



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

March 19, 2024
6:00 PM

- **CALL TO ORDER**
- **INVOCATION**
- **CONSIDERATION OF AGENDA**
- **PUBLIC COMMENTS (Agenda Specific)**
- **PROCLAMATIONS**
 1. LCHS Varsity Men's Wrestling Team GHSA 3A State Champions Proclamation
 2. Child Abuse Prevention Month Joint Proclamation
- **CONSIDERATION OF MINUTES**
 3. Board of Commissioners - Work Session - February 6, 2024 4:00 PM
 4. Board of Commissioners - Work Session II - February 20, 2024 5:30 PM
 5. Board of Commissioners - Regular Meeting - February 20, 2024 6:00 PM
 6. Board of Commissioners - Special Called Work Session - February 26, 2024 5:00 PM
- **RESOLUTIONS**
 7. 2024-11 Appoint/Reappoint Members to LC Veterans Affairs Committee - *Elizabeth Curley to Seat 3, and Allen Story to Seat 4, both with terms expiring 04/14/2028 and Jacob Levy to Seat 8, with a term expiring 04/14/2026.*
 8. 2024-12 Appoint Members to the Planning Commission - *Steve Sylvester to Seat 5, of an unexpired term ending 8/27/2024 and Mireya Eavey to Seat 6, of an unexpired term ending 8/27/2025.*
 9. 2024-13 Revise County Indigent Burial Contribution (*County Manager Alan Ours*)
 10. 2024-14 Field Usage Policy and Agreement for Travel Teams (*Park & Recreation Manager Tim Towe*)
 11. 2024-15 Policies and Procedures for the Pinetree Recreation Center (*Pinetree Recreation Center Manager Jared Ray*)
 12. 2024-16 Update Lumpkin County Fee Schedule (*County Clerk Melissa Witcher*)
- **REPORTS**

County Department reports can be viewed on www.lumpkincounty.gov
- **ELECTED OFFICIALS**
- **CONTRACTS/AGREEMENTS**

13. 2024-015 2024 TSPLOST Asphalt Resurfacing Bid Award - Colditz Trucking (*Special Projects Manager Charles Trammell*)
14. 2024-016 Flock Group Inc. Contract Amendment (*Finance Director Abby Branan*)
15. 2024-017 AT&T Call Handling System Contract for 911 Center (*E911 Director Carlton Chester*)
16. 2024-018 Quench Water Cooler for Detention Center (*Sheriff Stacy Jarrard*)
17. 2024-019 ACCG Civic Affairs Foundation, Inc. Georgia County Internship Program Grant Contract (*Community & Economic Development Director Rebecca Mincey*)
18. 2024- 020 TWC Services, Inc. Equipment Lease Agreement - Fire Station 1 Ice Machine (*Fire Chief David Wimpy*)
19. 2024-021 Pinetree Recreation Center Fire Alarm Monitoring Agreement - Arrow Systems, LLC (*Director of Operations Ashley Peck*)
20. ~~2024-022 UniFirst Lease Agreement – 2 AEDs at Pinetree Recreation Center (*Director of Operations Ashley Peck*)~~
21. 2024-023 2024 LMIG Contract Amendment (*Special Projects Manager Charles Trammell*)
22. 2024-024 Pinetree Recreation Center Bleachers (*Director of Operations Ashley Peck*) **Ratify**
23. 2024-025 Facilities Use Agreement for The Wall That Heals Exhibition (*County Clerk Melissa Witcher*)
24. 2024-026 S&L Integrated Systems, LLC Contract - Justice Center Audio-Visual Upgrades (*County Manager Alan Ours*)

- **OTHER ITEMS**

25. Pinetree Recreation Center Logo Approval (*County Clerk Melissa Witcher*)
26. Pinetree Recreation Mascot Approval (*Director of Operations Ashley Peck*)
27. Pinetree Interior and Exterior Furniture (*Director of Operations Ashley Peck*) **Ratify**
28. Confirm Admission Costs, Rental Fees, and Program Fees for the Pinetree Recreation Center (*Pinetree Recreation Center Manager Jared Ray*)
29. Request for Board Consideration of Baseball/Softball Field Upgrades for Yahoola Creek Park Fields 5, 7, 8, 9 ,10 (*Park & Recreation Manager Tim Towe*)
30. Parcel 083 100 Site Development Extension Request (*Community & Economic Development Director Rebecca Mincey*)

- **COUNTY MANAGER**

- **COUNTY ATTORNEY**

- **COMMISSIONERS**

- **PUBLIC COMMENTS**

- **ADJOURNMENT**

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



March 19, 2024
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

Sheriff Jarrard gave the invocation which was followed by the Pledge of Allegiance.

CONSIDERATION OF AGENDA

***Motion:** Chairman Dockery moved to approve the agenda with the following changes: item 28 will be moved after item 11 and before item 12, and we will add Item 31, which is Nathan Gross, on behalf of HNG Holdings, is requesting a Character Area Map Amendment from Residential Growth to Gateway Corridor per Sec. 27-8.1.3 A- Character area map amendments. The request is related to parcels 096-167, 096-198, 096 -083, and 096-075 on HWY 52 E. The motion was seconded by Commissioner Mayfield and was approved unanimously.*

PUBLIC COMMENTS (Agenda Specific)

PROCLAMATIONS

1. LCHS Varsity Men's Wrestling Team GHSA 3A State Champions Proclamation

***Motion:** Commissioner Mayfield moved to approve the proclamation and was seconded by Commissioner Moran. The motion was approved and carried.*

2. Child Abuse Prevention Month Joint Proclamation

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

CONSIDERATION OF MINUTES

- 3. Board of Commissioners - Work Session - February 6, 2024 4:00 PM
- 4. Board of Commissioners - Work Session II - February 20, 2024 5:30 PM
- 5. Board of Commissioners - Regular Meeting - February 20, 2024 6:00 PM
- 6. Board of Commissioners - Special Called Work Session - February 26, 2024 5:00 PM

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

RESOLUTIONS

7. 2024-11 Appoint/Reappoint Members to LC Veterans Affairs Committee - Elizabeth Curley to Seat 3, and Allen Storey to Seat 4, both with terms expiring 04/14/2028 and Jacob Levy to Seat 8, with a term expiring 04/14/2026.

***Motion:** Chairman Dockery moved to appoint Elizabeth Curley to Seat 3 with a term expiring 4/14/2028. The motion was seconded by Commissioner Mayfield, and it was approved unanimously.*

***Motion:** Chairman Dockery moved to appoint Allen Storey to Seat 4 with a term expiring 4/14/2028. The motion was seconded by Commissioner Greene, and it was approved unanimously.*

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***Motion:** Chairman Dockery moved to appoint Elizabeth Curley to Seat 8 with a term expiring 4/14/2026. The motion was seconded by Commissioner Moran, and it was approved unanimously.*

8. 2024-12 Appoint Members to the Planning Commission - Steve Sylvester to Seat 5, of an unexpired term ending 8/27/2024 and Mireya Eavey to Seat 6, of an unexpired term ending 8/27/2025.

***Motion:** Chairman Dockery moved to appoint Steve Sylvester to Seat 5 with an unexpired term ending 8/27/2024. He was seconded by Commissioner Mayfield, and the motion was approved unanimously.*

***Motion:** Chairman Dockery moved to appoint Mireya Eavey to Seat 6 with an unexpired term ending 8/27/2025. He was seconded by Commissioner Greene, and the motion was approved unanimously.*

9. 2024-13 Revise County Indigent Burial Contribution (County Manager Alan Ours)
Consideration to increase the amount paid for indigent burial.

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

10. 2024-14 Field Usage Policy and Agreement for Travel Teams (Park & Recreation Manager Tim Towe)
Policy to guide and direct usage and availability for Travel Baseball and Softball Teams at Lumpkin County Park and Rec.

***Motion:** Commissioner Greene moved to approve the resolution which was seconded by Commissioner Moran. The motion was approved unanimously.*

11. 2024-15 Policies and Procedures for the Pinetree Recreation Center (Pinetree Recreation Center Manager Jared Ray)
Rules and policies are necessary for all patrons to follow while using the aquatic facility. Georgia Department of Public Health mandates that risks and rules are posted where the public can view them while at the Pinetree Recreation Center.

***Motion:** Commissioner Moran moved to approve the resolution which was seconded by Commissioner Stringer. The motion was approved and carried.*

12. 2024-16 Update Lumpkin County Fee Schedule (County Clerk Melissa Witcher)
Consideration of updating the Lumpkin County Fee Schedule.

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

REPORTS

County Department reports can be viewed on www.lumpkincounty.gov.

ELECTED OFFICIALS

CONTRACTS/AGREEMENTS

13. 2024-015 2024 TSPLOST Asphalt Resurfacing Bid Award - Colditz Trucking (Special Projects Manager Charles Trammell)
Recommendation to award the Tsplost 2024 Project Bids.

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

14. 2024-016 Flock Group Inc. Contract Amendment (Finance Director Abby Branan)
Consideration of amending the Flock Group Inc. contract terms.

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

15. 2024-017 AT&T Call Handling System Contract for 911 Center (E911 Director Carlton Chester)
Service provided by AT&T, which utilizes Call Handling Equipment for purposes of receiving and transporting calls from within a service area to authorized Public Safety Answering Points (PSAPs) 911 centers.

***Motion:** Commissioner Moran moved to approve option B, which is to purchase the service and equipment. The motion was seconded by Commissioner Mayfield, and it was approved unanimously.*

16. 2024-018 Quench Water Cooler for Detention Center (Sheriff Stacy Jarrard)

Place a water cooler in booking replacing the broken water fountain for employees.

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

17. 2024-019 ACCG Civic Affairs Foundation, Inc. Georgia County Internship Program Grant Contract (Community & Economic Development Director Rebecca Mincey)

Award contract from the Georgia County Internship Program (GCIP) grant from the Association County Commissioners of Georgia Civic Affairs Foundation for the 2024 summer program in the amount of \$2,659.50 for the GIS Software Migration Intern project to cover one internship.

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

18. 2024 -020 TWC Services, Inc. Equipment Lease Agreement - Fire Station 1 Ice Machine (Fire Chief David Wimpy)

Consideration of an equipment lease agreement for a commercial ice machine at Fire Station #1.

Motion: Commissioner Stringer moved that the Fire Chief be authorized to purchase a new ice machine with a price up to \$6,500. Commissioner Mayfield seconded the motion for discussion.

Motion: Commissioner Stringer amended his motion for the price of the ice machine not to exceed \$8,000. Commissioner Mayfield seconded the amended motion, which was approved and carried.

19. 2024-021 Pinetree Recreation Center Fire Alarm Monitoring Agreement - Arrow Systems, LLC (Director of Operations Ashley Peck)

Alarm system agreement with Arrow Systems to monitor the fire alarm at Pinetree Recreation Center

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

20. 2024-022 UniFirst Lease Agreement - 2 AEDs at Pinetree Recreation Center (Director of Operations Ashley Peck)

Lease agreement with UniFirst for the 2 AEDs which will be located at Pinetree Recreation Center.

This item was struck from the agenda.

21. 2024-023 2024 LMIG Contract Amendment (Special Projects Manager Charles Trammell)

Recommendation to amend the Current LMIG Contract.

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

22. 2024-024 Pinetree Recreation Center Bleachers (Director of Operations Ashley Peck) **Ratify**

Motion: Commissioner Moran moved to ratify the purchase of the bleachers and was seconded by Commissioner Greene. The motion was approved and carried.

23. 2024-025 Facilities Use Agreement for The Wall That Heals Exhibition (County Clerk Melissa Witcher)

This is for approval of an agreement with The University of North Georgia to allow The Wall That Heals to be displayed on their campus.

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

24. 2024-026 S&L Integrated Systems, LLC Contract - Justice Center Audio-Visual Upgrades (County Manager Alan Ours)

Consideration of an agreement with S&L Integrated Systems, LLC for audio-visual upgrades at the Justice Center.

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

OTHER ITEMS

25. Pinetree Recreation Center Logo Approval (County Clerk Melissa Witcher)

This is a request for approval of a logo for the new Pinetree Recreation Center.

***Motion:** Commissioner Mayfield moved to approve logo #167 (the round one). Commissioner Stringer seconded the motion. Commissioners Moran, Mayfield, and Stringer were in favor. Commissioner Greene was opposed. Motion carried.*

26. Pinetree Recreation Mascot Approval (Director of Operations Ashley Peck)

***Motion:** Commissioner Mayfield moved to approve the gold miner mascot and was seconded by Commissioner Greene. The motion was approved and carried.*

27. Pinetree Interior and Exterior Furniture (Director of Operations Ashley Peck) **Ratify**

Examples of the furniture that will be used at the new Recreation Center is attached for your review. The examples in the presentation are the style of furniture recommended by the Interior Designer. A picture of the colors, finishes and fabrics are beside the example of the furniture. Physical samples of the colors, finishes and fabrics will be available for your review.

*Attachment has been updated to show furniture with the chosen colors, finishes and fabrics.

***Motion:** Commissioner Stringer moved to approve the furniture and was seconded by Commissioner Moran. The motion was approved and carried.*

28. Confirm Admission Costs, Rental Fees, and Program Fees for the Pinetree Recreation Center (Pinetree Recreation Center Manager Jared Ray)

The Pinetree Recreation Center will offer different levels of rentals, admission types, and program for the waterpark and court spaces. Rates and fees will need to be approved or adjusted to meet the needs for the new recreation center.

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

29. Request for Board Consideration of Baseball/Softball Field Upgrades for Yahoola Creek Park. Fields 5, 7, 8, 9, 10 (Park & Recreation Manager Tim Towe)

Staff recommends improvement to all fields listed due to conditions and safety concerns.

***Motion:** Commissioner Mayfield moved to approve funding for all of the work listed. Commissioner Greene seconded the motion, which was approved unanimously.*

30. 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 an extension for the site development of the property for 2 months.

The request is no longer needed, so no Board action was taken.

31. Nathan Gross, on behalf of HNG Holdings, is requesting a Character Area Map Amendment from Residential Growth to Gateway Corridor per Sec. 27-8.1.3 – Character area map amendments. The request is related to parcels 096-167, 096-198, 096-083, and 096-075 on HWY 52 E.

***Motion:** Commissioner Stringer moved to accept the amendment which was seconded by Commissioner Greene. The motion was approved and carried.*

COUNTY MANAGER

COUNTY ATTORNEY

COMMISSIONERS

Commissioner Mayfield said he was glad we were able to recognize the wrestling team for their achievements. Chairman Dockery said tonight the UNG men's basketball team would be playing for the regional championship in Division II Basketball

PUBLIC COMMENTS

Clinton Crane said he has returned to talk about Class V and Class VI subdivisions again. This week, his letter to the editor was published in the Nugget about this same topic. He said Dawson County now has unhealthy air due to their large population. Forsyth County has a bigger population than the entire state of Wyoming. He said he wants as many citizens as possible to object to these kinds of subdivisions.

Laura Hendrix came to speak about problems at Iron Mountain Park. Since Iron Mountain was built, she and her neighbors have been suffering the outcomes of their violations, including dust, noise, muddy creeks, and other issues. Ms. Hendrix said she sent a letter to Craig Stansberry, owner of Iron Mountain, but he responded with a cease-and-desist letter from his attorney. She said he has 3,500 acres but many of his trails border the boundary with neighbors, so they have to deal with the excessive noise from the off-road vehicles. Ms. Hendrix played a recording of the sound she took from her back porch. She asked for the Commissioners to rewrite the Special Land Use Approval for Iron Mountain to make it more fair for the surrounding property owners. She also said that her property value is around \$100,000 lower than what it was in 2010. Chairman Dockery asked Ms. Hendrix to provide copies of her complaints and the evidence of violations.

Stephanie Kaufman, another neighbor of Iron Mountain Park, spoke about her issues with the park. She brought a list of Google reviews about Iron Mountain which detailed issues and violations of the rules. Reviewers mentioned a myriad of issues, including a lack of following the quiet hours, driving at all hours of the night, loud music, and riders doing donuts in the parking lot. There were also comments about the lack of enforcement of safety regulations and lack of supervision in the park, as well as inadequate signage. Ms. Kaufman said back at the original SLUA meeting in October 2019, Mr. Stansberry had assured he would be a good neighbor and would protect the environment. She said that Dawson County has filed suit against IMP due to their repeated zoning ordinance violations and has accused them of being stubbornly litigious.

Ms. Kaufman reminded the Commissioners of when she attended the December 2021 BOC meeting and suggested a list of revisions to the IMP SLUA. She said the County worked hard to revise the amplified noise ordinance, so why can Iron Mountain not be regulated in a similar way? Why are off-road vehicles allowed to be going until 11 pm at 150 decibels? She would rather have to hear loud music than engines revving. Ms. Kaufman said a letter from Alan Ours, the County Manager, said the County cannot force IMP to change their hours of operation unless violations cause the entire SLUA to be changed. Ms. Kaufman said there was a violation of the operating hours on New Year's Eve; the park had a band playing until 11 pm that night and it was even advertised on their website. The Sheriff issued Mr. Stansberry a citation for the violation. Ms. Kaufman encouraged the Commissioners to read Dawson County's lawsuit against Mr. Stansberry.

Citizen Frank Pellegrino thanked the Commissioners for approving the repairs to the fields at Yahoola Creek Park.

Ray Sparks, 908 Little Mountain Road, said he has also had problems stemming from Iron Mountain, and he has had to call a Deputy Sheriff out three times in the middle of the night. He lives close to the power line where they drive and he can hear engines, generators, and music all night.

Clinton Crane returned to the podium to make additional comments about Class VI subdivisions and how he would like for them to be banned. He says he has spoken with many citizens who are in support of his idea, but they won't show up to Commissioner meetings. He asked if there was some way the issue could be put on the November ballot as a referendum.

Fire Chief David Wimpy thanked the Commissioners for the proclamation in support of Child Abuse Prevention Month. He said Fire and EMS see a lot of terrible things in their line of work, and it is a real problem for our community. A lot of people do not realize how prevalent child abuse and neglect is in our area.

Jimmy Hood came to speak in support of Clinton Crane. He is afraid that we are on the verge of losing what we cherish in our community due to development. He said he is not against growth, but he is against uncontrolled and unnecessary growth. Do we really need to keep attracting new people to this community? Why are we recruiting businesses that bring even more growth? Mr. Hood said most of the new jobs don't even go to local people. We create new jobs and then bring in people we cannot support. Local people are getting phased out, and growth is not always a good thing. Mr. Hood said he does not have a solution, but maybe we can come up with a better way.

Chairman Dockery asked Ms. Mincey when was the last time a Class VI subdivision was actually built in the county, and she said she believed it was Montaluce back in the early 2000s. Chairman Dockery said we cannot differentiate between someone who has just moved here and someone whose family has lived here for generations. When it comes to development, we favor small and diverse businesses rather than large industries. Chairman Dockery also commented on how he testified before a House subcommittee regarding the CHOICE Act, which is proposed legislation that would give priority funding to communities that promote high-density growth. He said that type of legislation would not fit our

community, so he spoke against it. However, we cannot tell someone "You're the last one in," and then close the doors to Lumpkin County. He said he would rather see acres of grapevines than acres of houses.

The Chairman continued, saying that everyone defines uncontrolled growth differently. We have improved our regulations several times and we also can control growth by where we put infrastructure such as water and sewer. If you run water and sewer through rural areas, it will naturally make it easier for bigger developments to come in, he explained. Chairman Dockery said this issue is also the responsibility of the citizens. If you don't want to see developers come into Lumpkin County, then quit selling your land. Don't sell a farm and then complain when it gets turned into a subdivision. Everyone has to work together on this issue.

Citizen Katherine James thanked the Commissioners for all of their work on the regulations. It doesn't happen overnight, but more changes to the Character Area Map will need to take place. She said she is willing to offer her help if it is needed.

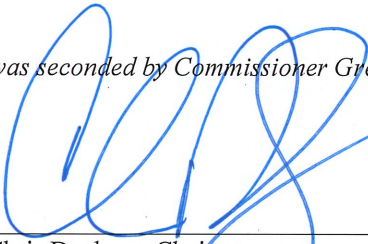
Jimmy Hood made some clarifications regarding his earlier comments. He said he is not opposed to people moving in, but he does not want to see us become like Atlanta. Chairman Dockery said eleven years ago, people were asking "Why can't we be more like Dawson County?" and now people are saying "Don't let us become like Dawson County!" It is interesting how attitudes change over the years, he observed.

Stephanie Kaufman returned to the podium to make an additional comment about Iron Mountain Park. She said there needs to be a way to force them to comply. Perhaps the violations could result in increased penalties each time. The first violation could be \$1,000, the second \$2,000, and then the third violation could result in the loss of their business license. She asked the Commissioners to please consider it.

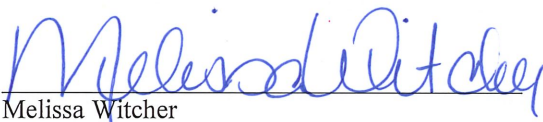
ADJOURNMENT

***Motion:** Commissioner Stringer moved to adjourn the meeting and was seconded by Commissioner Greene. The motion was approved and carried, and the meeting ended at 7:20 pm.*

April 16, 2024
Date


Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:


Melissa Witcher
Clerk, Lumpkin County