



LUMPKIN COUNTY

Board of Commissioners

Work Session Agenda

Commissioners Boardroom

August 2, 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. GA Forestry Annual Report (*Wesley Sisk*)
 2. Holly Theater Presentation
- **PROCLAMATIONS**
 3. Proclamation for the Lumpkin County 8U Baseball Team GRPA Class C State Championship Winners
- **MINUTES**
 4. Board of Commissioners - Work Session - Jul 5, 2022 4:00 PM
 5. Board of Commissioners - Special Called Work Session - Jul 16, 2022 9:00 AM
 6. Board of Commissioners - Work Session II - Jul 19, 2022 5:30 PM
 7. Board of Commissioners - Regular Meeting - Jul 19, 2022 6:00 PM
- **RESOLUTIONS**
 8. 2022 - 37 - Resolution Adopting the Statement of Ethics
 9. 2022 - 38 - Resolution to Amend the Character Area Map (*Planning Director Bruce Georgia*)
 10. 2022 - 39 - Reappoint Members to Planning Commission - Danny Clark, Seat 4 term expires 8/27/26
 11. 2022 - 40 - Resolution to Appoint Member to Board of Elections - Robin McIntosh to Seat 5 exp 12/31/2022
- **CONTRACTS/AGREEMENTS**
 12. 2022-050 - CTC Technology & Energy Professional Consulting Contract (*Development Authority Director Rebecca Mincey*)
 13. 2022-051 - Amend School Resource Officer IGA with Board of Education (*Finance Director Abby Branan*)
 14. 2022-052 - Amend IGA with Board of Education Concerning Aquatic Facility (*Special Projects Director Ashley Peck*)
- **OTHER ITEMS**

15. Voting Delegate – Legislative Leadership Conference
16. Alcoholic Beverage License – Massey Burns Inc. d/b/a 52 West Brewing (*County Clerk Melissa Witcher*)
17. LC Wimpy Airport Crack Sealing and Runway Remarketing Bid Award (Contractor TBD) (*Public Works Director Larry Reiter*)
18. LC Wimpy Airport Consultant Proposal Committee (*Public Works Director Larry Reiter*)
19. Inmate Medical Services Statement for December 2021 – March 2022 (*Finance Director Abby Branan*)

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

LUMPKIN COUNTY
Board of Commissioners
Work Session Minutes
Commissioners Boardroom



August 2, 2022
4:00 P.M.

CALL TO ORDER

The meeting was called to order at 4:02 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. GA Forestry Annual Report (Wesley Sisk)

GA Forestry Annual Report

Wesley Sisk of the Georgia Forestry Commission reported on the agency's activities in Lumpkin County for the past year, as well as changes to the burn permit system. Chairman Dockery asked if the agency would still do prescribed burns for private land, and Mr. Sisk responded that they will. He said per the burn permit changes, small piles of yard debris and leaves no longer require a permit. The Chairman was concerned since most of the fires in Lumpkin County have been started by residential burn piles, according to GFC's report. Mr. Sisk pointed out the majority of those fires did not obtain a permit to begin with. Commissioner Mayfield said he was thankful for GFC because they saved his house from being burned down 25 years ago.

2. Holly Theater Presentation

Holly Theater Presentation

PROCLAMATIONS

3. Proclamation for the Lumpkin County 8U Baseball Team GRPA Class C State Championship Winners

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MINUTES

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RESOLUTIONS

8. 2022 - 37 - Resolution Adopting the Statement of Ethics

Resolution Adopting the Statement of Ethics

9. 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, Dahlonaga, GA 30533.

10. 2022 - 39 - Reappoint Members to Planning Commission - Danny Clark, Seat 4 term expires 8/27/26

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11. 2022 - 40 - Resolution to Appoint Member to Board of Elections - Robin McIntosh to Seat 5 exp 12/31/2022

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CONTRACTS/AGREEMENTS

12. 2022-050 - CTC Technology & Energy Professional Consulting Contract (Development Authority Director Rebecca Mincey)

CTC Technology & Energy Professional Consulting Contract.

13. 2022-051 - Amend School Resource Officer IGA with Board of Education (Finance Director Abby Branan)

Amend School Resource Officer IGA with Board of Education. Consideration of Adding a School Resource Officer Position.

14. 2022-052 - Amend IGA with Board of Education Concerning Aquatic Facility (Special Projects Director Ashley Peck)

Amend IGA with Board of Education Concerning Aquatic Facility. Approval of the amended IGA with the Board of Education due to the required revision/scope change to the Aquatic Center/Pool Project.

OTHER ITEMS

15. Voting Delegate – Legislative Leadership Conference

Voting Delegate – Legislative Leadership Conference

16. Alcoholic Beverage License – Massey Burns Inc. d/b/a 52 West Brewing (County Clerk Melissa Witcher)

Alcoholic Beverage License – Massey Burns Inc. d/b/a 52 West Brewing. This is for the issuance of an alcoholic beverage license for Manufacturer sales located at 350 Hwy 52 West, Dahlonega, GA 30533.

17. LC Wimpy Airport Crack Sealing and Runway Remarking Bid Award (Contractor TBD) (Public Works Director Larry Reiter)

LC Wimpy Airport Crack Sealing and Runway Remarking Bid Award (Contractor TBD). Approve bid to allow a notice of award to be sent to contractor and proposed contractor to GDOT.

18. LC Wimpy Airport Consultant Proposal Committee (Public Works Director Larry Reiter)

LC Wimpy Airport Consultant Proposal Committee. Form a committee to review proposals and recommend a consultant to contract with for professional engineering, architectural, and construction inspection/administration services for the Lumpkin County Airport.

19. 2022-055 - Inmate Medical Services Statement for December 2021 – March 2022 (Finance Director Abby Branan)

Inmate Medical Services Statement for December 2021 – March 2022. Consideration of payment for invoices received from CorrectHealth for services provided December 2021 – March 2022.

Finance Director Abby Branan summarized the item and our contract history with CorrectHealth. The new (current) contract went into effect April 2022. Written notice of an increase was provided to Sheriff Jarrard on December 15, 2021, and the BOC considered a new contract in February 2022, which would be a \$5,282.66 increase from the 2021 rate. The BOC chose to put it out for bid. CorrectHealth was chosen and the new contract was awarded for April 1, 2022 to March 31, 2023.

Ms. Branan explained that on March 15, 2022, an invoice was given to the County for \$62,380.60 for a balance owed from December of 2021 through March 2022. Essentially, they are billing us for the months where we did not have a contract with them, which is the difference of the base rate from the 2021 contract to their originally offered renewal rate from December 2021. The bill also includes a labor variance of \$46,532.62 from where they had to hire contract/travel nurses to remain fully staffed. The requested money is the base compensation of \$5,282.66 for each month along with the labor variance.

Chairman Dockery said it is not CorrectHealth's fault that we did not renew the new contract in time. He thinks the County should recognize what the rate would have been had we entered into the new contract on time, which is about \$29,000 for the three months. This is about \$2,000 more per month than they are asking for.

Chairman Dockery said he has a hard time understanding this labor variance invoice. He is aware there is a provision in the new contract for a labor variance should CorrectHealth have to use contract/travel employees. However, the County was not forewarned or given a choice about this, and we should have the opportunity to say "no." The Chairman said he has a hard time with an additional labor cost that we knew nothing about until August 2022.

Sheriff Jarrard said they had to use contract nurses during those months due to their staff shortage. The Sheriff had insisted that a nurse be present on the weekends, not just during the week, since he did not want his jailors handing out medication. He believes that is what we are being billed for.

Chairman Dockery asked where we would get the funding for this, as it is not in the budget. A funding source for the \$46,000 will have to be identified. Sheriff Jarrard said it would be money well spent, and he suggested using the revenue from housing out-of-county inmates. The Chairman said he will ask the County Attorney, Joy Edelberg, to review the current contract. Going forward, there needs to be a provision in the contract regarding what should happen if CorrectHealth needs to use contract employees. It needs to be disclosed before it is billed, and the BOC should have the chance to review and approve it out of fairness to the taxpayers of this county. He said this \$46,000 is essentially out of nowhere; the BOC had no knowledge besides what the contract said. Giving them the \$29,000 rate for those months is the right thing to do, but this labor variance is like a blank check.

Ms. Branan said this has been brought before the BOC because it would be paying for something outside of the contract. Around the time of when the new contract was approved is when they began sending the bills for this labor variance cost.

Sheriff Jarrard said his opinion is that we owe this to CorrectHealth because we used those nurses. Since we used the service, he feels it is owed to them. He claimed they have been asking for this since the spring, and he reached out to Mr. Ours about a month ago regarding the bill, which is why it is now on the agenda.

Chairman Dockery reiterated that this labor bill was not approved by the BOC. We did not enter the current contract in January when we should have, so he feels it is fair to compensate them at the current contract rate for those three months. The Chairman explained we did pay them, but it was about \$22,000. They are requesting an additional ~\$5,300 for each of those three months, but he would like to increase that to reflect the current contract rate.

Commissioner Mayfield said he understands that they used travel nurses, but it is a huge bill. Sheriff Jarrard replied he feels that we owe it, and he offers to help pay for it. Commissioner Mayfield said we will have to find the money somewhere.

Commissioner Greene asked if we could see this issue happen again under the current contract? Chairman Dockery said yes. The County Attorney pointed out that the old contract's terms stated it was automatically renewed unless either party gave a 60-day notice of non-renewal. The old contract did not have a provision for travel nurses. Since neither of us gave a notice of non-renewal, the old contract automatically renewed. Mr. Ours said he doesn't believe they can legally make us pay for the travel nurses since it was not in the old contract, which automatically renewed. We hired them to provide nurses, which was their responsibility. According to the contract, it was their responsibility to pay the nurses.

Chairman Dockery agreed he does not think we are obligated to pay it because CorrectHealth was contractually obliged. It is the cost of doing business. He does not go back and bill his customers just because the cost of 2x4's went up, because the price is agreed upon beforehand. This was a service that was not contractually authorized; they should have brought it before the BOC. Sheriff Jarrard said he has been mentioning it to County staff since the spring, but the Chairman said the services had already been rendered at that point. It will be up to the Commissioners if they want to pay it.

Chairman Dockery said we need to evaluate the current contract to make sure it is specific that these things require pre-approval before it is billed. We do not want to be in this situation again. The Sheriff said in the future he can email it to Mr. Ours and the Board of Commissioners to have an item placed on the agenda. He was under the impression it had been authorized after he mentioned it to the County Manager during a phone call, but Mr. Ours said he does not have the authority to approve something like that.

COUNTY MANAGER

Mr. Ours said we received an email from the City of Dahlonega regarding the LOST negotiations. The LOST is the one cent sales tax that has to be renewed every ten years, and the current split is 75/25. That tax is completely used to roll back property taxes. Last month, the BOC adopted a resolution to keep the current 75/25 distribution. It was determined during our research that the actual split could have been justified at 87/13, but in good faith we approved keeping the split the same. However, the City Council voted last night to enter mediation. Therefore, we will work to find a mediator and schedule a time for the mediation.

COUNTY ATTORNEY

COMMISSIONERS

Commissioner Mayfield was asked to announce a message from one of his constituents since he is unable to come to the meetings in person. Mr. Larry Dills states he is 100% totally opposed to the new swimming pool project.

PUBLIC COMMENT (Agenda Specific)

ADJOURNMENT

The meeting was adjourned at 5:11 pm.

September 20, 2022

Date

A handwritten signature in blue ink, appearing to read "Melissa Witcher", written over a horizontal line.

Melissa Witcher

County Clerk, Lumpkin County

A handwritten signature in blue ink, appearing to read "Chris Dockery", written over a horizontal line.

Chris Dockery, Chairman

Lumpkin County Board of Commissioners