

Workshop Meeting
Lamar County Board of Commissioners
2-16-2023
12:30 p.m.

The meeting was called to order at approximately 12:33 p.m. on February 16th, 2023. Present for the meeting were Chairman Traylor, Vice-Chair Thrash, Commissioner Fletcher, Commissioner Lovett, Commissioner Gilles, County Administrator Townsend, and County Clerk Davidson.

Peddlers License

Planning and Community Development Director Buice addressed the board regarding the current approved peddler's license. She informed the board that the State had updated its regulations regarding food trucks. To comply with local laws, food trucks in Georgia must get many of the same permits as restaurants, including a business license, food handlers permit from the health department, and a seller's permit. The license is \$25.00, along with a background check and clearance from the Sheriff's Office, and shall be issued for 14 consecutive calendar days. The current Ordinance states that transient selling shall be issued on a yearly basis but must not exceed more than one day per quarter. Planning and Community Development Director Buice said they could get a license for \$600.00 annually or only operate four times a year. Food trucks are interested in being in the area, but the current regulations would be too restrictive.

Chairman Traylor gave background history to the new Board of Commissioners. He stated that the reason that it was brought to their attention last year was that there were two restaurants; one was a brick mortar, and the other was a food truck vendor. The former board received phone calls about its impact on the brick-and-mortar restaurant. Then they looked at local churches, boy scouts, and girl scouts selling such items as doughnuts. So, they devised the idea of the four times a year. Chairman Traylor said the food truck discussion is going before the City of Barnesville Council at their next meeting. Two food trucks want to be in the City/County multiple days during the week. Commissioner Lovett requested that Planning and Community Development Buice find out what other counties do regarding food trucks and the impact it has on property taxes and the effect it has on the community.

AmeriPro EMS Automatic Aid-Pike, Lamar, and Upson County

County Administrator Townsend explained that something still needed to be received for the automatic aid. He is working with both Pike County and hopes to have something ready by the March Regular Business meeting. There is an automatic aid with Upson County, but there were issues with the local hospital regarding the 911 ambulances used for transport. There are currently five ambulances, but with the automatic aid agreement with Pike County, there will be two additional ambulances. County Administrator Townsend explained that an area of concern was with House Bill 286 (HB286), "the "Surprise Billing Consumer Protection Act," to provide for certain consumer protections against surprise billing for ambulance service; to provide for definitions; to require a healthcare plan to reimburse for ambulance service provided to a covered person by a nonparticipating ambulance provider; to provide for arbitration; to provide for a covered person's financial responsibilities; to provide for an effective date and applicability; to repeal conflicting laws; and for other purposes. After speaking with State Representative Beth Camp, it was determined that HB286 was dropped. This bill could have increased the millage rate by three mills. Chairman Traylor stated that the contract with AmeriPro means that Lamar County pays a sum of money to them, and then they bill the patient the other portion of the bill. If HB286 had passed, then AmeriPro could have canceled their contract within 90 days due to the impact on the financial part of the contract. This could have put the County in the situation of having to look for

another provider. Commissioner Thrash stated that an area of concern with AmeriPro is that they are out of network for insurance providers except for Medicare and Medicaid.

Ordinance Amendment for County Insurance

Chairman Traylor explained that this Ordinance would allow for the deletion of Sec. 2-2-26 and 2-2-27, "the elimination of Commissioner Benefits from 1999," allowing the personnel policy to govern the insurance benefits. The Ordinance includes Code Sections Amended. Chapter 2-2 of the Lamar County, Georgia, Code of Ordinances entitled "Administration" is hereby amended by deleting Sections 2-2-26 through 2-2-50 in their entirety and substituting in lieu thereof new Sections 2-2-26 through 2-2-50 to read as follows: It is the intention of the Board of Commissioners that all matters addressed in these former code sections now be addressed in the Lamar County Personnel Policy as amended from time to time.

New Roof for Sheriff's Office and Courthouse

Ricky Stanley of SIPM Roofing addressed the board regarding the condition of the Lamar County Courthouse and the Lamar County Sheriff's Office jail for the replacement of the roof. Mr. Stanley presented an overview of pictures and explanations of the condition of the Lamar County Courthouse. He explained that lots of water damage and weak insulations were to blame for much of the roof damage, along with installing the new air conditioner units. SIPM recommended the following options for the Courthouse with a total estimated cost of \$258,120.60.

TPO Demolition/Repair- Thermoplastic Polyolefins (a white liner that is equivalent to about four swimming pool liners)

- Tear out membrane and insulation in areas identified as saturated and damaged.
- Replace all damaging decking.

Insulation

- Using roofing foam
 - Fill void areas where decking was replaced.
 - Install new foam to a depth of 1.5 to increase R-value.

Silicon Coating

Coat all roof surfaces and walls with 100% Silicon at a rate of 2 gallons per square.

Mr. Stanley presented an overview of pictures and explanations of the condition of the Lamar County Sheriff's Office jail. The roof on the jail is metal on the front and pebble rock on the backside of the roof. The saturation is on the far left side, and water is in the middle section. The roof leaks on the right-hand side, and ponding water is on the metal. He said there was a seam in the metal roof, which should have been staggered. The gutters need to be relocated, so they are not draining onto the roof. They have a hydrovac truck that will be used to remove the rock. Underneath the rock is a rolled tar roof, and the metal portion of the roof is leaking. SIPM recommended the following options for the jail with an estimated cost of \$386,624.25.

Demo

- Remove all gravel down to the asphalt roof surface.
 - Includes all equipment and labor.
 - Repair any damaged areas that may need attention.
 - Prep the surface for application.

Silicon Coating

- Coat all roof surfaces and walls with 100% Silicon at a rate of 2 gallons per square.

Mr. Stanley stated that the warranty covers ten years of labor and lifetime materials. Sherwin-Williams Company C/O Kool Seal Warranty Department provides the warranty.

Commissioner Lovett inquired about the timeline and the funding for the project. Mr. Stanley stated that it would take about six weeks to complete the job, and parking would have to be moved to another location. The board discussed the means of funding. The repairs for the roof project will come from either Fund Balance, SPLOST, or the ARP fund. Commissioner Lovett inquired about building a new jail versus repairing the jail roof. He noted a 5.5 million dollar fund balance in 2022, and now there are over 6 million dollars in the fund balance. If the money from the fund balance is used, they use money set aside while waiting on property tax revenue. County Administrator Townsend stated that 5.5 million would be enough to get the County through until the tax property revenues come in. He is looking at all revenue avenues to pay for the roof repairs. Commissioner Gilles said it would be hard to purchase a new roof for the jail when they plan on building a new one. Chairman Traylor and Commissioner Thrash agreed but noted that they are 3 to 10 years from building the jail. Commissioner Lovett pointed out that it would take 3 to 4 SPLOST to supplement building a new jail. County Administrator Townsend stated that it would be 21 to 25 million dollars to build a new jail, and if they do a bond, it would be at least 82 percent of SPLOST to pay the debt service, and it would take 24 years.

Commissioner Thrash inquired if patching the roofs was an option. Chairman Glass said the Courthouse is historical and would always be there, so repairing the roof would be a good investment. Commissioner Lovett suggested they declare Lamar County a rural county to get more State funding. She wants more State funding from the Department of Community Affairs (DCA). County Administrator Townsend stated they would need two more bids for the roof.

Animal Shelter

Fred Morris and Tom Wellner addressed the board regarding the animal shelter building. Mr. Wellner said that the funds for the animal shelter would come from SPLOST for a total of \$250,000.00 and the Community Foundation for a total of \$188,000.00. Three people they know thus far are willing to contribute to the animal shelter once it is built. They discovered a smaller facility with under 20 dog runs was necessary, and a 3500 to 4000 square foot facility would be adequate. They focused on bringing in adoptable dogs, and the County has a duty to bring surplus animals off the street. Most counties clean up the dog, get them chipped, spayed, or neutered and adopt them out for a fee. The same process is used for cats. Fred Morris presented a draft of an animal shelter and stated that the County had gross mismanagement of animal control and that this animal shelter plan would work. The animal shelter should have a controlled area where the dog can be treated on concrete to determine that it does not have parvo, then it goes to a secular area to determine if the dog is sociable and not a vicious animal, then if the dog is moved to the front of the building, separated from the back of the building, people can come in to adopt the dog. An animal shelter is not for the animal; it is for the community. Mr. Morris said he hopes they will have some exercise areas outside that will lend themselves to more adoptable dogs. He said that they need to consider how to feed and water the dogs and cats and how they will dispose of the litter for the cats. There needs to be suitable ventilation and drains.

Mr. Morris stated that with the location of the animal shelter next to the Sheriff's Office, they would be able to use the wetland trails and the gazebo, and they will be able to get help with maintenance and grass cutting because of the proximity to the jail. Mr. Wellner said that this size of animal shelter means there will be high turnover, with a 14 average day stays for the dogs and 21 days for the cats. There will be dogs and cats euthanized for space. Mr. Morris said that rescue organizations could come in and adopt a group of dogs.

Chairman Traylor noted that the community is constantly addressing the animal shelter. He stated that he found out that the Rock Quarry donated \$5,000.00 to the animal shelter project last year through the Community Foundation, and they are willing to contribute more once the animal shelter is built. Mr. Morris stated that the State has funds for spaying and neutering, for which Lamar County has not applied. He said the County could chip a dog for \$5.00, whereas a Veterinarian charges \$35.00. If a dog is chipped, the animal control officer can return the dog to the owner. He said that dogs are being found and returned to their owner via Facebook without the animal control officer knowing the dog was missing. Mr. Morris stated that the State Ordinance needs to be cleaned up, and the spay and neuter process and fees need to be included without it being too restrictive. He said that a strong administrator for the animal shelter needs to be in place to be in State compliance.

Chairman Traylor said they are at the point of getting the Board of Commissioners on board with the preliminary drawing of the architecture for more details. Commissioner Lovett stated that he is an advocate for rescue animals but he is also obligated to the community. The proposed animal expenditure will put the animal shelter at the 17th highest operation out of 45 departments, and it will be ahead of the Senior Center. Commissioner Lovett said they need someone there seven days a week and 365 days a year. He said that the biggest problem he has with the animal shelter is that on the day you put a shovel in the ground, the City of Barnesville will close their shelter, and if they do not have a joint agreement before they start, there is zero incentive for them to get on board. Chairman Traylor pointed out that the City of Barnesville is included in the Service Delivery Strategy (SDS), where they are obligated to continue to run their animal shelter. County Administrator Townsend stated that Sheriff White has agreed to run the animal shelter. Mr. Wellner said that the plan for the animal shelter is not to be a kill shelter; the animals are currently euthanized in Upson County.

Recess Workshop Meeting

Chairman Traylor recessed the Workshop meeting at 2:35 p.m. for 15 minutes.

Reconvene the Workshop Meeting

The board reconvened the Workshop Meeting at 2:50 p.m.

Regular Business Meeting Agenda Discussion

1. Call to Order
2. Pledge of Allegiance
3. Invocation-A member of the NAACP will give the invocation.
4. Approval of Agenda
5. Recess for Public Hearing
6. Reconvene Regular Meeting
7. Minutes Approval
 - i. Workshop Meeting 1-12-2023
 - ii. Regular Business Meeting 1-17-2023
 - iii. Special Called Meeting 1-19-2023
 - iv. Lamar County Commissioners Planning Workshop & Retreat 1-26-1-27-2023
8. Proclamation-Black History Month
9. Ordinance 2023-02 Amendment for County Insurance
10. Comprehensive Plan Committee Appointment of Commissioner-Ashley Gilles
11. Administrator's Report-County Administrator Townsend

- Prior Year Journal Entries for \$368,000.00 for a duplicate retirement payment and LMIG funds received in the prior year.
- 12. Public Comment
- 13. Round Table
- 14. Executive Session
 - i. Real Estate
 - ii. Litigation
 - iii. Personnel
- 15. Adjournment

Round Table Discussion

Chairman Traylor stated that the SPLOST election is in March 2023. County Administrator Townsend and County Clerk Davidson worked on a FAQ flyer for SPLOST. There is a breakdown of items listed on the SPLOST ballot to be purchased and a question and answer section.

Executive Session

Commissioner Gilles motioned to adjourn the Workshop meeting to go into Executive Session for Real Estate, Litigation, and Personnel at approximately 3:15 p.m. Commissioner Fletcher seconded the motion. The motion passed unanimously. The board came out of Executive Session and resumed the Workshop meeting.

Continued Round Table Discussion

Chairman Traylor announced that pictures by Donna Flournoy would be taken of the Board of Commissioners at 6:15 on Tuesday before the Regular Business meeting. Chairman Traylor requested that all of the Board of Commissioners be in the picture for all of the Proclamations.

Vice-Chair Thrash noted that the litter/trash in Lamar County has gotten worse. She suggested that if someone comes into Lamar County and commits a crime, they should pick up trash as part of their probation. Vice-Chair Thrash said that at the new Eady Creek subdivision, someone dumped 24 mattresses, and on Silver Dollar Road, furniture was dumped on the side of the road. Chairman Traylor stated that there used to be no staff to pick up trash, then they allowed the staff to mow and pickup the trash, then they hired a contractor to mow and pickup trash twice a year, and then they hired another contractor for mowing, and thrash pickup three times a year. The current contractor wants another \$40,000.00 for extra mowing and trash pickup. County Administrator said that other counties have a supervisory fee for community service if the courts agree. Vice-Chair Thrash said that Judge Fears and Judge Wilson are on board with community service trash pickup. Chairman Traylor requested that County Administrator Townsend order trail cameras to be put on the roads that were hard hit with trash.

Adjournment

Commissioner Fletcher made a motion to adjourn the Workshop meeting at approximately 4:27 p.m. Vice-Chairman Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Ryran Traylor, Chairman

Nancy Thrash, Vice-Chair

Jarrold Fletcher, Commissioner

Jason Lovett, Commissioner

Ashley Gilles, Commissioner

Attest: _____ Carlette Davidson, County Clerk