



LUMPKIN COUNTY
Board of Commissioners
BOC Retreat Agenda
Union County Community Center
129 Union County Recreation Rd
Blairsville, GA 30512

September 28, 2023
8:30 AM

- **Welcome and Opening Comments**
- **Overview of SPLOST**
SPLOST Presentation (*County Manager Alan Ours*)
- **Timeline**
Estimated Timeline for 2026 SPLOST Referendum (*County Manager Alan Ours*)
- **Finance Report**
2020 SPLOST Excess (*Finance Director Abby Branan*)
2026 SPLOST Program Projections (*Finance Director Abby Branan*)
- **Project List**
2026 SPLOST Requests (*County Manager Alan Ours*)
- **Adjourn**



Lumpkin County, Georgia

County Manager

Date:

September 28, 2023

Agenda Item:

SPLOST Presentation (*County Manager Alan Ours*)

Item Description:

**Facts & Historical
Information:**

**Potential Courses Of
Action:**

Budget Impact:

Staff Recommendation:



SPLOST

SPECIAL PURPOSE LOCAL OPTION SALES TAX

WHAT IS SPLOST

- The purpose of SPLOST is to fund capital projects through a 1% sales tax.
- The 1% sales tax is paid by residents of Lumpkin County and non-residents.



LUMPKIN COUNTY SPLOST

- SPLOST has to be authorized by the registered voters in the county.
- The first SPLOST in Lumpkin County was approved in 1992 by the citizens.
- The citizens have continued to approve each SPLOST referendum since 1992.
- A SPLOST lasts for six years.



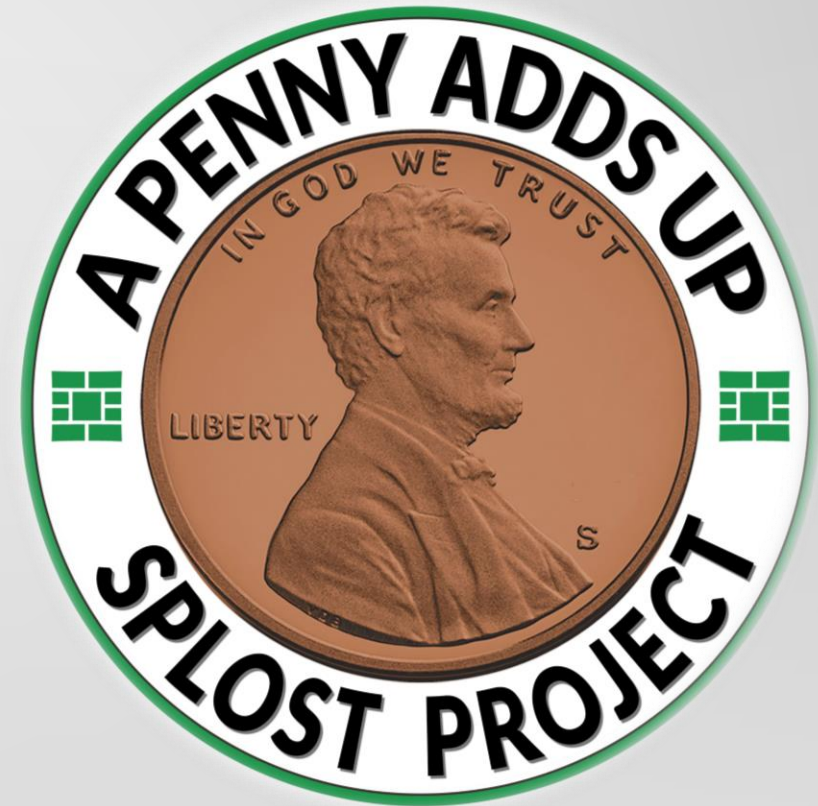
CURRENT SPLOST

- The current SPLOST ends in April 2026.
- Why are we discussing this now 2 ½ years before the current SPLOST ends?



WHAT ARE ELIGIBLE PROJECTS UNDER THE SPLOST LAW

- Roads, Streets, Bridges, and Sidewalks
- Stormwater and Drainage
- Damage from Natural Disasters
- Buildings
- Solid Waste Facilities
- Recreation Facilities
- Water & Sewer
- Retirement of Debt
- Police Cars, Fire Trucks, Ambulances





Lumpkin County, Georgia

County Manager

Date:

September 28, 2023

Agenda Item:

Estimated Timeline for 2026 SPLOST Referendum (*County Manager Alan Ours*)

Item Description:

**Facts & Historical
Information:**

**Potential Courses Of
Action:**

Budget Impact:

Staff Recommendation:

Estimated Timeline for 2026 SPLOST Referendum

Sep/Oct 2023	Develop revenue estimates and decide how money will be distributed between the County and City
Oct/Nov 2023	County and City develop project lists
Early December 2023	Send letter to City of Dahlongega regarding official meeting, including the date, time, place and purpose of the meeting (at least 10 days prior to meeting)
Mid-December 2023	Official Meeting (required by law) to discuss project list (at least 30 days before the election superintendent issues the call for the referendum)
January 16, 2024	County and City vote on their list of projects
January 16, 2024	IGA approved by BOC
January 16, 2024	Resolution approved by BOC
February 15, 2024	Send Call to Paper for publishing on February 21, 2024 (Feb 21 is the latest date to publish; this date must be at least 90 days prior to May 21, 2024)
May 21, 2024	Election



Lumpkin County, Georgia

Finance

Date: September 28, 2023

Agenda Item: 2020 SPLOST Excess (*Finance Director Abby Branan*)

Item Description:

Facts & Historical Information:

Potential Courses Of Action:

Budget Impact:

Staff Recommendation:

	Original Program Adoption	Total Approved per project	Total Expended per project	Remaining Balance
Lease Payments	\$ 4,717,410.00	3,000,636	2,621,943	378,693
Economic Development	2,000,000.00	780,000	780,000	-
Roads and Bridges Equipment, Vehicles, Resurfacing, Improvements	1,953,590.00	1,756,086	1,172,240	583,846
Lumpkin Co. Library	1,000,000.00	1,000,000	1,000,000	-
Sheriff's Department Equipment and Vehicles	1,260,000.00	1,604,660	992,897	611,763
Water Authority System Improvements	4,000,000.00	3,113,090	2,107,495	1,005,595
Total LC Projects	\$ 14,931,000.00	11,254,472	8,674,574	2,579,898
City of Dahlonega Sewer Plant Upgrade and Related Sewer Line Replacements	3969000	4,251,917	3,507,634	744,283
Total by Year	18,900,000	15,506,389	12,182,208	

Average Monthly Revenue for Remainder of Program

	\$450,000/mo	\$475,000/mo	\$500,000/mo
Total Estimated Revenue	\$ 25,400,000	\$ 26,000,000	\$ 26,600,000
Program Budget	\$ (14,931,000)	\$ (14,931,000)	\$ (14,931,000)
Justice Center Debt Retirement	\$ (1,331,140)	\$ (1,331,140)	\$ (1,331,140)
Lumpkin County Water & Sewerage Authority Debt Retirement	\$ (762,000)	\$ (762,000)	\$ (762,000)
Sheriff's Office Additional Funding	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)
Potential Excess Funds	\$ 7,375,860	\$ 7,975,860	\$ 8,575,860

2026 SPLOST - Recreation Center Debt Service Payments	\$ 6,688,062
Remaining Series 2020A Bond Debt	\$ 9,147,991



Lumpkin County, Georgia

Finance

Date: September 28, 2023

Agenda Item: 2026 SPLOST Program Projections (*Finance Director Abby Branan*)

Item Description:

Facts & Historical Information:

Potential Courses Of Action:

Budget Impact:

Staff Recommendation:

Average Monthly Revenue		County 75%	County 77%	County 79%	County 81%
\$	400,000	\$ 21,600,000	\$ 22,176,000	\$ 22,752,000	\$ 23,328,000
\$	450,000	\$ 24,300,000	\$ 24,948,000	\$ 25,596,000	\$ 26,244,000
\$	500,000	\$ 27,000,000	\$ 27,720,000	\$ 28,440,000	\$ 29,160,000
\$	550,000	\$ 29,700,000	\$ 30,492,000	\$ 31,284,000	\$ 32,076,000

Current SPLOST Distribution

Recommended for 2026 SPLOST Program



Lumpkin County, Georgia

Finance

Date: September 28, 2023

Agenda Item: 2026 SPLOST Requests (*County Manager Alan Ours*)

Item Description:

Facts & Historical Information:

Potential Courses Of Action:

Budget Impact:

Staff Recommendation:

2026 SPLOST Requests

#	Department	Project Name	Project Category	Original Request	Recommended 09.01.23	Annual Cost	Description	NOTES
1	Airport	Design & Construction of Obstruction Removal	Construction/Reno	112,500	112,500		County's portion of CIP	
2	Animal Shelter	New Animal Shelter Construction	Construction/Reno	2,200,000	2,200,000		Construct new animal shelter	
3	Animal Shelter	Vehicle	Vehicle	79,000	0		Replace animal control truck	
4	Animal Shelter	Vehicle	Vehicle	79,000	0	3,424	Additional animal control truck	
5	Animal Shelter	Resurface Main Kennel	Construction/Reno	50,259	0		Resurface main kennel area	Not needed with new Animal Shelter
6	BOC	Replacement Vehicle	Vehicle	60,000	0		Replace 2014 Ford Explorer	
7	DALC	Red Oak Flats Industrial Park Expansion	Construction/Reno	3,000,000	2,000,000		Design, Engineering, and Site Prep of the Red Oak Flats property	
8	Debt Service	Debt Service for Series 2020A Rec Bonds	Debt Service	2,744,397	2,744,397		Series 2020A debt service	
9	Debt Service	Debt Service for Series 2022A/B Rec Bonds	Debt Service	3,943,665	3,943,665		Series 2022A/B debt service	
10	Emergency Services	Ambulances	Vehicle	1,120,000	1,600,000		Replace 4 ambulances for Stations 1, 2, 4, 5	
11	Emergency Services	Response Vehicles	Vehicle	420,000	180,000		Replace 7 response vehicles for Stations 1, 4, 5, 7	\$180k (3) Response Vehicles
12	Emergency Services	Fire Trucks	Vehicle	2,318,000	2,060,000		Replace 2 engines and 1 ladder truck for Stations 1, 4	\$1.35MM ladder, \$65k Replace QRV; \$650k engine
13	Emergency Services	Rescue Trucks	Vehicle	711,000	485,000		Replace 3 rescue trucks for Stations 1, 4, 7	Remount bodies on new chassis
14	IT	Technology Improvements	Equipment	150,000	150,000		Various Technology Improvements	
15	LCW&SA	Water & Sewer Expansion & Improvements	Construction/Reno	3,000,000	1,000,000		Expansion and improvements - Gateway Corridor Overlay District	
16	Multiple	HVAC	Construction/Reno	5,000,000	5,600,000		HVAC Replacements / LED retrofitting	
17	Parks & Recreation	Redesign Parking - Field 1, 2, Legion, Splash Pad	Construction/Reno	250,000	0		Redesign parking areas on the east side of Yahoola Creek	
18	Parks & Recreation	Pedestrian Walkways at YCP	Construction/Reno	135,000	135,000		Construct sidewalks in YCP	
19	Parks & Recreation	Replace Community Center Appliances	Equipment	13,000	13,000		Replace stove, double refrigerator, and double freezer	
20	Parks & Recreation	Security Camera Installation	Equipment	140,000	140,000		Install security cameras at Community Center	
21	Parks & Recreation	Field 3,5 Bleachers	Equipment	55,000	55,000		Install bleachers at Fields 3 & 5	
22	Parks & Recreation	Creek Erosion Improvements	Construction/Reno	250,000	250,000			Rough estimate
23	Parks & Recreation	Timken Pavilion Restroom Renovation	Construction/Reno	56,000	56,000		Renovate restrooms at Timken Pavilion	
24	Parks & Recreation	Scoreboard Upgrades	Equipment	78,000	78,000		Upgrade YCP scoreboards to LED	
25	Parks & Recreation	Field 1, 2 Safety Netting	Equipment	68,000	68,000		Install safety netting at Fields 1 & 2	
26	Parks & Recreation	Cloverleaf Bathroom Renovation	Construction/Reno	56,000	56,000		Renovate restrooms at the Cloverleaf	
27	Parks & Recreation	Automatic Gate System	Construction/Reno	79,000	0		Install automatic gate system at both entrances of YCP	
28	Parks & Recreation	Restriping at YCP	Construction/Reno	10,000	0		Restripe parking spaces in YCP	
29	Parks & Recreation	Field 4, 5, 6 Restroom / Concession Stand	Construction/Reno	200,000	250,000		Construct a new restroom/concession stand at Fields 4, 5, 6	
30	Parks & Recreation	Rugby Field Lighting	Construction/Reno	400,000	400,000		Install lighting at Rugby Field	
31	Planning	Replacement Vehicle	Vehicle	182,000	0		Replace three Ford trucks	Pay from Planning Budget
32	Public Buildings	Administration Building Flooring	Construction/Reno	100,000	0		Replacement for offices and meeting rooms	
33	Public Buildings	Administration Building Roof	Construction/Reno	240,000	0		Replacement of Administration Building roof	
34	Public Buildings	Annex Roof	Construction/Reno	73,000	0		Replacement of Annex A&B roof	
35	Public Buildings	Blackburn House Roof	Construction/Reno	13,000	0		Replacement of Blackburn House roof	
36	Public Buildings	Community Center Exterior	Construction/Reno	220,000	220,000		Repair and paint exterior	
37	Public Buildings	Community Center Flooring	Construction/Reno	123,000	123,000		Replace carpet in lobby, offices, and meeting rooms	
38	Public Buildings	Community Center Interior Paint	Construction/Reno	75,000	75,000		Paint interior	Current: \$22k Gym; \$45k Comm. Ctr.
39	Public Buildings	Community Center Roof	Construction/Reno	1,100,000	1,100,000		Replace existing roof	
40	Public Buildings	Community Center Locker Room Renovation	Construction/Reno	33,000	0		Remove bathrooms, replace flooring, paint locker rooms	
41	Public Buildings	Community House Roof	Construction/Reno	40,000	45,000		Replacement of Community House roof	
42	Public Buildings	Detention Center Roof	Construction/Reno	500,000	0		Replacement of Detention Center roof	
43	Public Buildings	Elections Flooring	Construction/Reno	45,000	50,000		Replace VCT flooring with LVT	
44	Public Buildings	Elections Roof	Construction/Reno	60,000	0		Replacement of Elections roof	
45	Public Buildings	Health Department Roof	Construction/Reno	100,000	0		Replacement of Health Department roof	
46	Public Buildings	Historic Jail Roof	Construction/Reno	35,000	0		Replacement of Historic Jail roof	
47	Public Buildings	Justice Center Roof	Construction/Reno	600,000	0		Replacement of Justice Center roof	
48	Public Buildings	Old Planning Roof	Construction/Reno	60,000	34,000		Replacement of Old Planning Building roof	
49	Public Buildings	Station #3 Improvements	Construction/Reno	15,000	0		Installation of bathroom and kitchen area	
50	Public Buildings	Station #9 Construction	Construction/Reno	2,000,000	0	471,000	Construct Fire Station #9	
51	Public Buildings	Station #10 Improvements	Construction/Reno	25,000	0		Installation of bathroom and office area	
52	Public Buildings	Fire Station Generators	Construction/Reno	22,500	26,000		Installation of generators at Stations 2, 5, 6	
53	Public Buildings	Community Center Restrooms	Construction/Reno	60,000	60,000		Renovate restrooms at Community Center	
54	Public Buildings	Community Center Stove Heat Barrier	Construction/Reno	5,300	0		Install heat barrier behind stove at Community Center	
55	Public Buildings	Replacement Vehicle	Vehicle	60,000	60,000		Replace 2007 Ford E350 Van	
56	Recycling	Capital Improvements	Construction/Reno	750,000	750,000			Rough estimate
57	Road Department	Pole Barn	Construction/Reno	24,000	30,000	100	120'x30' to store equipment out of elements	
58	Sheriff's Office	Vehicle Replacement	Vehicle	1,908,000	4,696,438		Replace 6 Priority 1 vehicles per year	
59	Sheriff's Office	Security Fence	Construction/Reno	69,500	0	2,500	Install Level 3 perimeter security fence with access control	
60	Tax Assessor	Vehicle	Vehicle	35,000	0		Replace 2005 Ford Escape	
				35,351,121	30,846,000			