



## **LAMAR COUNTY BOARD OF COMMISSIONERS**

### **Regular Business Meeting**

Administration Building

September 16, 2025 – 7:00 p.m.

Present for the meeting were Chairman Traylor Vice-Chair Fletcher, Commissioner Lovett, Commissioner Gilles, Commissioner Boyle, County Administrator Townsend, County Clerk Davidson, and County Attorney Mayfield. The meeting was available via Teams.

#### **1. Call to Order**

Chairman Traylor called the meeting to order at 7:00 p.m.

#### **2. Pledge of Allegiance**

Everyone said the Pledge of Allegiance.

#### **3. Invocation**

Commissioner Lovett gave the invocation.

#### **4. Approval of Agenda**

Commissioner Boyle made a motion to amend the agenda adding Resolution 2025-18 Moratorium on Commercial and Manufacturing Development. Commissioner Lovett seconded the motion with an amendment. The motion passed unanimously.

#### **5. Approval of Minutes**

Commissioner Lovett made a motion to approve the following minutes. Commissioner Boyle seconded. The motion passed unanimously.

- Workshop Meeting – August 14, 2025
- Public Hearing (Millage Rate) – August 19, 2025
- Public Hearing (Millage Rate) – August 19, 2025
- Public Hearing (Zonings) – August 19, 2025
- Regular Business Meeting – August 19, 2025
- Special Called Meeting – August 26, 2025

#### **6. Old Business**

(None)

## **7. New Business**

### **Ordinance 2025-16 – Rezoning Application**

Rezoning request from AR to R2, submitted by Melanie Topping for property located at 1242 City Pond Road (Tax ID 072 041 B). Request was for 2 acres from a 12-acre tract for a family member to build a home. The Planning Commission recommended approval.

Commissioner Lovett made a motion to approve Ordinance 2025-16 Rezoning request from AR to R2, submitted by Melanie Topping for property located at 1242 City Pond Road (Tax ID 072 041 B). Vice-Chairman Fletcher seconded the motion. The motion passed unanimously.

### **Resolution 2025-17 – Variance Application (Sign Ordinance)**

Application by Sohel Batiwala, Majik Market, 919 Veterans Parkway (Tax ID 049-052).

Commissioner Lovett made a motion to table Resolution 2025-17. Commissioner Boyle seconded the motion. The motion passed unanimously.

### **Insurance Broker – Alliant**

County Administrator Townsend stated that there have been issues with the services with the current broker NFP. He stated that prior to Human Resource/Payroll Director Melinda Corley coming on board the previous Human Resource/Payroll Director Lesley Kilchriss had a lot of issues. County Administrator Townsend said they tried to rectify the situation, and they held a large team meeting. NFP stated they would send them some information and as of today, they still had not received any information. County Administrator Townsend said they need to make a change and since Human Resource/Payroll Director Corley had worked with Alliant previously stating they had done a great job. Since this is additional resources for Human Resource/Payroll Director Corley, since she has dealt with many brokers before, Alliant is the one she would recommend. County Administrator Townsend said since the Board of Commissioners do not actually pay the broker, the insurance company pays the broker, this is a mutual move. He said this new broker would need to supply new bids to the Board of Commissioners prior to January 1<sup>st</sup>, 2025.

Human Resource/Payroll Director Corley addressed the board and said she has experience working with the Insurance Broker, Alliant.

Human Resource/Payroll Director Corley said she has had experience working with Alliant and she believes that their experience and expertise with a self-funded type of plan. She said that the County would be in good hands with them and they have more than 30 years of experience in the industry. She said she had worked with them for ten years in her previous Human Resource (HR) positions so she knows the kind of quality and professionalism they can bring. Human Resource/Payroll Director Corley said she feels confident they will do a good job. Human Resource/Payroll Director Corley re-iterated that it cost nothing to change brokers. She said this a partnership with HR and a teammate to HR/broker, a co-worker of sorts. Human

Resource/Payroll Director Corley said that partnership needs to be strong. She said she feels like they are serving the County and the County employees to have a good partner that will be dependable and served well.

Commissioner Boyle asked what the current family insurance plan is. Human Resource/Payroll Director Corley said the family plan is over \$1,000.00 a month. There is a \$5,000.00 deductible on the free insurance plan to the employee which runs from January to December. It difficult for the Law Enforcement, Firemen, and other employees to pay the family plan and to pay this deductible. A buy-up plan is offered for a cost with a deductible of \$1,500.00. Both plan are mirrored in service which means co-pays, and medications and the network are all the same. Treatment of the ability to see your primary care doctor, specialty doctors, urgent care centers are offered on both plans. Human Resource/Payroll Director Corley said she is disappointed that NFP brought this type of plan to the employees because it is a risk to the County. Human Resource/Payroll Director Corley said this plan is not affordable and there are better options for our County, employees, and the community.

Chairman Traylor said this is not to change the plan but to change the broker. County Administrator Townsend said that the broker from Alliant, Scott Parker will be at the next Workshop meeting.

Commissioner Lovett made a motion to change the insurance broker to Alliant. Commissioner Gilles seconded the motion. The motion passed unanimously.

### **Recreation Department Project – Converting One Field into Two Fields**

Recreation Director Lowe presented the bid for the concept project converting one field into two. The Recreation board came up with a 10 year master plan. This is Phase one of the plan which includes redesigning a field and making it two fields. They sent the bid out to three companies and two responded below. Turfplaner is the lowest bidder, and they have done a lot of work in Spalding County Recreation Department and comes highly recommended from Recreation Board member TJ Imberger. CI Temples was a bid that was recommend from the Thomaston Recreation Department. The plan includes redesigning the fields, and irrigation. The plan for Phase two which includes the lighting, is proposed for next year. The Recreation Board recommended the bid from Turfplaner for a cost of \$185,500.00.

Recreation Director Lowe introduced the Recreation Board members present at the meeting. Chairman Roger Samples, Vice-Chairman Will Sneed, Luke Andrews, and TJ Imberger. They are currently seeking a District 3 board member.

County Administrator Townsend stated that this would be a project funded through the current Special Local Options Sales Tax (SPLOST) with \$1.3 million dollars allocated for the Recreation Department Project.

Vice-Chairman Fletcher asked during the Workshop about the lowest bid. He expressed concern that selecting the lowest bid to save money might not ensure the best company is chosen for the project. Recreation Director Lowe explained that Turfplaner has been in the business redesigning Recreation ball field for years where CI Temples has only been in the Commercial side of business for a short time. The Recreation staff therefore recommends Turfplaner in the amount of \$185,500.00.

Commissioner Lovett made a motion to approve Turfplaner in the amount of \$185,500.00. Vice-Chairman Fletcher seconded the motion. The motion passed unanimously.

### **Lawn care Services Bid**

County Administrator Townsend presented to handle the lawncare services to assist the Maintenance Department.

#### **RFP# 2508-01 Lawncare Services**

<b>Companies</b>	<b>Lamar County</b>	<b>Annual Mowing Cost</b>	<b>Reference</b>	<b>ACCORD 25</b>	<b>E-Verify Form</b>	<b>W-9</b>
<b>Georgia Superior Lawns</b>	<input checked="" type="checkbox"/>	\$ 33,600.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Pro Scapes Turf Care</b>	<input type="checkbox"/>	\$ 33,370.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Advanced Exterior Washing</b>	<input checked="" type="checkbox"/>	\$ 47,070.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Quality L&amp;L, Inc</b>	<input type="checkbox"/>	\$ 105,750.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Tri-Scapes</b>	<input type="checkbox"/>	\$ 272,257.11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Dis &amp; Dat Lawn Care</b>	<input checked="" type="checkbox"/>	\$ 125,100.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Georgia Superior Lawns is inside of Lamar County, and the Pro Scapes Turf is just outside of Lamar County. The financial policy allows for a local preference by five percent and the bid for Georgia Superior Lawns is at .68. The staff recommends Georgia Superior Lawns for a cost of \$33,600.00 beginning January 2026 which is in the next fiscal year budget.

County Administrator Townsend stated that this contract is year round but in the cold winter months it will be one cut making sure that chemicals are applied. Georgia Superior Lawns will also take care of all of the flower beds twice a year.

Commissioner Lovett made a motion to approve Georgia Superior Lawns for an annual lawncare service for a cost of \$33,600.00. Commissioner Gilles seconded the motion. The motion passed unanimously.

### **Veterinary Services Agreement**

Animal Services Director Tyler White presented a Veterinary Services Agreement between Animal Services and Veterinarian Dr. Karen Thomas. The agreement establishes a professional relationship whereby Dr. Thomas will serve as the veterinarian of record for the Shelter. This will enable access to and oversight of controlled substances and prescription medications, as well as provide support for euthanasia certification for laypersons, as required by the Georgia Department of Agriculture. Dr. Thomas, a veterinarian from Monroe County with decades of experience, offers significant cost reductions for controlled substances, prescription medications, and euthanasia services. Currently, euthanasia costs range from \$85 to \$118 per animal. As an example, if 100 animals were euthanized in a year, the expense would be approximately \$8,500.

Under this agreement, with the addition of vital tools, resources, and training, the annual cost is projected to drop to roughly \$566, resulting in an estimated annual savings of \$11,000. The Veterinarian shall be compensated for products provided to the Shelter at their professional discount rate plus a markup not to exceed fifteen percent (15%). Optional services may be billed separately if requested and approved in advance by the Shelter Director.

Commissioner Gilles thanked Dr. Karen Thomas for everything she does in the community along with Sandra Bray. These ladies are helping pets everywhere within the community.

Commissioner Gilles made a motion to approve the Veterinary Services Agreement with Dr. Karen Thomas. Vice-Chairman Fletcher seconded the motion. The motion passed unanimously.

### **Animal Services – 2025 Buggy Days Food Vendor Agreement**

Animal Services Director Tyler White presented an agreement with “High on the Hog” as the vendor, partnering with a local nonprofit. This agreement is between the Barnesville-Lamar Chamber of Commerce (Organizer), the Food Vendor (High on the Hog) and the partnering Nonprofit Organization (Animal Services) for participation in the 2025 Buggy Days Festival. All food vendors must partner with a recognized nonprofit organization to participate in the Buggy Days Festival. The nonprofit must be registered 501© (3), 501© 6 or other tax exempt entity. The vendor agrees to share a portion of their profits with the Animal Services partner. The amount shall be 15 percent of the net profits and be paid directly to the Animal Services partner.

Commissioner Lovett made a motion to approve the Animal Services – 2025 Buggy Days Food Vendor Agreement. Commissioner Fletcher seconded the motion. The motion passed unanimously.

### **Acquisition of Right-of-Way – Chappel Mill, Rock Spring, and High Falls Road Paving Project**

County Administrator Townsend presented an acquisition of right of way costs of \$77,969.00 to be paid from the TSPLOST account, allotted toward the LMIG match. The roads allotted for paving are Chappel Mill, Rock Spring, and High Falls Road and there will be a significant amount of allotted State funds. This includes just under nine miles and the total cost for the County is around \$300,000.00. Public Works Director Rigdon said it cost \$150,000.00 to pave one mile of roadway with an inch and a half topping. Commissioner Lovett noted that the County is getting nine miles for the price of two miles.

County Administrator reported that letters would be sent out to the landowners once the amount is approved by the board.

Commissioner Lovett made a motion to approve the acquisition of right of way costs for the are Chappel Mill, Rock Spring, and High Falls Road paving project in the amount of \$77,969.00 to be paid from the TSPLOST account, allotted toward the LMIG match. Commissioner Boyle seconded the motion. The motion passed unanimously.

## **Resolution 2025-18 – Moratorium on Commercial and Manufacturing Development**

Planning and Community Development Director Buice presented a Moratorium on Commercial and Manufacturing Development. The purpose is to allow time to update County codes and development standards. The Moratorium is set for 180 days with a goal of 90 days for completion. Any pending applications are not affected.

The Lamar County Code book is being reviewed section by section. Several years ago, it was Agriculture and Residential and then it was the Development Ordinance for subdivisions. Both times there was great community input. There have already been frameworks put together with updates for Commercial and Industrial.

Vice-Chairman Fletcher inquired about the timeframe that Planning and Community Development Director Buice started working on this. She replied that she started working and pulling things as they come up around two years ago. Planning and Community Development Director Buice stated she anticipated having a community meeting on the direction of the Commercial and Industrial Development. She said the areas were done in the future land use updates and approved in January of 2024. These are issues with buffers, and impervious surfaces, types of entrances, and development standards. Vice-Chairman Fletcher stated he did not like receiving the amended item, the Moratorium on Commercial and Manufacturing Development, the day of the meeting. Planning and Community Development Director Buice said she realized that it was almost October and wanted to have a fresh set of rules starting in January of 2026.

Commissioner Gilles, County Clerk Davidson and Planning and Community Development Director Buice have been working on updates and corrections to the Lamar County Code.

Commissioner Gilles made a motion to approve Resolution 2025-18 a Moratorium on Commercial and Manufacturing Development. Commissioner Boyle seconded the motion. The motion passed unanimously.

Chairman Traylor stated that they have been watching what is happening in Monroe County and several other counties that are having legal battles.

## **8. Administrator's Report – Sean Townsend**

County Administrator Townsend provided the September report.

- August Financial Report
  - Revenues: \$426,689.18
  - Expenditures: \$1,117,410.61
  - Total Revenue: \$6,245,394.55
  - Total Expenditures: \$9,520,216.21

Waiting on the Insurance Premium Rollback in October and Property Taxes in November.

- General Fund: \$872,215.36
- Special Revenue Fund: \$28,611.65
- Capital Project Fund : \$3,031,799.94
- Debt Service Fund : \$2,747,137.94
- Total Governmental Funds: \$6,679,764.89
- Project Updates
  - Animal Shelter: Completed the flooring, and doors. The State allowed the Animal Shelter to open back up on September 10<sup>th</sup>, 2025.
  - Atlanta Street (State Route 7): GDOT is waiting on a pole for the signal light that should come in late October. Waiting on GDOT to modify the guard rail.
  - Lawn Service Awarded to Georgia Superior Lawns.
  - Approved the bids for the paving of Piedmont, Howard, and Zebulon Road RFP and the bid was awarded to C.W. Matthews.
  - Kudos to Public Works for edging/widening Zebulon Road.
- Sales Tax Distributions
  - LOST: \$157,030.08
  - SPLOST: \$275,497.01
  - TSPLOST: \$254,980.20

#### Emergency Services Report

- Request: 337
- Transport: 240
- Refusal: 110
- Cancellation: 23
- Average Response Time: 6:34

#### **Tax Anticipation Note (TAN) Discussion**

Commissioner Boyle stated that he has been informing many citizens about Tax Anticipation Notes (TANs) and asked County Administrator Townsend to explain what a TAN is and when the County last used one.

County Administrator Townsend reported that the last TAN was in 2021. A TAN is a short-term loan secured in anticipation of property tax revenues. He explained that the millage rate increased in 2016, and once the County no longer required a TAN, the Board began rolling the millage rate back each year. At one time, the millage rate was 13.157; this year it is 10.052.

He further explained that property taxes are collected in November and December, with the fund balance carried over into the new year. Revenues typically rise early in the year, decline toward the end, and then recover when property taxes are received. Currently, the County is operating

under a spending freeze until the Insurance Premium Rollback and property tax revenues are received.

Chairman Traylor added that the County is continuing to build its contingency fund in order to avoid spending freezes and reduce the risk of needing a TAN in the future. County Administrator Townsend noted that a large portion of the bills are received and paid towards the beginning of the year; Liability and Worker's Compensation with ACCG.

## **9. Public Comment**

No comments.

## **10. Round Table**

- Commissioner Lovett – Excited for the Buggy Days Festival.
- Commissioner Gilles – Reported on Old Jail Museum Haunted House for October 31<sup>st</sup>, 2025 and they have gathered a lot of stuff. They are hoping to extend it one day before and one day after Halloween night. There is also a Renaissance Festival on October 4<sup>th</sup> and 5<sup>th</sup> from 11:00 a.m. to 6:00 p.m. at Rock Hills Castle on Freeman Road. Thanked the Public Works for Zebulon Road widening.
- Commissioner Boyle – Discussed traffic collision concerns at Morgan Dairy and Barnesville Road Coming from Orchard Hill towards Hwy 36 and Sunday there was another wreck going the opposite direction. New signage may be needed on Barnesville Road and both sides of Morgan Dairy. Southern Rivers is waiting on a propagation study; how well a radio signal is received on an antenna. This is where they will put their meter reader is suitable.
- County Administrator Townsend – Noted at Morgan Dairy and Barnesville Road it will be new blinky, big, and very bright yellow caution lights that will be on the poles. There have been five of these ordered.
- Chairman Traylor – Spoke on Buggy Days and noted that it is going to be around 90 degrees. He asked that everyone stay hydrated. He asked that everyone come out enjoy the parade and spend money at the festival. Thanked Public Works Director and his six man crew working on Zebulon Road. Stated that what they did with the new loader and equipment was incredible. Noted that he hopes new staff will be found so they can continue with this type of work. Emphasized the positive working relationship between City and County leadership. Reported that the next workshop is scheduled for October 16, 2025. Recognized five of the Directors present for the meeting: Planning and Community Development Director Buice, Public Works Director Rigdon, Animal Shelter Director White, Recreation Director Lowe, and Human Resource/Payroll Director Corley.

## **11. Executive Session**

None

- Real Estate
- Litigation
- Personnel

## **12. Adjournment**

Commissioner Gilles made a motion to adjourn the Regular Business meeting at approximately 8:03 p.m. Vice-Chairman Fletcher seconded the motion. The motion passed unanimously.

Lamar County Board of Commissioners

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Ryran Traylor, Chairman

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Jarrod Fletcher , Vice-Chairman

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Jason Lovett, Commissioner

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Ashley Gilles, Commissioner

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Truman Boyle, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk