



LUMPKIN COUNTY
Board of Commissioners
Regular Meeting Minutes
99 Courthouse Hill
Dahlonega, GA 30533

May 20, 2025
6:00 PM

CALL TO ORDER

The meeting was called to order at 6:02 pm. Present were Chairman Chris Dockery and Commissioners Tucker Greene, Bobby Mayfield, Rhett Stringer, and Jeff Moran.

INVOCATION & PLEDGE OF ALLEGIANCE

CONSIDERATION OF AGENDA

***Motion:** Commissioner Stringer moved to approve the agenda and was seconded by Commissioner Mayfield. The motion was approved unanimously.*

PUBLIC COMMENT (Agenda Specific)

MINUTES

***Motion:** Commissioner Moran moved to approve the minutes by acclamation and was seconded by Commissioner Greene. The motion was approved unanimously.*

1. Board of Commissioners - Work Session - April 1, 2025 4:00 PM
2. Board of Commissioners - Special Called Meeting - April 1, 2025 4:15 PM
3. Board of Commissioners - Work Session II - April 15, 2025 5:30 PM
4. Board of Commissioners - Regular Meeting - April 15, 2025 6:00 PM

RESOLUTIONS

5. 2025-29 Reappoint Members to Board of Tax Assessors - *Jill Holman to Seat 3, and Deborah Armstrong to Seat 5, with a term expiring 06/30/2030*
***Motion:** Chairman Dockery moved to appoint Jill Holman to Seat 3 and Deborah*

Armstrong to Seat 5, both with terms expiring 6/30/2030. Commissioner Moran seconded the motion, which was approved unanimously.

6. 2025-30 Appoint/Reappoint Members to Library Board of Trustees - *Hanna Dockery to Seat 2, and Linda Davis to Seat 5, both with terms expiring 06/30/2029*
Motion: *Chairman Dockery moved to appoint Hanna Dockery to Seat 2 and Linda Davis to Seat 5, both with terms expiring 6/30/2029. Commissioner Stringer seconded the motion, which was approved unanimously.*
7. 2025-31 Reappoint Member to DFACS Board - *Brigette Barker to Seat 2, with a term expiring 06/30/2030*
Motion: *Chairman Dockery moved to appoint Brigette Barker to Seat 2 with a term expiring 6/30/2030. Commissioner Greene seconded the motion, which was approved unanimously.*
8. 2025-32 Resolution to Abandon Northwoods Drive (*Special Projects Manager Charles Trammell*)
Motion: *Commissioner Greene moved to approve the resolution and was seconded by Commissioner Mayfield. The motion was approved unanimously.*
9. 2025-33 Travel Policy and Procedures – 2025 Update (*Finance Director Abby Branan*)
Motion: *Commissioner Greene moved to approve the resolution and was seconded by Commissioner Stringer. The motion was approved unanimously.*
10. 2025-34 Revise Certain Sections of the Land Development Regulations in Chapter 26 of the Code of Ordinances (*Interim Planning Director Rebecca Mincey*)

Motion: *Commissioner Mayfield moved to approve the resolution and was seconded by Commissioner Stringer. The motion was approved unanimously.*

REPORTS

ELECTED OFFICIALS

Sheriff Jarrard said the Mountain Top Rodeo at the R-Ranch is coming up soon. The LCSO will be hosting a 5k fundraiser to benefit the Sheriff's youth program.

CONTRACTS/AGREEMENTS

11. 2025-041 Consideration of Health Insurance Renewal & Other Voluntary Insurance Benefits (*Community & Employee Services Director Alicia Davis*)
Motion: *Commissioner Moran moved to approve the contract and was seconded by Commissioner Greene. The motion was approved unanimously.*
12. 2025-042 Xtra Hands Cleaning Services Renewal - Senior Center (*Senior Center Manager Marc Bottoms*)
Motion: *Commissioner Mayfield made a motion to approve the contract and was seconded by Commissioner Moran. The motion was approved unanimously.*
13. 2025-043 Colditz Trucking LMIG Contract Amendment (*Special Projects Manager Charles Trammell*)
Motion: *Commissioner Moran moved to approve the contract and was seconded by Commissioner Stringer. The motion was approved unanimously.*
14. 2025-044 GDOC Inmate Work Detail Contract Renewal (*Assistant County Manager Ashley Peck*)
Motion: *Commissioner Stringer moved to approve the contract and was seconded by Commissioner Moran. The motion was approved unanimously.*
15. 2025-045 Board of Regents/UGA & LC MOU - Extension Service Office Contract Renewal (*Finance Director Abby Branan*)
Motion: *Commissioner Mayfield moved to approve the contract and was seconded by Commissioner Moran. The motion was approved unanimously.*
16. 2025-046 Yahoola Creek Park Field Renovations Scope Change (*Assistant County Manager Ashley Peck*)
Motion: *Commissioner Greene moved to approve the agreement and was seconded by Commissioner Mayfield. The motion was approved unanimously.*
17. 2025-047 Animal Shelter Additions and Alterations Architect Contract (*County Manager Alan Ours*)
Motion: *Commissioner Greene moved to approve the contract and was seconded by Commissioner Mayfield. The motion was approved unanimously.*

18. 2025-048 Audit of Homestead Residential Properties - Trueroll Software Service Agreement (*County Manager Alan Ours*)
Motion: *Chairman Dockery moved to approve the agreement and was seconded by Commissioner Moran. The motion was approved unanimously.*
19. 2025-049 GDOT New Fuel System Funding Contract - Lumpkin County Wimpy Airport (*Assistant County Manager Ashley Peck*)
Motion: *Commissioner Mayfield moved to approve the contract and was seconded by Commissioner Moran. The motion was approved unanimously.*
20. 2025-050 Enotah Public Defender Indigent Defense Contract – Four Counties (*Finance Director Abby Branan*)
Motion: *Chairman Dockery moved to approve the contract and was seconded by Commissioner Mayfield. The motion was approved unanimously.*
21. 2025-051 Enotah Public Defender Indigent Defense Contract - City (*Finance Director Abby Branan*)
Motion: *Commissioner Greene moved to approve the contract and was seconded by Commissioner Moran. The motion was approved unanimously.*
22. 2025-052 GDOT 5311 FY26 Grant Award (*County Clerk Melissa Witcher*)
Motion: *Commissioner Stringer moved to approve the grant award and was seconded by Commissioner Moran. The motion was approved unanimously.*
23. 2025-053 Department of the Army/Camp Frank D. Merrill - Fire Mutual Aid Agreement (*EMA Director David Wimpy*)
Motion: *Commissioner Mayfield moved to approve the contract and was seconded by Commissioner Greene. The motion was approved unanimously.*
24. 2025-054 Custom Built Buildings Contract Amendment - Pole Barn (*Finance Director Abby Branan*)
Motion: *Commissioner Moran moved to approve the contract amendment and was seconded by Commissioner Greene. The motion was approved unanimously.*
25. 2025-055 Payer Access Agreement between Cigna LifeSOURCE Transplant Network® and Healthgram (*Community & Employee Services Director Alicia Davis*)

Motion: Commissioner Mayfield moved to approve the agreement and was seconded by Commissioner Greene. The motion was approved unanimously.

OTHER ITEMS

26. Request to Freeze Staff Position (*County Manager Alan Ours*)

Motion: Commissioner Moran moved to approve the request and was seconded by Commissioner Stringer. The motion was approved unanimously.

27. Synthetic Turf Project Staff Direction (*Finance Director Abby Branan*)

No BOC action was required for this item, but there was consensus to proceed with the state contract.

28. Enotah Circuit – FY26 Budget (*Finance Director Abby Branan*)

Motion: Commissioner Mayfield moved to approve the budget and was seconded by Commissioner Greene. The motion was approved unanimously.

29. 2014 SPLOST 2024 Work Plan Amendment (*Finance Director Abby Branan*)

Motion: Commissioner Stringer moved to approve the amendment and was seconded by Commissioner Moran. The motion was approved unanimously.

30. Special Event Permit - R-Ranch - Knox-Out Little Legends Short Fuse Showdown Micro Wrestling Event (*County Clerk Melissa Witcher*)

Motion: Commissioner Greene moved to approve the permit and was seconded by Commissioner Moran. The motion was approved unanimously.

31. Alcoholic Beverage License - Hurfilio Garcia for Hacienda Bar & Grill 9, LLC (*County Clerk Melissa Witcher*)

Motion: Commissioner Mayfield moved to approve the license and was seconded by Commissioner Greene. The motion was approved unanimously.

COUNTY MANAGER

Mr. Ours said Pinetree Recreation Center has had "soft openings" for the pool the last three Saturdays. This coming Saturday will be the full opening and the start of the 2025 pool season. Thanks to Jared Ray's efforts to recruit, we now have over 60 lifeguards as opposed to the 20 we had at the same time last year.

ASSISTANT COUNTY MANAGER & DEPARTMENT HEADS

COMMISSIONERS

Commissioner Greene congratulated Chairman Dockery for being awarded the Emory Greene Leadership Award at the 2025 ACCG conference in Savannah. He thanked Chairman Dockery for everything he does that benefits not only Lumpkin County, but other Georgia counties as well. The Chairman said we have a great Board; we don't always agree, but we respect each other, which makes his job a lot easier. He said another thing that makes this job a lot more enjoyable is our hardworking staff, who do more with less, and they always deliver.

Commissioner Mayfield noted that this Friday will be graduation at Lumpkin County High School, so expect a lot more traffic than usual.

PUBLIC COMMENTS

Stephanie Kaufman addressed the BOC with some questions regarding Iron Mountain Park. She said if they cannot answer right now, perhaps they can write them down and get back with her at a later date. She said she has been doing some research on state laws, and there is some kind of Georgia Code section about disturbing the peace. She said some of Sheriff Jarrard's deputies have told her they don't issue citations unless there is an altercation, and she wanted some clarification on that. She asked if deputies can issue multiple citations for the noise ordinance if they are called out more than once per day. Mrs. Kaufman asked if there was any accounting on what Iron Mountain Park costs the County in terms of law enforcement, fire, and ambulance services. Lastly, she asked if IMP has fulfilled the fencing requirement per the SLUA. She noted that Lumpkin County's ordinances on fencing say fencing should be constructed with both visual and acoustical screening, and she said it is clear IMP has done nothing to shield the noise.

Chairman Dockery said he would like to hear from everyone in the audience and the Sheriff, and then he has a few things he would like to say. He also asked for the specific state code section that Ms. Kaufman referenced so they could look into it.

Monica Rodriguez, resident of Lee Chester Road, said she has had to experience pretty much constant noise from ATVs and motorbikes for the past few years, sometimes extending past 11:00 pm. She said there have been times when she thought a concert was going on, but she was told there was no concert scheduled. She also commented on the large amount of trash on Max Wehunt Road, and she is asking the BOC to please implement a stricter penalty, or whatever needs to happen to protect our peace.

Laura Hendrix read aloud some neighbors' comments from the social media app NextDoor. Multiple neighbors had commented on the excessive noise this past weekend, and some people assumed it originated from the event venue Agape Acres. Ms. Hendrix said she spoke to Cindy Bagley, owner of Agape Acres, and not only do they not allow music past 10:30 pm, they did not even have an event this past weekend. Ms. Hendrix then read aloud an e-mail from neighbor Ric Jorge, who expressed frustration with the effects of IMP on their quality of life, and the toll it must be taking on taxpayers. For six years now, there has been a lack of a neighborly attitude

from the owner of IMP, she said.

Hunter Stansberry, son of Craig Stansberry, came to speak on behalf of Iron Mountain Park. He brought a copy of the SLUA from 2019 and said it is equivalent to a contract between Lumpkin County and IMP. He said that IMP has never had a commercial concert, only private concerts for their guests. The loud music that occurred this past weekend was not from an IMP concert. There were several guests staying overnight at the park that had vehicles with "stunt walls," which are essentially wall-to-wall speaker systems. Mr. Stansberry said the offending guests were banned from returning to the park, and stunt walls are now prohibited.

Mr. Stansberry then turned to the clause in the SLUA that mentions ATV and motocross hours of operation. On a contract like this, he said, language must be very specific to be enforceable. As Commissioner Stringer knows, being in the insurance industry, a comma can mean the difference between covered or not covered. ATV is such a broad term that it cannot be well-defined, and motocross is a specific style of riding. The guests that come to IMP are on UTVs, side-by-sides, full-size vehicles, and motorcycles, none of which are defined here as regulatory items. As far as the noise ordinance, this contract was signed in 2019, prior to the creation of the noise ordinance in Lumpkin County. For this reason, Mr. Stansberry argued, the noise ordinance is not applicable to Iron Mountain Park.

Mr. Melvin Sweeney said he lives on Etowah Watershed Lake #25. He said he doesn't have an issue with noise during decent hours, as he is a motorcycle guy himself. However, he said no one has been holding IMP accountable. These flood control lakes are not meant for depositing silt. He said that all of the fish in the lake have completely lost their color, and the otter family that used to live in the lake is gone. We need to hold them accountable for what is going on. He said that IMP has largely done a good job on things out there, and he understands progress, but they need to be held accountable for certain things. They need to spend money to control sediment runoff, and they need to build bridges over their creeks.

Pam Dietz said that just because the noise ordinance was not in place in 2019 does not mean IMP gets to ignore it. If a road goes from 70 mph to 50 mph, you'll get a speeding ticket if you still go 70 mph on that road. It's the same for banking rules; the IRS doesn't let you break the law because of old laws; they hold you accountable to the current laws. She said the comment that Hunter Stansberry made was pretty backhanded and not taking the other people of the community into consideration.

Monica Rodriguez said the park is about 4,300 acres. How is IMP going to ban certain people? Do they have a way of monitoring everyone that comes in? How can they check for banned people?

Chairman Dockery said his phone started ringing about IMP on Saturday, and it was still buzzing well into early Sunday morning with people complaining. He got videos of the music from several different locations. When you have only one disgruntled neighbor complaining, you might question the validity of the complaint. But when you have dozens of people from various locations complaining, you have to put some validity in what they are saying. Chairman Dockery said the County agreed to the SLUA with Iron Mountain in good faith. There were

stipulations; there were hours of operations. Mr. Stansberry, you are right that when you do a contract, it needs to be ironclad. Maybe I'm just old school, but I think good faith is worth something. A man's word is worth something, he said. The BOC approved your operation in good faith, but what we've witnessed has been anything but.

Chairman Dockery continued. He said he wants the public to know that the County has not been turning a blind eye. To make it known what actions the County has taken up to this point, he read aloud a complete list of citations issued to IMP by the County and what their current status is. The Chairman said we are seeking voluntary compliance with what Iron Mountain contractually agreed to. Chairman Dockery said he is a property rights person, but you have to be mindful of your neighbors. Having to hear loud music all night long is just not being fair to everyone around you.

Sheriff Jarrard commented on the code section that Ms. Kaufman had mentioned and said they would have to do some research into it. He and the District Attorney have already done extensive research on the possible arrestable offenses that might work with this. The Sheriff said certain laws do not apply because IMP is a place of business, not a residence. He discussed how his deputies have hand-delivered the issued citations to Mr. Stansberry at Iron Mountain. The fines and consequences are up to the court. He noted that if multiple people have problems with IMP, they are always free to enter a civil lawsuit against them.

There was some back-and-forth discussion over whether the Sheriff or his deputies have the authority to enter Iron Mountain's gates over a reported complaint or incident. Hunter Stansberry said they do have an employee posted at the gate to check everyone who comes into the park, but the security does go home after midnight. He claimed they have never stopped law enforcement from entering the park. Sheriff Jarrard said it depends on if it's a 911 call or if there is a search warrant. He can't just ram through a gate because of a loud noise complaint. Chairman Dockery asked Mr. Stansberry if they would be willing to accept the Sheriff and County's help to police themselves. He said we can work together to rectify these problems so that Iron Mountain can still operate while giving the neighbors some peace. Chairman Dockery thanked Mr. Stansberry for attending the meeting, and he said he would be glad to meet to come up with some ideas on how we can address these things. He said it seemed like many of the problems could be resolved by having 24/7 on-site security at the park.

Citizen Nelson Williams came to the podium to ask if Iron Mountain had any special events planned for this Memorial Day weekend. Mr. Stansberry said they do have some activities planned, but nothing that required a special event permit with the County.

EXECUTIVE SESSION - Property Acquisition

***Motion:** Commissioner Mayfield moved to exit regular session and enter executive session at 7:26 pm. His motion was seconded by Commissioner Greene, and the motion carried unanimously.*

***Motion:** Commissioner Mayfield moved to exit executive session and re-enter regular session at 7:44 pm. Commissioner Greene seconded the motion, which was approved unanimously.*

There were no announcements from executive session.

ADJOURNMENT

***Motion:** Commissioner Mayfield moved to adjourn the meeting and was seconded by Commissioner Greene. The motion was approved unanimously, and the meeting adjourned at 7:44 pm.*

Date

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Melissa Witcher
Clerk, Lumpkin County