



LUMPKIN COUNTY

Board of Commissioners

Work Session II Agenda

Commissioners Boardroom

January 18, 2022
5:30 P.M.

- **CALL TO ORDER** Chairman Dockery
- **PRESENTATIONS**
 1. Ninth District Presentation
 2. Lumpkin County Employee Service Awards ***Regular Meeting***
- **CONSIDERATION OF MINUTES**
 3. Board of Commissioners - Work Session - Dec 7, 2021 4:00 PM
 4. Board of Commissioners - BOC Retreat - Dec 11, 2021 8:00 AM
 5. Board of Commissioners - Public Hearing - Dec 21, 2021 5:00 PM
 6. Board of Commissioners - Public Hearing - Dec 21, 2021 5:15 PM
 7. Board of Commissioners - Work Session II - Dec 21, 2021 5:30 PM
 8. Board of Commissioners - Regular Meeting - Dec 21, 2021 6:00 PM
 9. Board of Commissioners - Special Called Work Session - Dec 30, 2021 1:00 PM
- **RESOLUTIONS**
 10. 2022 - 01 - Resolution to Amend the Character Area Map (*Planning Director Bruce Georgia*)
 11. 2022 - 02 - Reappoint Members to the Airport Authority - Jackie Lee & Dean Lemoine both terms exp 02/19/2026
 12. 2022 - 03 - Reappoint Members Public Building Authority - Chris Dockery & Ruth Bohac terms exp 02/21/25
 13. 2022 - 04 - January Surplus Property (*Finance Director Abby Branan*)
 14. 2022 - 05 - Resolution to Adopt the Road Within Camp Creek Overlook Subdivision (*Public Works Director Larry Reiter*)
 15. 2022 - 06 - Resolution to Amend Purchasing Policy (*Finance Director Abby Branan*)
- **CONTRACTS/AGREEMENTS**
 16. 2022-001 - Health Department Request to Install Generator Back-Up System (*Special Projects Director Ashley Peck*)
 17. 2022-002 - Mauldin & Jenkins - 2021 Audit Engagement Letter (*Finance Director Abby Branan*)
- **OTHER ITEMS**

18. Election of Vice Chairman

19. Alcoholic Beverage License - Trattoria Restaurant *(County Clerk Melissa Witcher)*

20. 2020 SPLOST 2022 Work Plan *(Finance Director Abby Branan)*

21. 2019 TSPLOST 2022 Work Plan *(Finance Director Abby Branan)*

22. New Animal Shelter Update *(Special Projects Director Ashley Peck, Finance Director Abby Branan)*

- **COUNTY MANAGER**
- **COUNTY ATTORNEY**
- **COMMISSIONERS**
- **PUBLIC COMMENT (Agenda Specific)**
- **ADJOURNMENT**

LUMPKIN COUNTY
Board of Commissioners
Work Session II Minutes
Commissioners Boardroom



January 18, 2022
5:30 P.M.

CALL TO ORDER

The meeting was called to order at 5:37 PM by Chairman Chris Dockery

Attendee Name	Title	Status	Arrived
Chris Dockery	Chairman	Present	
Tucker Greene	District 1 Commissioner	Present	
Bobby Mayfield	District 2 Commissioner	Present	
Rhett Stringer	District 3 Commissioner	Present	
Jeffrey Moran	District 4 Commissioner	Present	

PRESENTATIONS

1. Ninth District Presentation

Ninth District Presentation

2. Lumpkin County Employee Service Awards

Lumpkin County Employee Service Awards

CONSIDERATION OF MINUTES

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RESOLUTIONS

10. 2022 - 01 - Resolution to Amend the Character Area Map (Planning Director Bruce Georgia)

Amicalola Propane, Inc. has submitted a Character Area Map Amendment (CAMA) for approval for 283 Red Oak Flats Loop, Dahlonega, GA 30533, parcel 098-015 Resolution to Amend the Character Area Map.

Commissioner Moran asked if the adjacent property owners were aware of the Character Area Map amendment request, and Planning Director Bruce Georgia replied that signs have been posted at the property line and street frontage, and the CAM amendment process has been published in the paper. Commissioner Moran thinks in the future, we should send out letters to adjacent property owners for important changes like this.

11. 2022 - 02 - Reappoint Members to the Airport Authority - Jackie Lee & Dean Lemoine both terms exp 02/19/2026

Reappoint Members to the Airport Authority - Jackie Lee to Seat A & Dean Lemoine to Seat C both terms expiring 02/19/2026

12. 2022 - 03 - Reappoint Members Public Building Authority - Chris Dockery & Ruth Bohac terms exp 02/21/25

Reappoint Members Public Building Authority - Chris Dockery to Seat 1 & Ruth Bohac to Seat 2 both with terms expiring 02/21/25.

13. 2022 - 04 - January Surplus Property (Finance Director Abby Branan)

January Surplus Property. Consideration of list of County inventory items to be declared surplus.

14. 2022 - 05 - Resolution to Adopt the Road Within Camp Creek Overlook Subdivision (Public Works Director Larry Reiter)

Resolution to Adopt the Road Within Camp Creek Overlook Subdivision. Greg Hayes has requested that the road in Camp Dr. be accepted into the County Maintenance System

Chairman Dockery said we will strike this item from the Regular meeting agenda because the signed deeds have not yet been obtained.

15. 2022 - 06 - Resolution to Amend Purchasing Policy (Finance Director Abby Branan)

Resolution to Amend Purchasing Policy. Consider updates of new additions.

CONTRACTS/AGREEMENTS

16. 2022-001 - Health Department Request to Install Generator Back-Up System (Special Projects Director Ashley Peck)

Health Department Request to Install Generator Back-Up System. The Lumpkin County Health Department is requesting permission to install a back-up generator system.

17. 2022-002 - Mauldin & Jenkins - 2021 Audit Engagement Letter (Finance Director Abby Branan)

Mauldin & Jenkins – 2021 Audit Engagement Letter. 2021 Audit engagement letter that identifies the applicable financial reporting framework, single audit standards, and the expected form and content of auditor's report.

OTHER ITEMS

18. Election of Vice Chairman

Election of Vice Chairman

19. Alcoholic Beverage License - Trattoria Restaurant (County Clerk Melissa Witcher)

Alcoholic Beverage License - Trattoria Restaurant. This is for the issuance of an alcoholic beverage license for Beer/Wine & Distilled Spirits Consumption sales located at 946 Via Montaluce, Dahlonega, GA 30533.

20. 2020 SPLOST 2022 Work Plan (Finance Director Abby Branan)

2020 SPLOST 2022 Work Plan. Request to approve work plan on 2020 SPLOST.

21. 2019 TSPLOST 2022 Work Plan (Finance Director Abby Branan)

2019 TSPLOST 2022 Work Plan. Request to approve work plan on the 2019 TSPLOST.

22. New Animal Shelter Update (Special Projects Director Ashley Peck, Finance Director Abby Branan)

New Animal Shelter Update Authorize staff to obtain the services of an owner's representative

Authorize staff to move forward with obtaining an architect Authorize staff to move forward with using the CM at Risk build model

Finance Director Abby Branan said they reviewed the 2014 SPLOST and found that revenues had exceeded expenditures. An animal shelter was included in the referendum for the SPLOST, so the money can be used for that purpose. Special Projects Director Ashley Peck said there are three actions the BOC will need to approve so staff can begin the process. We need to obtain an Owner's Representative, an architect, and a Construction Manager at Risk. An animal shelter will be more involved than a standard build, as there are federal and state regulations on how a shelter is constructed. The County has previously used the construction manager at risk model with great success, as it ensures the manager has to follow the Guaranteed Maximum Price (GMP).

Chairman Dockery suggested using Greg Trammell as the Owner's Representative again. The Commissioners were in agreement to allow staff to proceed with the three actions in question.

COUNTY MANAGER

COUNTY ATTORNEY

County Attorney Joy Edelberg was not present.

COMMISSIONERS

Commissioner Stringer thanked staff for working diligently through the winter storm, and Commissioner Moran said the County's Facebook page has been a great tool to reach out to citizens.

PUBLIC COMMENT (Agenda Specific)

Will Howell, 86 Howells Hollow, came to represent the Riverwalk Subdivision which he developed. Mr. Howell said he and his neighbors heard that the County is considering putting the new animal shelter out at Blackburn Park, which is situated near their neighborhood. They are concerned about potential excessive noise and odor.

Kevin Copp, 805 Blackburn Road, said the proposed shelter location is close to his driveway. He is concerned about well runoff, traffic, and noise. Mr. Copp said he moved from Cumming to be in the country, and he

doesn't want to lose his privacy. He asked if the citizens will have any potential say. Chairman Dockery explained we are still in the planning stages, and this is just a potential site. Nothing can be done without approval from the Department of Health, so there should not be any sanitation or well issues.

Another resident of Riverwalk Subdivision, Adelia Formica, said there are a lot of us that will be impacted by this shelter. Noise will be the number one issue, and it will hurt property values, she claimed. She said she is not opposed to a new animal shelter located in Blackburn Park, but she does not like the current proposed location.

ADJOURNMENT

The meeting was adjourned at 6:10 PM.

February 16, 2022

Date



Melissa Witcher

County Clerk, Lumpkin County



Chris Dockery, Chairman

Lumpkin County Board of Commissioners