner Bridge Road. Commissioner Gilles stated that the gravel has since washed away. Commissioner Lovett asked when the paving of roads would resume. County Administrator Townsend said they would be paving below Atlanta Street, Chappel Mill Road, High Falls Road, Rock Springs Road, Piedmont Road, and Howard Road. There are no plans to micro surface these roads. They went this route of paving after recommendations from other counties. County Administrator Townsend noted that the road base had not been upgraded since the 1970's. Commissioner Boyle said he would like to see the reflectors not be on both sides of the center line. He said he drives the fire truck down Liberty Hill Road. Running of the road because of the reflectors can

cause major damage to a \$800.00 tire. The double reflectors have been removed up to the City limits of Milner. County Administrator Townsend stated that RFP had only one reflector, but the subcontractor put two reflectors down stating it was GDOT requirements. Commissioner Boyle stated he checked on this and only one reflector is required by the GDOT. Dwight Fleming stated that Van Buren still has two reflectors in some places and there may be two reflectors on Johnstonville Road.

Chairman Traylor reported from Public Works Director Rigdon that \$189,000.00 was spent on Turner Bridge Road and the gravel has already washed away.

ii. Truck Trash

Commissioner Boyle has had numerous complaints with the trash on Fellowship Road and Deerfield Road. He contacted AmWaste and they picked up twenty-five bags of trash. Donald Hartman reported to him that someone was picking up trash and they found out it was AmWaste. They now have a contact with AmWaste in case this happens again.

### **3. Regular Meeting Discussion**

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Recess for Public Hearing
6. Public Hearing

Rezoning Request: Residential-4 to Highway Commercial. The Property is located on the corner of Trice and McKenzie Road. The existing property is also located on Old 41 Hwy. The on Map 18 Parcel 30B. They meet with the Planning and Commission Board and the following conditions were recommended.

- No entrance or exit allowed onto Trice Road;
- Entire area to be used for commercial purposes to be enclosed with an 8' tall opaque fence;
- A 25' treed buffer along any property lines that adjoin residential properties and along Trice Road;
- Security lights will be directional floods as to not cause light pollution for the neighbors;
- Entrance and exits from the property must be paved or concrete for the first 50' and have a wide apron; and
- A compaction test and proper drainage is required for the footprint of any truck parking.

Public Concerns:

- Three residents expressed concerns about increased truck traffic.
- Issues related to bridge maintenance and business regulations.

Board Discussion:

- Address truck traffic concerns on Trice Road.
- Consideration of bridge way and existing business cleanup.
- Ensure compliance with existing "No Thru Truck" signs.
- Alternative routes: McKenzie or Old 41.
- Property owned by Commissioner Lovett.
- Rob Little, surveying engineer, spoke on behalf of the property owner.

#### 7. Reconvene Regular Meeting

#### 8. Minutes Approval

- Special Called Meeting – January 9, 2025
- Workshop Meeting – January 16, 2025
- Special Called Meeting – January 21, 2025
- Regular Business Meeting – January 28, 2025

#### 9. Proclamation

Black History Month Proclamation

#### 10. Old Business

#### 11. New Business

- 1. Ordinance 2025-01:** Rezoning of Jason Lovett's property from Residential-4 to Highway Commercial was discussed.
- 2. Ordinance 2025-02:** Acquisition by sale or donation of property with a low fair market value was reviewed. County Attorney Mayfield explained that this Ordinance is necessary for citizens to be able to donate their right of way. The widening and paving will occur on Chappel Mill, High Falls and Rock Springs Road. Before negotiations are considered to acquire a property, that might ultimately end up as eminent domain, you have to have an appraisal. There is a code section that says property of a small size at fair market value you can get away that requirement. Ultimately, if you have an Ordinance on the books that says this. Having this Ordinance approved by the Board will allow County Administrator Townsend to speak to those around Rock Springs or wherever else there may be a need in the future for acquiring land without having to spend money on an appraisal. If it all falls apart, they will have to condemn it, which is highly unlikely. This should save time and money for those ready to donate property.
- 3. Surplus of Vehicles – Public Works Department:**  
County Administrator Townsend stated that the Public Works Director is working on cleaning up old vehicles and equipment. They are using TAC Auction. There are around fourteen vehicles and forty-three pieces in total. The items that are on the books will be removed and put into surplus. Some of these items are not on the books due to age and condition.

#### 4. Full-Time Code Enforcement Officer:

Planning and Community Development Director Buice explained the need for a full-time Code Enforcement Officer. There has been an increase in housing inspections from 14 (10 years ago) to 100 (January 2025). There is a need for full-time, trained personnel to support enforcement efforts. The proposed salary: \$18.00 to \$25.00 per hour. The budgeting for these two positions will come from the contingency fund (\$150,000). The need a full-time Code Enforcement Office who is also mandated and trained. The number one requirement is education and number two requirement are enforcement. The Board of Commissioners has to approve the positions before advertisement can begin.

Fire Chief Matthews also requested the need for a Fire Inspector. This is in preparation of the I-75 project and also for existing businesses in the city and the county. Planning and Community Development Director Buice said there were over three hundred businesses in unincorporated Lamar County. Most of these are home office but there are a lot of trucking companies, gas stations and restaurants. All of these businesses should be on a yearly basis.

County Administrator presented the position for Planning and Community Development. Full-Time Code Enforcement

#### **The Annual Budgeted Cost**

Annual Salary: \$47,840.00  
Group Insurance: \$13,551.46  
FICA: \$2,966.08  
Medicare: \$693.68  
Salary 2025 \$65,051.22

#### **Starting April 1<sup>st</sup>,2025**

Annual Salary \$36,800.00  
Group Insurance: \$13,551.46  
FICA: \$2,281.60  
Medicare: \$533.60  
Salary 2025 \$53,166.66

County Administrator presented the position for Fire & Rescue. Full-Time Fire Inspector.

Annual Salary: \$55,000.00  
Group Insurance: \$13,551.46  
FICA: \$3,410.00  
Medicare: \$797.50  
Salary 2025 \$72,758.96



wrecks happen on I-75. Reported issues with dump trucks and log trucks coming down his road because it is not a no thru truck road. Reported there is a lack of proper maintenance to the road. Reported he measured the paving and stated that only one inch was put down and not the three inches. Reported he applied for a job with Public Works and was told he was overqualified.

Mike Perry (101 Maple Drive)

Acknowledged the hard work of the Commissioner and thanked them for all they do for the community and the citizens of the County.

Donald Hartman (507 Old Milner Road)

Thanked Commissioner Boyle for getting the trash picked up.

Concerns over increased commercial truck traffic and trash trailers on Cannafax coming off of Hwy 18 and Fellowship roads. Reported that an 18-wheeler passed him on Grove Street.

#### 14. Round Table Discussion

Commissioner Lovett: Reported that the Tire Grant advertising to begin in March, completion by April.

Commissioner Boyle: Acknowledged team efforts and the fantastic work County Administrator Townsend is doing.

County Administrator Townsend: Commended staff performance.

Chairman Traylor: Reported that Turner Bridge Road cost \$189,000.00. Reported that the reflectors are off of Johnstonville Road, Van Buren Road and Liberty Hill Road where they are doubled. No Thru Trucks for McKenzie only and Martin Dairy towards the City limits of Milner. Thanked the citizens for coming to the Workshop meeting even though they do it in the middle of the day so directors can attend the meeting.

#### 15. Adjournment and Executive Session.

Commissioner Gilles made a motion to go into Executive Session at approximately 1:52 p.m. for Litigation. Commissioner Boyle seconded the motion. The motion passed unanimously. The Board of Commissioners came out of Executive Session. Commissioner Gilles made a motion to adjourn the Workshop meeting at 1:54 p.m. Commissioner Boyle seconded the motion. The motion passed unanimously.

Lamar County Board of Commissioners

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Ryran Traylor, Chairman

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Jarrold Fletcher , Vice-Chair

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Jason Lovett, Commissioner

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Ashley Gilles, Commissioner

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Truman Boyle, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk