



LUMPKIN COUNTY
Board of Commissioners
BOC Retreat Agenda
Chamber of Commerce Meeting Room

December 11, 2021
8:00 AM

- **8:00 AM - 8:15 AM Morning Refreshments**
- **8:15 AM - 8:30 AM Welcome and Opening Comments**
- **8:30 AM - 8:45 AM**
 1. Financial Update (*Abby Branan*)
- **8:45 AM - 9:00 AM**
 2. Sales Tax Programs (*Abby Branan*)
- **9:00 AM - 9:30 AM**
 3. Future & Current TSPLOST (*Abby Branan, Larry Reiter*)
- **9:30 AM - 9:45 AM**
 4. Briefing on Latest Health Insurance Claim Data (*Alicia Davis*)
- **9:45 AM - 10:00 AM - Morning Break**
- **10:00 AM - 10:30 AM**
 5. Recycling (*Ashley Peck, Larry Reiter*)
- **10:30 AM - 12:00 PM**
 6. Capital Projects Update (*Larry Reiter, Abby Branan, Ashley Peck*)
 - a. Aquatic Center
 - b. Animal Shelter
 - c. Little Mountain Road Improvement
 - d. Update on the Oak Grove Roundabout
 - e. Pine Tree Way Road Widening
- **12:00 PM - 12:30 PM - Lunch**
- **12:30 PM - 1:00 PM**
 7. Capital Projects Update (*Larry Reiter, Abby Branan, Ashley Peck*) – continued
- **1:00 PM - 2:00 PM**
 8. Update Commercial Development (*Bruce Georgia, Rebecca Mincey, Sean Phipps*)
- **2:00 PM - 2:15 PM - Afternoon Break**
- **2:15 PM - 3:15 PM**
 9. Land Use Revisions (*Larry Reiter, Bruce Georgia*)



LUMPKIN COUNTY GA

Southern living, southern charm.

Lumpkin County Board of Commissioners

2022 BOC Planning Retreat

Chamber of Commerce Meeting Room

December 11, 2021

8:00am-3:30pm

Present: Chairman Chris Dockery, Commissioner Tucker Greene, Commissioner Bobby Mayfield, Commissioner Jeffrey Moran, Commissioner Rhett Stringer, Abby Branan, Alicia Davis, Bruce Georgia, Rebecca Mincey, Alan Ours, Ashley Peck, Sean Phipps, Larry Reiter, Chief David Wimpy, Melissa Witcher

Facilitator: Mary Beth Brownlee, ACCG

RETREAT RESULTS

2022 Planning Retreat – Program of Work & Action Items

1. Financial Update (Abby Branan)

Presentation and general discussion; no action necessary.

2. Sales Tax Programs (Abby Branan)

Presentation and general discussion regarding 6-year SPLOST collections/programs (2020-2026).

2021 Accomplishments:

- SPLOST anticipated to exceed collections by approximately \$6 Million; question regarding if funds must be distributed based on prorated share?
- Anticipated revenue/collections for 2022 (Year 3) to exceed what is currently expended, encumbered and requested through 2022.

Action/Next Steps:

- Determine if additional SPLOST collections must follow prorated share as passed in original referendum.
- Discussion of fleet policy for new vehicles; one in-one out. Continue implementation of policy.

3. Future & Current TSPLOST (Abby Branan, Larry Reiter)

Presentation and general discussion.

- Will meet collections cap in December 2022; however, revenue will continue to be collected by Georgia Department of Revenue through first quarter of 2023. Therefore, funding will be captured and received by the county through March 2023.
- When to hold new referendum—May 24 or November 8, 2022?

Action/Next Steps:

- Consider use of remaining joint funds to finance pedestrian bridge.
- Identify priority intersection improvements for TSPLOST.
- Purchase communications system for public works to align with 911/public safety for emergency management situations, etc.
- Continue discussion with GDOT regarding intersection and necessary improvements at GA-400 and Highway 60.
- Determine when to pose referendum for new TSPLOST to voters.
 - More projects will be completed by November 8

- Timing regarding LOST negotiations to be considered; and related perception by voters
- Collections based on new law
- Turnover at City likely to drive tone of LOST negotiations
- Prioritize high-profile projects to create positive momentum around new TSPLOST
- To stay at current collections in terms of funding projects, it would take approximately 2 mills to fund projects—key point for future messaging
- Surrounding counties (Union and Habersham) defeated recent TSPLOST referendums
- Bring in projected 2023-2024 transportation projects (Larry's list) into 2022 for completion—again, to promote effectiveness of TSPLOST.
- General agreement to proceed in **November 2022** for new voter referendum; next opportunity will be March 2023.

4. Briefing on Latest Health Insurance Claim Data (Alicia Davis)

Presentation and general discussion since moving to self-insured in July 2022; based on five months of data. Update only; no action necessary.

2021 Accomplishments:

- Move to self-insured has yielded significant dividends for the county, to date.
 - Pharmacy claims have reduced costs of 68% YTD; projected to save \$400,000 by year end
 - Medical claims have reduced costs of 26% YTD
 - Saved \$100,000 in cost avoidance YTD
 - Individual Stop Loss (ISL) making a positive impact to county policy
 - Average net claims lowest in six years

5. Recycling (Ashley Peck, Larry Reiter)

Presentation and general discussion regarding options for operations, cost reduction, etc.

Action/Next Steps:

*BOC to consider options, detailed below. Decision made to pursue **Option 6**.*

- Option 1 – Maintain Current Program, As Is
 - Cost of \$72,000/year
 - City residents moving over to County program since City has discontinued service
 - Potential problem with contaminated loads
- Option 2 – Bring Recycling Back in House
 - Cost to haul single load to Hall County @ \$250.00
 - New compactor would reduce number of loads in half
 - Red Oak Flats would be new drop-off location
 - Volume dictates ability to be profitable; not likely Lumpkin could produce enough to generate realized revenue
- Option 3 – Discontinue Service
 - Save \$72,000/annual
- Option 4 – Partner with City for Cost-Sharing for Service
 - Unknown variables, costs, etc. to negotiate
 - Would have increased volume with City residents' participation

- Option 5 – Charge Flat Fee to Users (@ \$5 per)
 - Need 50 participants/day
 - Potential to be complicated/frustrating for users
- Option 6 – Bid Out for New Contractor (ex. White County)
 - Leverage by presence of transfer station
 - Waste Management pays White County approx. \$8,000/month
 - If we contract with new RFP, conduct all recycling at transfer station
 - Economies of scale
 - Transfer station opened in 2002; facility built in late 1990s
- **Action: Put out to bid via RFP process in 2022**—allow current provider to bid if desired; this is BOC’s responsibility to taxpayers (efficient, cost-effective service)
 - Explore conversation with city for shared services before letting bid
 - Put in standards in place for keeping collection center/transfer station clean
 - Enhance program; save county money
 - Under contract with current provider through November 30, 2022
- **Action: Review current contract** – Enforce/provide notice for need of enhanced/improved maintenance; traffic flow for users
 - **\$120,000** – Cost of new set of scales; potential to relocate scales, or allow for two sets of scales
 - Provider responsible for equipment maintenance

6. Capital Projects Update (Larry Reiter, Abby Branan, Ashley Peck)

Presentation and general discussion regarding projects below.

a. Aquatic Center

Overview of project and funding options detailed below:

- How/when/what is timeline for county obligation for additional funds?
 - Funding sources, to date—TSPLOST, SPLOST, Private Donation, BOE/In-Kind Sitework
 - Negative Economic Impact Grant Proposal/Request for \$7 Million made to OPB for State Fiscal Recovery Funds; notice of funding/award anticipated for January 2022 (at earliest), if eligible
 - County would need gap funding of approx. **\$11-12 Million**
- Think back to county’s original obligation/commitment
 - Funding at this scale would obligate SPLOST revenue for years to come; ties hands of future Commissioners
 - Is this how we want to use SPLOST? Is this best use of funds for tax-payer purposes?
 - Should we look for additional outside revenue and funding sources?
 - Obligates future BOC and potentially prohibits other new/necessary projects, such as the gymnasium
 - Full-scale project would require a 30-year bond; however, county currently has a \$9 Million bond to build a pool/aquatics center; private donor to give \$9 Million if constructed at current proposed location

Action/Next Steps:

- Wait until final notification from OPB funding opportunity to make final decision on how/where to proceed @ 1st quarter 2022

b. Animal Shelter

Presentation and general discussion.

- New location at Blackburn Park Road
- Current facility is land-locked in terms of septic, need for expansion.
- Shelter Costs @ \$800,000; Kennel Costs @ \$162,000. Total Projected Cost @ \$962,000.
 - Options for funding include General Fund and 2026 SPLOST
 - Facility will need repairs prior to 2026 SPLOST
 - With population growth, average family bring approx. 2.3 animals; therefore, need will increase

Action/Next Steps:

- Staff to provide additional funding options at **January 2022 Work Session** with staff recommendations on how to proceed
 - Options/How to Fund
 - Fund balance
 - Finance remainder/Bonds
 - USDA
 - SPLOST
 - Other grants

c. Little Mountain Road Improvement

Update on road improvement project; change to scope of work discussed.

d. Update on the Oak Grove Roundabout

Update on roundabout construction status. Lighting is approximately 8 weeks from installation, per Georgia Power; paving still needed.

e. Pine Tree Way Road Widening

Update on road project; discussed scope of work, depending upon buildout of Aquatics Center. Intended to eliminate conflicts in traffic (parent drop-off, buses, etc. at new school, and Aquatics Center).

Action/Next Steps:

- When will we know if this is the design we need? Based on Aquatics Center, etc.?
 - Based on timing of OPB/Aquatics Center funding and further discussion by BOC; 1st quarter, 2022.
- County is committed to upgrades to existing portion of Pine Tree Way and sidewalks; roundabout and other improvements contingent upon other projects, need.
- **BOC to make final decision re scope in 1st quarter 2022.**

7. Update Commercial Development (Bruce Georgia, Rebecca Mincey, Sean Phipps)

Presentation on commercial growth within the county; including countywide permitting trends, economic development project updates, and planned infrastructure expansion. Highlights captured below; no action necessary.

Commercial growth outside of Gateway Corridor Overlay District (GCOD):

- Highway 52 W Brewery
- Satellite Industries
- Big Creek Distillery – no licensing required from county
- Di Vine Village

Commercial growth within GCOD:

- Within GCOD, property for development held by a handful of estates and key property owners
- Northeast Georgia Medical Center to break ground next year (2022).
- Georgia Power (GPC) Transmission Substation site – held recent meeting with GPC to discuss GCOD, goals for development, design standards, etc.
- Multi-family development – Access/entrance parcel located within GCOD; however, multi-family development where units would be located is not.

Lumpkin County Water & Sewer Authority (LCWSA)/Infrastructure updates.

- 2022 EDA-funded projects for growth and expansion projects.
- 2024 State Fiscal Recovery Funds – Current application to state; funding to be announced in February 2022. \$6 Million @ State Fiscal Recovery Funds; \$3 Million @ Lumpkin BOC; \$1 Million @ LCWSA
- Expanded sewer service within GCOD to support desired mixed-use development.

8. Land Use Revisions (Larry Reiter, Bruce Georgia)

Presentation and general discussion regarding current land use plan, definitions and character areas. Character areas under primary consideration—Agricultural Preservation, Rural Places, Residential Growth, and Gateway Corridor. Issues of concern include traffic, noise/sound, odor, lights and individual property rights.

Action/Next Steps:

- County Manager to identify date for future planning meeting for a workshop; over 2-3 sessions at 2-3 hours/each. Process to start in January 2022.
- Public to be invited and included; identify creative way to get true, well-rounded public input through surveys, listening sessions and other public engagement mechanisms.
- Establish Steering Committee with residents to be involved.
- Utilize 3rd party facilitator to conduct public input process/make land use recommendations—GMRC, CVIOG, others, TBD.