



LUMPKIN COUNTY
Board of Commissioners
Work Session Agenda
Commissioners Boardroom
99 Courthouse Hill
Dahlonega, GA 30533

August 1, 2023
4:00 PM

- **CALL TO ORDER**
- **PRESENTATIONS**
 1. Enotah CASA Presentation - *Enotah Casa Director Della Lago*
- **MINUTES**
 2. Board of Commissioners - Work Session - July 11, 2023 4:00 p.m.
 3. Board of Commissioners - Public Hearing - July 18, 2023 5:15 p.m.
 4. Board of Commissioners - Work Session II - July 18, 2023 5:30 p.m.
 5. Board of Commissioners - Regular Meeting - July 18, 2023 6:00 p.m.
 6. Board of Commissioners - Special Called Work Session - July 24, 2023 9:00 a.m.
- **RESOLUTIONS**
 7. 2023-38 Appoint Members to Lumpkin County Hospital Authority - *Cindy Tomblin to Seat 4, with a term expiring 03/01/2025 and Allison Layne to Seat 6, with a term expiring 03/01/2026.*
- **CONTRACTS/AGREEMENTS**
 8. 2023-079 Legacy Link Nutrition Program Services FY-2024 Contract (*Senior Center Manager Linda Kirkpatrick*)
 9. 2023-080 Gas South, LLC – Natural Gas (*Finance Director Abby Branan*)
 10. 2023-081 Duplicating Products Upgrade Contract (*Finance Director Abby Branan*)
 11. 2023-082 ACCG Property and Liability Insurance Deductible and Coverages (*Community & Employee Services Director Alicia Davis*)
- **OTHER ITEMS**
 12. Voting Delegate – Legislative Leadership Conference (*County Clerk Melissa Witcher*)
 13. Parcel 083 100 Site Development Extension Request (*Community & Economic Development Director Rebecca Mincey*)
 14. Naming of New Recreation Center (*Special Projects Director Ashley Peck*)
 15. Alcoholic Beverage License - Familia Vineyards, LLC. d/b/a: Horse Creek Winery at Doghobble Vineyard and Farm (*County Clerk Melissa Witcher*)

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

LUMPKIN COUNTY
Board of Commissioners
Work Session Minutes
Commissioners Boardroom
99 Courthouse Hill
Dahlonega, GA 30533



August 1, 2023
4:00 PM

CALL TO ORDER

The meeting was called to order at 4:01 pm. Present were Chairman Chris Dockery and Commissioners Tucker Greene, Bobby Mayfield, Rhett Stringer, and Jeff Moran.

PRESENTATIONS

1. Enotah CASA Presentation - *Enotah Casa Director Della Lago*

The presentation was rescheduled for next month's work session.

MINUTES

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RESOLUTIONS

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CONTRACTS/AGREEMENTS

8. 2023-079 Legacy Link Nutrition Program Services FY-2024 Contract (*Senior Center Manager Linda Kirkpatrick*)

Lumpkin County Board of Commissioners will consider entering into a contract with Legacy Link, Inc. for the Lumpkin County Senior Center to provide nutrition and wellness services, nutrition screening and support services for senior adults in Lumpkin County.

9. 2023-080 Gas South, LLC – Natural Gas (*Finance Director Abby Branan*)

Consideration of a contract with Gas South, LLC to provide natural gas to county facilities.

10. 2023-081 Duplicating Products Upgrade Contract (*Finance Director Abby Branan*)

Consideration of a Contract for upgrading copiers for Sheriff GCIC, Superior Court Judge, Juvenile Judge, Finance, Elections, Fire Department Administration, Fire Department Station 4, Facilities, Fire Department Station 2, Sheriff's Office Lobby, and District Attorney; additional copier for Sheriff Jail Admin Hall Commissioner Stringer asked how much paper staff actually still uses. Mr. Ours, the County Manager, said he will have to get reports on printer usage so he can provide an exact number.

11. 2023-082 ACCG Property and Liability Insurance Deductible and Coverages (Community & Employee Services Director Alicia Davis)

Request for consideration of Amending ACCG General Liability, Law Enforcement Liability, Public Officials Liability, Automobile Liability, Automobile Physical Damage, Property, Equipment Breakdown, & Crime insurance deductible and coverages.

The County's property and liability insurance renewal through ACCG increased by 30%, as well as an increase to the deductible from \$2,500 per occurrence to \$10,000 per occurrence. Staff was not informed of the deductible increase, nor was it included in the outline or worksheet provided by ACCG. Additionally, there was a short window of time between the renewal notification and the July regular meeting when this renewal was approved.

Commissioner Stringer said we need to figure out a way to fix this. The document we approved last month was a two-pager and it didn't mention anything about the deductible change. He said it makes no sense that there are old vehicles we have been paying full coverage on, which makes no sense at all. Chairman Dockery agreed and said he doesn't understand how our deductible changed without us knowing about it. Perhaps we need to set a policy for determining whether County vehicles are full coverage or just liability coverage. It makes no sense to have a 1977 vehicle under full coverage, he observed.

Commissioner Stringer said the insurance company is supposed to educate the customer, and that is not what is happening here. Alicia Davis does not even have a copy of the fully policy, he said. The Chairman agreed and said ACCG owes us some answers, and it could be hard to shop for new insurance without a copy of the current policy. Ms. Davis explained she has received a 15-page document that includes some pages with coverages and limits, but when she e-mailed the underwriter for a full copy of the policy, he said the proposal he sent is all he has. Commissioner Stringer said a proposal is not an insurance contract; there is no signature.

Chairman Dockery said we need to know the new rate, the coverage, and the deductible. That information should be a part of the staff analysis next year. He said he had no idea about the full coverage on those old vehicles, and the Commissioners need to be aware of things like that. He was under the impression that the cost was only changing due to rate changes, not due to a change in the policy. If there are changes to the terms, the BOC needs to be informed.

Chairman Dockery suggested that the County Manager and Commissioner Stringer should schedule a meeting with the representative from ACCG before the regular meeting.

OTHER ITEMS

12. Voting Delegate – Legislative Leadership Conference (County Clerk Melissa Witcher)

13. Parcel 083 100 Site Development Extension Request (Community & Economic Development Director Rebecca Mincey)

The owners/developers of parcel 083 100, United Family Homes, are seeking a 6-month extension to March 20, 2024 for the site development of the property.

Development Director Rebecca Mincey provided some background for this request. This development began in September of 2022 when the BOC approved the parcel for a Character Area Map amendment in order to allow for the development of multi-family housing. The owner/developer was given 12 months to begin site development, with the stipulation that it would revert back to the former character area if work did not begin during that period. The project has experienced delays to the site work and the developer is now requesting a 6 -month extension through March 20, 2024. Ms. Mincey explained the developer has met with the Water & Sewerage Authority recently and is waiting on the return of the civil set of plans.

Commissioner Mayfield asked if this extension could lead to more delays in the future. Ms. Mincey said the site is complicated and there were some permitting issues with GDOT that affected progress. Commissioner Moran asked if the delays were unforeseen or if they were the fault of the developer. The project architect, who was present for the meeting, explained that there were some unresolved line-of-sight issues with GDOT that required over 100 pages of documents to be submitted, and it set the project back by about four months.

Chairman Dockery said he would like to see a chronology showing progress from the initial approval until now, and that will help the Commissioners decide whether to grant an extension or not. He instructed the project architect to provide the chronology before the second work session later in the month. He said his main concern is with setting a precedent; if the BOC gives an extension for frivolous reasons, it could encourage other developers to do the same thing. Commissioner Mayfield commented that Lumpkin County needs more housing, so time is of the essence.

14. Naming of New Recreation Center (Special Projects Director Ashley Peck)

Approval of name for the new Recreation Center at Pinetree Way.

Commissioner Greene was in favor of giving the facility a name relating to its location, as this would make it easier to name future recreation facilities. Commissioner Mayfield agreed, stating that naming it "Lumpkin County Recreation Center" might confuse people. The rest of the Commissioners were in agreement.

15. Alcoholic Beverage License - Familia Vineyards, LLC. d/b/a: Horse Creek Winery at Doghobble Vineyard and Farm (County Clerk Melissa Witcher)

This is for the issuance of an alcoholic beverage license for farm wines on premises sales, off premises sales, consumption on premises, other farm wineries consumption on premises and located at 10 Roy Grindle Road, Dahlonga, GA 30533.

COUNTY MANAGER

COUNTY ATTORNEY

The County Attorney was absent due to her daughter's surgery.

COMMISSIONERS

Commissioner Mayfield was excited for the beginning of a new school year. Chairman Dockery complimented Charles Trammell for his work overseeing the creation of the revised intersection at Pinetree Way and Morrison Moore. He was concerned about traffic for the first day of school, but everything went smoothly. Commissioner Greene echoed his sentiment.

Commissioner Stringer shared an update from the Water & Sewerage Authority about the acceptance of an \$11 million grant for the sewer treatment plant on Lumpkin County Parkway and the community septic EDA grant. Commissioner Stringer said the LCWSA also asked him to bring a request before the BOC to use the \$160,000 that was already allocated for a project in River Trace subdivision. They desire to use half of the allocation for a more imperative repair.

LCWSA Director Sean Phipps explained the matter in more detail. Three phases were included in the original allocation, but the WSA was aware the County planned to pave those roads. They completed work on two of the streets prior to paving, but the third street was postponed. Since the first two streets were completed, the issues in the subdivision appeared to have stopped, meaning the third phase might not be necessary. Mr. Phipps explained they would instead like to use the funds for the Copper Ridge subdivision's water issues.

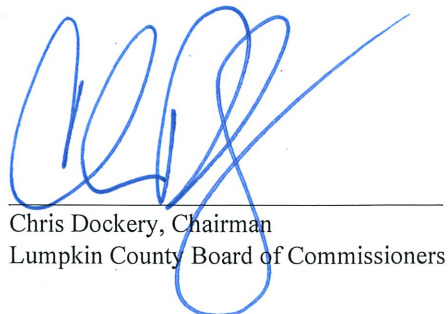
Chairman Dockery said the Commissioners could ratify it at the regular meeting if they are in consensus. He also asked Mr. Phipps to bring a staff analysis showing the grants, GEFA loans, and what has been completed.

PUBLIC COMMENT (Agenda Specific)

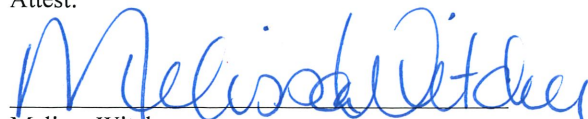
ADJOURNMENT

The meeting was adjourned at 4:38 pm.

September 19, 2023
Date


Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:


Melissa Witcher
Clerk, Lumpkin County