



LUMPKIN COUNTY

Board of Commissioners

Work Session Agenda

Commissioners Boardroom

September 6, 2022
4:00 P.M.

The purpose of the work session is to discuss agenda items for the Regular Meeting.

- **CALL TO ORDER** Chairman Dockery
- **PRESENTATIONS**
 1. Rainbow Children's Home Presentation
 2. Lanier Tech Adult Learning Center Presentation
- **PROCLAMATIONS**
 3. Community Helping Place Ornament for 2022 Joint Proclamation
 4. Joint Proclamation City of Dahlonega & Lumpkin County – Chamber of Commerce Outgoing Board Chairman
- **MINUTES**
 5. Board of Commissioners - Joint Special Called Meeting - Aug 1, 2022 4:30 PM
 6. Board of Commissioners - Work Session - Aug 2, 2022 4:00 PM
 7. Board of Commissioners - Public Hearing - Aug 9, 2022 5:30 PM
 8. Board of Commissioners - Public Hearing - Aug 9, 2022 6:00 PM
 9. Board of Commissioners - Public Hearing - Aug 11, 2022 9:00 AM
 10. Board of Commissioners - Public Hearing - Aug 16, 2022 5:00 PM
 11. Board of Commissioners - Work Session II - Aug 16, 2022 5:30 PM
 12. Board of Commissioners - Regular Meeting - Aug 16, 2022 6:00 PM
 13. Board of Commissioners - Public Hearing - Aug 23, 2022 4:00 PM
 14. Board of Commissioners - Special Called Meeting - Aug 23, 2022 4:30 PM
- **RESOLUTIONS**
 15. 2022 - 38 - Resolution to Amend the Character Area Map (*Planning Director Bruce Georgia*)
 16. 2022 - 43 - Resolution Authorizing Among Other Things the Execution of an IGA & Bond Purchase Agreement (*Finance Director Abby Branan*)
 17. 2022 - 44 - Appoint Member to Veterans Affairs Committee - Trent Miller to Seat 9, unexpired term end 04/14/2023
- **CONTRACTS/AGREEMENTS**

18. 2022-056 - Animal Shelter Professional Vet Services (*Animal Shelter Manager Wayne Marshall*)
19. 2022-057 - Payroc Merchant Processing Agreement – IWORQ Permitting Software Online Payment System (*Planning Director Bruce Georgia*)
20. 2022-058 - Amendment to the Financial Assistance Award Form CD-451 for Award 13-08-12210 (*Development Authority Director Rebecca Mincey*)
21. 2022-059 - DebtBook Contract (*Finance Director Abby Branan*)
22. 2022-060 - Ninth District Opportunity Inc. Lease - Head Start Building (*Special Projects Director Ashley Peck*)
23. 2022-061 - Contract Award Pinetree Way/Memorial Drive Improvements (*Public Works Director Larry Reiter*)
24. 2022-062 - Transfer Station & Recycling Program Contract (*Public Works Director Larry Reiter*)
25. 2022-063 - LC Wimpy Airport Crack Sealing & Runway Remarketing - Wall Contract (*Public Works Director Larry Reiter*)
26. 2022-064 - GDOT Crack Sealing and Runway Remarketing Supplemental Agreement (*Public Works Director Larry Reiter*)

- **OTHER ITEMS**

27. Proposed LMIG FY2023 Road Resurfacing List (*Public Works Director Larry Reiter*)
28. Request use of SPLOST or ARPA Funds for LCWSA System Improvements (*Water & Sewerage Authority Director Sean Phipps*)
29. LCWSA – Request for recommitment of County to Provide ARPA Matching Funds for WWTP (*Water & Sewerage Authority Director Sean Phipps*)

- **COUNTY MANAGER**

- **COUNTY ATTORNEY**

- **COMMISSIONERS**

- **PUBLIC COMMENT (Agenda Specific)**

- **ADJOURNMENT**

LUMPKIN COUNTY
Board of Commissioners
Work Session Minutes
Commissioners Boardroom



September 6, 2022
4:00 P.M.

CALL TO ORDER

The meeting was called to order at 4:00 PM by District 3 Commissioner Rhett Stringer

Attendee Name	Title	Status	Arrived
Chris Dockery	Chairman	Absent	
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. Rainbow Children's Home Presentation

Rainbow Children's Home

2. Lanier Tech Adult Learning Center Presentation

Lanier Tech Adult Learning Center Presentation

PROCLAMATIONS

3. Community Helping Place Ornament for 2022 Joint Proclamation

Community Helping Place Ornament for 2022 Joint Proclamation

4. Joint Proclamation City of Dahlonega & Lumpkin County – Chamber of Commerce Outgoing Board Chairman

Joint Proclamation City of Dahlonega & Lumpkin County – Chamber of Commerce Outgoing 2022 Board Chairman Mark Spraker

MINUTES

5. Board of Commissioners - Joint Special Called Meeting - Aug 1, 2022 4:30 PM

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RESOLUTIONS

15. 2022 - 38 - Resolution to Amend the Character Area Map (Planning Director Bruce Georgia)

Resolution to Amend the Character Area Map (Regular Meeting). United Family Homes, LLC. has submitted a Character Area Map Amendment request for Map/Parcel 083-100, Dahlonega, GA 30533.

Commissioner Moran shared some concerns about the buffers and setbacks required for this parcel since it does adjoin some residential areas. He said he would like to see stricter buffer and setback requirements in place for the sides that are adjacent to residential parcels instead of the regulations for gateway corridor parcels.

Planning Director Bruce Georgia said the focus of this resolution is the CAM change, not approving or disapproving the multifamily housing that will be developed on the parcel. Commissioner Moran said he understood, but he said we should ensure that the development won't encroach right onto the border of the parcel. He is just thinking about the transition between connecting uses and how it may be good to have additional buffers and setbacks to the residential areas near the parcel.

16. 2022 - 43 - Resolution Authorizing Among Other Things the Execution of an IGA & Bond Purchase Agreement (Finance Director Abby Branan)

A RESOLUTION OF THE LUMPKIN COUNTY BOARD OF COMMISSIONERS AUTHORIZING, AMONG OTHER THINGS, THE EXECUTION OF AN INTERGOVERNMENTAL CONTRACT AND A BOND PURCHASE AGREEMENT RELATING TO THE ISSUANCE OF THE LUMPKIN COUNTY PUBLIC BUILDING AUTHORITY REVENUE BONDS, SERIES 2022.

17. 2022 - 44 - Appoint Member to Veterans Affairs Committee - Trent Miller to Seat 9, unexpired term end 04/14/2023

Appoint Member to Veterans Affairs Committee - Trent Miller to Seat 9, unexpired term ending 04/14/2023

CONTRACTS/AGREEMENTS

18. 2022-056 - Animal Shelter Professional Vet Services (Animal Shelter Manager Wayne Marshall)

Animal Shelter Professional Vet Services. Request to consider the Animal Shelter Professional Veterinarian Services contract renewal.

19. 2022-057 - Payroc Merchant Processing Agreement – IWORQ Permitting Software Online Payment System (Planning Director Bruce Georgia)

Payroc Merchant Processing Agreement – IWORQ Permitting Software Online Payment System. Payroc provides the credit card processing service for IWorQ permitting software.

20. 2022-058 - Amendment to the Financial Assistance Award Form CD-451 for Award 13-08-I2210
(Development Authority Director Rebecca Mincey)

Amendment to the Financial Assistance Award Form CD-451 for Award 13-08-I2210. National Telecommunications & Information Administration (NTIA) Broadband Infrastructure Program Amendment Acceptance.

Development Authority Director Rebecca Mincey explained this amendment to the NTIA project is due by September 15th, so we will have to get a consensus from the BOC today. The Commissioners were in agreement to approve the item.

21. 2022-059 - DebtBook Contract (Finance Director Abby Branan)

DebtBook Contract. Consideration of DebtBook Contract.

22. 2022-060 - Ninth District Opportunity Inc. Lease - Head Start Building (Special Projects Director Ashley Peck)

Ninth District Opportunity Inc. Lease - Head Start Building. Lease renewal for JB Jones Pre-school/Head Start.

23. 2022-061 - Contract Award Pinetree Way/Memorial Drive Improvements (Public Works Director Larry Reiter)

Contract Award Pinetree Way/Memorial Drive Improvements. Approve contract for the improvements to Pinetree Way and the intersection of Pinetree Way/Memorial Dr/Morrison Moore Pkwy to Colditz Trucking Inc.

24. 2022-062 - Transfer Station & Recycling Program Contract (Public Works Director Larry Reiter)

Transfer Station & Recycling Program Contract. Approve contract for the operating of Lumpkin County's transfer station and recycling program.

Public Works Director Larry Reiter explained we had two submitted proposals, one from BFI and one from the current contractor, Mark Robinson. BFI's proposal did not include everything that we needed done. Their proposal included hauling trash from our facility to their facility, but did not mention operating the Transfer Station or handling recycling. Mark Robinson submitted different options so we could pick something that works best for our citizens.

The first option is to continue as we currently operate. Mr. Robinson pays us to rent the transfer station and we pay him to operate the recycling program. The second option is to turn the recycling into a user paid program where people pay for it the same they would for trash. This would be no additional cost to the County. Mr. Reiter said staff reviewed all three proposals but have not given a recommendation. Staff's concern is that it might be a negative perception to tell people they have to pay to recycle. On the other hand, if we quit paying Mark Robinson \$72,000 per year for the recycling program, then people would have to drive to another county to recycle. Mr. Reiter said this option would eliminate the people who throw their kitchen garbage into the recycling bins to try and save a dollar, as recycling would cost the same as a trash bag.

There was discussion over if there could be any participation in recycling from the schools. Mr. Reiter said the last time officials met on this issue, we had discussed recycling with the City, the college, and the schools, but it has not amounted to anything. The current contract with Mr. Robinson ends in November. Commissioner Mayfield said the last time we discussed recycling, there were a lot of angry e-mails from upset citizens who were passionate about the recycling program. It is too late into the budget cycle to make any changes to this year's budget, he said.

25. 2022-063 - LC Wimpy Airport Crack Sealing & Runway Remarketing - Wall Contract (Public Works Director Larry Reiter)

LC Wimpy Airport Crack Sealing & Runway Remarketing - Wall Contract. Approve contract with Wall Asphalt Services Inc. to complete crack sealing and remarketing of Lumpkin County-Wimpys airport.

26. 2022-064 - GDOT Crack Sealing and Runway Remarking Supplemental Agreement (Public Works Director Larry Reiter)

GDOT Crack Sealing and Runway Remarking Supplemental Agreement. Approve supplemental agreement with GDOT for funding for the crack sealing and remarking of Lumpkin County-Wimpys airport.

OTHER ITEMS

27. Proposed LMIG FY2023 Road Resurfacing List (Public Works Director Larry Reiter)

Proposed LMIG FY2023 Road Resurfacing List. Presentation of the proposed list of roads to be resurfaced in the 2023 paving season.

Mr. Reiter explained that Ben Higgins, Sheep Wallow, and Little Mountain are all on the resurfacing list. Sheep Wallow and Little Mountain have been on the widening project this year, but that does not include the resurfacing, which is why they have been included on the resurfacing list. Mr. Reiter also explained the GDOT is doing a major safety improvements project on Ben Higgins, which includes shoulder widening, thermal plastic remarking, and rumble strips. If we do resurfacing after that, we will be covering all of the safety improvements with asphalt.

28. Request use of SPLOST or ARPA Funds for LCWSA System Improvements (Water & Sewerage Authority Director Sean Phipps)

Request use of SPLOST or ARPA Funds for LCWSA System Improvements. LCWSA request for use of SPLOST or ARPA funds to complete water and sewer system improvements. Additional funds are needed to meet budget shortfall based on bids received for construction.

29. LCWSA – Request for recommitment of County to Provide ARPA Matching Funds for WWTP (Water & Sewerage Authority Director Sean Phipps)

LCWSA – Request for recommitment of County to Provide ARPA Matching Funds for WWTP. LCWSA is requesting a recommitment by the Board of Commissioners to provide \$3,000,000 in local matching funds from the Lumpkin County's Local Fiscal Recovery Funds in support of LCWSA's application for State Fiscal Recovery Funds (ARPA) to construct a WWTP.

Sean Phipps, the LCWSA Director, said this is a related project for the proposed wastewater treatment plant that we have under design. Commissioner Mayfield expressed his support to get the wastewater treatment plant developed.

COUNTY MANAGER

Mr. Ours gave an update on the new recreation center/pool project. We expect to receive the final construction documents from the architect within the next few weeks, and then Carroll Daniel will take about five weeks to produce a Guaranteed Maximum Price (GMP). We will hopefully have a price by the November Work Session.

COUNTY ATTORNEY

COMMISSIONERS

PUBLIC COMMENT (Agenda Specific)

Steve Sylvester thanked the Commissioners for their effort in this process. He is concerned with the Character Area Map amendment and is afraid that the whole process for changing character areas is too subjective. Mr. Sylvester said we need a more clearcut criteria for switching parcels from general development to restricted development, or vice versa. He also urged the Commissioners to consider the compatibility of the surrounding parcels and said we need to learn more specifics about this development first. Mr. Sylvester also said the public advertisements for the CAM amendment processes need to be clearer in describing what is being developed on the parcel. Most of the general public do not know what is happening when they see the notice for the CAM amendment public hearing and they do not know what a Character Area Map amendment is.

Robin Hall said he has been following the Land Use Code for a while now, and he believes this will be the first attempt under the new code to make a change like this. Therefore, this will be used as an example going forward. There are two separate issues here: Should we change the map, and should the development be approved? The issues are both linked. Mr. Hall said the Commissioners should consider applying conditions to this, such as "No further variances will be allowed on this site which will diminish the interests of the neighbors or the County." Mr. Hall does not think there will be sufficient sewage for this property.

Mr. Georgia said he wanted to explain the regulations further to clear up any misunderstandings. He showed a map of the property in question and explained the character areas of the surrounding parcels. Since the parcel adjoins other parcels that are under Restricted Development, the stricter buffer & setback requirements will apply. The development will have to meet the restricted development standards and it will have a large buffer between any residential areas.

Commissioner Moran said that answers a lot of his questions and alleviates his concerns.

ADJOURNMENT

The meeting was adjourned at 5:07 PM.

October 18, 2022

Date



Melissa Witcher
County Clerk, Lumpkin County



Chris Dockery, Chairman
Lumpkin County Board of Commissioners