



**BOARD OF COUNTY COMMISSIONERS**

T. PAGE THARP GOVERNMENTAL BUILDING  
 102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

TUESDAY, JANUARY 11, 2022 AT 6:00 P.M.  
 T. PAGE THARP BUILDING  
 OPAL CANNON AUDITORIUM  
 WWW.LEE.GA.US

MEETING AGENDA  
 WORK SESSION

**COUNTY COMMISSIONERS**

Billy Mathis, Chairman	District 3
John Wheaton, Vice-Chairman	District 1
Luke Singletary, Commissioner	District 2
Rick Muggridge, Commissioner	District 4
George Walls, Commissioner	District 5

**COUNTY STAFF**

Christi Dockery, County Manager  
 Kaitlyn Sawyer, County Clerk  
 Jimmy Skipper, County Attorney

- |  |             |
|--|-------------|
|  | <u>PAGE</u> |
| 1. <b><u>INVOCATION</u></b><br>Josh Posey, First Baptist Church of Leesburg, to lead the invocation.   |             |
| 2. <b><u>PLEDGE OF ALLEGIANCE</u></b>  |             |
| 3. <b><u>CALL TO ORDER</u></b><br>(A) Selection of a <u>Chairman</u> for 2022 and by virtue of office, Chairman will serve on the following boards: <ul style="list-style-type: none"> <li>• DARTS Policy Coordinator – meets quarterly*</li> <li>• SWGRC Council – meets monthly**</li> <li>• Health Department – meets quarterly**</li> </ul> <i>*Proxy to be appointed by Chairman of the Board/ Letter to DARTS</i><br><i>**Chairman may appoint another Commissioner to serve in his stead.</i><br>(B) Selection of a <u>Vice-Chairman</u> for 2022.<br>(C) Chairman to make appointments to the County’s 2022 Standing Committees: <ul style="list-style-type: none"> <li>• Budget &amp; Finance Committee</li> <li>• Personnel Committee</li> <li>• Road Committee</li> </ul> |             |
| 4. <b><u>APPROVAL OF MINUTES</u></b><br>(A) Consideration to approve the minutes for the Board of Commissioners meeting for December 14, 2021.   | A - G       |
| 5. <b><u>CONSENT AGENDA</u></b><br>NONE  |             |
| 6. <b><u>NEW BUSINESS</u></b><br>(A) Patsy Shirley, Executive Director of Lee County Family Connection, Inc., to provide an update on Family Connection programs.  |             |

## 7. PUBLIC HEARING

- (A) **Clifford Harpe, Jr. (Z21-008)** has submitted an application to the Lee County Planning Commission to allow for a second single family home on a legally subdivided lot of at least 3 acres in the AG-1 (Active Agriculture District). The property owner is the Estate of Katherine Anderson Magee Wilkinson, Parcel Number 041045 of land being part of Land Lot 40 of the 15th Land District of Lee County, Georgia.

***Planning Department staff recommend approval and the Planning Commission voted unanimously to approve.***

2 - 10

- (B) **Guy Joiner (Z21-009)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia. ***Planning Department staff recommend conditional approval and the Planning Commission voted to deny (5-2).***

11 - 20

- (C) **Joe and Beth Pollock (Z21-010)** have submitted an application to the Lee County Planning Commission requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia. ***Planning Department staff recommend denial and the Planning Commission voted unanimously for approval, with the following condition: That this be a one-time approval to divide (no future subdivision of this property) the 25 acre tract into a 15 acre tract and a 10 acre tract. This is approved based on the sale of the 10 acre tract.***

21 - 35

- (D) **Pinewood Solar, LLC (Z21-011), a Subsidiary of NextEra Energy Resources (NextEra):** Griffin Leone, Project Manager, has submitted an application to the Lee County Planning Commission proposing to construct and operate a large scale (1500 acres) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District) zone. There are multiple property owners as follows: Cross Creek Plantations LLC, Parcel 044 005; Cross Creek Plantations LLC, Parcel 044 002; Cross Creek Plantations LLC, Parcel 045 001; Griffith Farms LLC, Parcel 046 014; Griffith Farms LLC, Parcel 035 066; Lagg Farms LLC, Parcel 044 001; Michigan Homes, Inc., Parcel 035 015; R & S Farms Inc., Parcel 035 041; Jimmy C Smith, Parcel 035 100. The project site is located approximately 6 miles north of the City of Leesburg, south of State Route 377, and west of State Route 195 within four contiguous parcels. ***Planning Department staff recommend conditional approval and the Planning Commission voted for approval, with the conditions set forth by staff recommendation (see page 39) and the following additional condition (5-1): The commencement of construction is to begin within 18 months from the Lee County Board of Commissioners January 25, 2022 meeting.***

36 - 42

## 8. DEPARTMENTAL MATTERS

### Building Inspection

- (A) Consideration to approve an alcohol license renewal for Temp Coffee & Brew for malt beverages and wine for the year 2022.

43 - 44

### Planning, Zoning & Engineering

- (B) Review of the minutes of the October 7, 2021 Planning Commission meeting.

45 - 49

- (C) Review of the minutes of the January 6, 2022 Planning Commission meeting.

50 - 53

## 9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) Consideration to appoint **four members** to the **Utilities Authority Board** for a term of one year. Current term expires 01/31/2022. New term expires 01/31/2023. Letter of interest in reappointment received from Johnny Barthlein, Ed Duffy, Troy Golden, and Commissioner George Walls (by virtue of office).

54 - 59

## 10. COUNTY MANAGER'S MATTERS

- (A) Updates on County projects.

60 - 65

- (B) Consideration to award the bid for the Water Improvement Project on US Hwy 82. 66 - 79
- (C) Consideration to approve a lease with American Tower. *HANDOUT*
- (D) Consideration to adopt a Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law. 80 - 81
- (E) Consideration to ratify an updated resolution to set qualifying fees for 2022 elections. 82 - 85
- (F) Consideration to approve a lease renewal with the State Properties Commission for the DFCS Office, located at 121 Fourth Street in Leesburg. *HANDOUT*

**11. COMMISSIONER'S MATTERS**

- (A) Discussion of LMIG 2022 application and potential projects. 86 - 92

**12. UNFINISHED BUSINESS**

NONE

**13. COUNTY ATTORNEY'S MATTERS**

NONE

**14. EXECUTIVE SESSION**

NONE

**15. PUBLIC FORUM**

*Citizens will be allowed to address the Board of Commissioners regarding any issues or complaints. Individuals should sign up prior to the start of the meeting.*

**16. ANNOUNCEMENTS**

- (A) The renewal process for 2022 Occupation Tax/Business License has begun. **All 2021 business licenses expired on December 31, 2021. On January 15, 2022, a late fee of \$50.00 will be added. On January 31, 2022, the late fee will increase to \$100.00.**
- (B) Offices of the Lee County Board of Commissioners will be **closed Monday, January 17, 2022** in observance of Martin Luther King Jr. Day.
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, January 25, 2022 at 6:00pm.**

**17. ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

*Lee County is a thriving vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.*

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.



## BOARD OF COUNTY COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING  
102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

TUESDAY, DECEMBER 14, 2021 6:00 P.M.

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM  
WWW.LEE.GA.US

MEETING MINUTES  
WORK SESSION

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### COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
John Wheaton, Vice-Chairman	District 1
Luke Singletary, Commissioner	District 2
Rick Muggridge, Commissioner	District 4
George Walls, Commissioner	District 5

### COUNTY STAFF

Christi Dockery, County Manager  
Kaitlyn Sawyer, County Clerk  
Jimmy Skipper, County Attorney

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The Lee County Board of Commissioners met in a work session on Tuesday, December 14, 2021. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Billy Mathis, Vice-Chairman John Wheaton, Commissioner Luke Singletary, Commissioner Rick Muggridge, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Sawyer, and County Attorney Jimmy Skipper. The meeting was also streamed on Facebook Live.

### INVOCATION

Apostle Malden Batten, The Church of Leesburg, led the invocation.

### PLEDGE OF ALLEGIANCE

The Board and the audience said the Pledge of Allegiance in unison.

### CALL TO ORDER

### APPROVAL OF MINUTES

- (A) Consideration to approve the Board of Commissioners meeting minutes for November 9, 2021.  
Commissioner Wheaton made the **MOTION** to approve the Board of Commissioners meeting minutes for November 9, 2021. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Muggridge voting yea.

### CONSENT AGENDA

- (A) Consideration to approve the alcohol license renewals for 2022.
- (B) Consideration to approve an agreement with Lee County Youth Baseball. Current contract expires 12/31/2021.
- (C) Consideration to adopt a Resolution Granting Final Approval for North Highland Crossings Section Six Subdivision (SD20-006) and Accepting Deeds of Rights-Of-Way, Easements, Roads, and Water System Infrastructure.
- (D) Consideration to approve a lease for a new boom ax tractor.
- (E) Consideration to adopt a Resolution Granting Final Approval for Quail Chase Section Six Subdivision (SD20-001) and Accepting Deeds of Rights-Of-Way, Easements, Roads, and Water System Infrastructure.

- (F) Consideration to approve a six-month (01/01/2022 – 06/30/2022) proposed contract and budget for the Office of the Circuit Public Defender David T. Winheim.
- (G) Consideration to appoint two members to the Southwest Georgia Regional Commission for a term of one year. Current terms expire 01/01/2022. New term expires 01/01/2023. Letter of interest in reappointment received from Chad Griffin (Public Sector).
- (H) Consideration to appoint three members to the Joint Development Authority of Baker, Dougherty, Lee, and Terrell Counties for a term of one year. Current term expires 12/31/2021. New term expires 12/31/2022. Letters of interest in reappointment received from David Brokamp, Greg Crowder, and Lisa Davis.
- (I) Consideration to appoint four members to the Animal Control Board for a term of three years. Current term expires 12/31/2021. New term expires 12/31/2024. Letter of interest in reappointment received from Jenny Crisp, Dr. Ken Greene, and Kyle Lentz.
- (J) Consideration to appoint one member to the Housing Authority Board to fill a current vacancy for a term of five years. Term expires 08/31/2026. Letters of interest in appointment received from Gwendolyn Meriweather.
- (K) Consideration to set qualifying fees for 2022 elections.
- (L) Consideration to approve the Final CIE - Capitol Improvement Element.
- (M) Consideration to ratify the Judicial Council ARPA Grant Funding Application, with Lee County as fiscal agent.
- (N) Consideration to adopt the Resolution to Adopt the Amended and Restated ACCG 401(a) Defined Contribution Plan for Lee County Employees.

Chairman Mathis asked if any commissioner would like to remove an item from Consent Agenda. Commissioner Walls asked that Item D: Consideration to approve a lease for a new boom ax tractor be removed from Consent Agenda.

Commissioner Muggridge made the **MOTION** to approve the Consent Agenda, with exception of Item D: Consideration to approve a lease for a new boom ax tractor. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Walls voting yea.

**Discussion of Item D. Consideration to approve a lease for a new boom ax tractor.**

Commissioner Walls stated that he would like to table this item until the next meeting so that he may have the opportunity to see the machine in question before a lease agreement is made. County Manager Christi Dockery added that the lease would be through Flint Equipment and the current machine was originally leased for several years, and then purchased in 2020. Ms. Dockery also stated that the current machine has needed maintenance and so staff would like to begin a lease for a new tractor and then sell the current one.

Commissioner Walls made the **MOTION** to table this item until the January 11, 2022 meeting. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Muggridge voting yea.

**NEW BUSINESS**

- (A) **Recognition of employee years of service.**

The Board recognized the following employees for their years of service to Lee County:

- 20 years – Carol Lee – Office Manager, Building Inspection
- 10 years – Kelly Arrington – Utility Billing Associate

(B) **Justin Johnson of Mauldin and Jenkins to present the FY2020-2021 audit.**

Justin Johnson of Mauldin and Jenkins presented the draft Auditor's Discussion & Analysis for FY2020-2021 (all figures are representative of that at the end of the fiscal year, June 30, 2021); the audit has not yet been finalized.

In terms of the General Fund, there is \$17.4 million in assets and \$1.35 million in liabilities, leaving a fund balance of approximately \$16 million. There is also a total of \$30.8 million in revenues, which broken up between property taxes, sales tax, other taxes, licenses and permits, charges for services, fine and forfeitures, investment income, intergovernmental, and other revenues with the largest section being property taxes at \$16.9 million. Additionally, there were \$25.5 million in expenses for the year, with the biggest piece being the \$11.5 million in Public Safety followed by \$7.3 million for General Government Expenses.

Last year, there was approximately \$27.6 million in revenues. The County received approximately \$1.4 million from the CARES Act this year, which is the cause for some of the increase from the past year to the current year. There was also a single audit (separate from the overall audit) done on those funds as well to ensure the government funds were spent as they should have been. The results of that audit were good.

The expenses from last year to this year stayed relatively the same, with a change of approximately \$400,000.00. Overall, the annual net change in the fund balance of the General Fund was \$4.26 million. In looking at the past six years, the fund balance shows a desirable, upward trend. As of June 30, 2021, the County reflected a fund balance that is available to cover approximately 220 days (7+ months). This means that cash flows are available at the beginning of the new fiscal year, and the County will not have to delay certain costs until later in the fiscal year when taxes are collected.

Additionally, the Solid Waste Fund had a resulting \$29,000.00 in net income and the Parks and Recreation Authority had very little activity during the year. In terms of the Utilities Authority: The total assets and deferred outflows of resources are \$21.6 million, the total liabilities and deferred inflows of resources are \$18 million, and the final net position of the Utilities Authority is \$3.6 million, with a net income of \$762,000.00.

(C) **Bill Walter, Masonry Restoration Technologies & Services, LLC, to discuss the progress of the Tharp Building restoration project, the Gymnasium window replacement project, and the Courthouse Annex window sealant project.**

Bill Walter, Masonry Restoration Technologies & Services, LLC, discussed the progress of the Tharp Building restoration project. The mortar process is ongoing and is looking great; the color choice of mortar was a great choice by the Board and looks nice, consistent, and gives the building life. The weather has been very cooperative for the most part, with only minor issues causing delay. In regards to the front entrance of the building, there have been several issues discovered, as left by a former contractor that they have worked to rectify most all of it. The entrance, once completed, will mimic that of what was originally there when the building was initially constructed. The project is moving along and will be completed in just a few weeks, with the crew taking off the week between Christmas and New Year's.

Gymnasium window replacement project: A proposal was provided for the replacement of 14 windows at the gym. This replacement would entail taking out the existing windows and replacing them with one piece, with installation from the outside, which gives a better result than installing it in pieces. They will be thermal paned, low heat glass, and have possible sun tinting so as to lessen the possibility of any adverse effects of direct sunlight. Mr. Walter also advised of additional projects in the gym that could be taken on, all included in the handout provided to the Board. Any of the projects listed could be combined with the window project. Mr. Walter advised the Board to look over the proposed project additions and inform him of which to move forward with, if any, in addition to the windows; at that time, a total price for all work will be calculated and presented. All prices submitted were standalone process for each project; there will be a respectable difference in a bulk price instead of the individual prices.

Courthouse Annex window sealant project: There are 40 window units in the building requiring attention. The sealant project proposed will take care of the water intrusion currently happening. The current windows are

classified as “storefront” windows and are therefore not meant to be water-tight, but when sealant is applied in strategic places, mainly at metal to metal areas, the joints and the area between the glass and the metal. Once applied, the sealant should keep water out for 5 to 7 years. The price presented is also a standalone price.

Chairman Mathis complimented Mr. Walter and his crew for the work completed so far on the Tharp Building and stated that he would like to see the gym completed, adding that Mr. Walter’s prices seem reasonable. Commissioner Singletary asked if the window project could be started, while allowing the Board time to review the other projects presented in the proposal. Chairman Mathis agreed and asked that Mr. Walter provide a comprehensive price for all projects for the Board to view.

Commissioner Muggridge asked if we did windows for both buildings first, would there be some cost efficiency. Mr. Walter clarified that the windows Commissioner Muggridge was referring to were the three windows at the front entrance to the gym, which is in addition to the 14 windows in the building originally discussed to be replaced. These windows would open up the front lobby area; crews would create openings and install new windows. Commissioner Muggridge reiterated that it might be best to do all windows at one time, adding that they would be the most dramatic change to the building aesthetically.

Chairman Mathis added that if we were to completely redo the gym and make it historically accurate and as much like it was originally as possible, then we should, even if we have to spend a little money. Chairman Mathis stated he would like to do all projects for the gym at one time. Mr. Walter stated he would put a package together inclusive of the entire scope of work and total price and bring it to the Board in January. Commissioner Singletary asked if we could move forward with just the windows for now, and await Mr. Walter’s package before agreeing to the other projects.

Commissioner Singletary made the **MOTION** to approve the sealant system on all windows of the Courthouse Annex and the replacement of the window units at the gym, per the price presented (\$56,840.00). Commissioner Muggridge seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Walls voting yea.

## **PUBLIC HEARING**

- (A) **The Board of Commissioners will hold a public hearing regarding the Community Development Block Grant (CDBG). Lee County was awarded \$469,284.00 from the Georgia Department of Community Affairs to complete infrastructure improvements for the Palmyra Mobile Home Park.** Chairman Mathis opened the Public Hearing. With no comments or questions from the audience or the Board, the Public Hearing was closed.

### **Consideration to approve the Language Access Plan for the 2021 CDBG Project.**

Commissioner Muggridge made the **MOTION** to approve the Language Access Plan for the 2021 CDBG Project. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

## **DEPARTMENTAL MATTERS**

### **E-911**

- (A) **Consideration to award the bid for four (4) new consoles for the E-911 Center.**

Commissioner Muggridge made the **MOTION** to award the bid for four (4) new consoles for the E-911 Center to Watson Consoles for \$66,987.56 to come from SPLOST VII funds. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

## **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

- (A) **Consideration to appoint one member to the Planning Commission to fill a current vacancy for a term of four years. Term expires 01/31/2025. Letters of interest in appointment received from Brian Henderson and Shirley Stiles.**

Commissioner Walls made the **MOTION** to appoint Shirley Stiles to the Planning Commission to fill a current vacancy for a term of four years, expiring 01/31/2025. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Muggridge voting yea.

## **COUNTY MANAGER'S MATTERS**

(A) **Updates on County projects.**

County Manager Christi Dockery discussed ongoing projects in the County: (1) A meeting with Charles Smith regarding the 100 acre property will be held on January 7; (2) the 2021 LMIG SAP project is ongoing and moving along; and (3) the Bronwood Road project has been completed.

(B) **Consideration to award the bid for the Grand Island Roadway Grading project.**

Commissioner Muggridge made the **MOTION** to award the bid for the Grand Island Roadway Grading project to Oxford Construction Company for \$453,585.00 to come from SPLOST VII funds. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

(C) **Consideration to award the bid for speed tables.**

Chairman Mathis stated that the purpose of this bid was to simply gather prices for speed humps should the Board want to use them in the future. No action taken.

(D) **Consideration to approve the name "Jackson's Ford" for the proposed boat landing, as recommended by the 100-Acre Recreational Planning Committee.**

Commissioner Muggridge stated that this name was for the boat landing area of the park so that we may get on a searchable list of boat landings.

Commissioner Muggridge made the **MOTION** to approve the name "Jackson's Ford" for the proposed boat landing, as recommended by the 100-Acre Recreational Planning Committee. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Walls voting yea.

(E) **Consideration to award the bid for LED lighting for the Oakland Library, as part of the FY2022 MRR Grant.**

County Manager Christi Dockery stated that the library had received a grant, which would cover approximately 50% of this project.

Commissioner Muggridge made the **MOTION** to award the bid for LED lighting for the Oakland Library, as part of the FY2022 MRR Grant to MetroPower for \$38,141.00 to come from grant and SPLOST VII funds. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Walls voting yea.

## **COMMISSIONER'S MATTERS**

(A) **Discussion of LMIG 2022 application and potential projects.**

Chairman Mathis stated that County Manager Christi Dockery had suggested listing the hospital road on the application for ease of submitting the application for funding. Commissioner Muggridge suggested joining the LMIG funds with the projects TSPLOST funds and splitting the amount evenly amongst the five districts and for the respective commissioner to decide how to spend it. According to Commissioner Muggridge, each commissioner could come up with projects totaling around \$900,000.00 for their respective district, with a focus on projects that can be quickly closed out.

County Manager Christi Dockery reminded the Board that we need a vote on this item no later than January 11, 2022 in order to make the February application deadline, adding that the projects must be closed out before the next year's LMIG is awarded. Ms. Dockery reminded that Board that if they wish to use the hospital road on the application and then happen to think of something else, we can always update the project list with GDOT.



This item was tabled until the next meeting.

(B) **Consideration to adopt district maps.**

Chairman Mathis stated that the Board of Education met yesterday and unanimously adopted what they called map #5. Previous discussion was that it would be in the best benefit of the citizens for the Board of Education and the Board of Commissioners to adopt the same map.

Commissioner Wheaton made the **MOTION** to adopt district map #5, the same as was adopted by the Lee County Board of Education and adopt a resolution requesting the local legislative delegation for Lee County to introduce a Lee County Commission redistricting plan at the 2022 session of the Georgia General Assembly, and to authorize the chairman to sign said resolution. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Muggridge voting yea.

**UNFINISHED BUSINESS**

NONE

**COUNTY ATTORNEY'S MATTERS**

NONE

**EXECUTIVE SESSION**

NONE

Commissioner Muggridge exited the meeting at 6:30pm.

**PUBLIC FORUM**

*Citizens will be allowed to address the Board of Commissioners regarding any issues or complaints. Individuals should sign up prior to the start of the meeting.*

Sam Johnson – State of Old Leslie Road

Paul Clayton – State of Old Leslie Road

William Simmons – State of Old Leslie Road

**ANNOUNCEMENTS**

- (A) Offices of the Lee County Board of Commissioners will be **closed Friday, December 24, 2021 and Monday, December 27, 2021** in observance of Christmas and **Friday, December 31, 2021** in observance of New Year's Day.
- (B) The renewal process for 2022 Occupation Tax/Business License has begun. **All current business licenses will expire on December 31, 2021.** On **January 15, 2022**, a **late fee of \$50.00** will be added. On **January 31, 2022**, the late fee will increase to **\$100.00**.
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, January 11, 2022 at 6:00pm.**

**ADJOURNMENT**

The meeting adjourned at 6:37PM.

\_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_

## COUNTY CLERK

*Lee County is a thriving vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.*

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The meeting rooms and buildings are handicap accessible.

DRAFT



# MID-YEAR UPDATES FISCAL YEAR 2022

LEE COUNTY  
**family connection**



## STABLE & SELF-SUFFICIENT FAMILIES

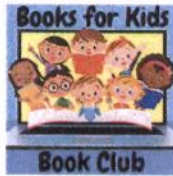
# 1,633



### Backpack Blessings

- Christmas Store
- 44 Families
- 132 Children
- 396 Gifts
- 132 Pairs of Pajamas
- 132 Stockings filled with Goodies
- 132 New Books
- 132 Bags of School Supplies
- 44 Bags of Groceries
- 44 Family Gifts
- 70 Volunteers
- 100 Community Partners

## LITERATE LEE – EARLY INTERVENTION BIRTH TO AGE 8




# 611

Books Distributed in  
Face-to-Face  
Book Clubs  
Pre-K, K, 1 & 2



- 2 Events
- 8 Families
- 35 Children
- 15 Volunteers
- 5 Community Partners

## YOUTH LEADERSHIP DEVELOPMENT



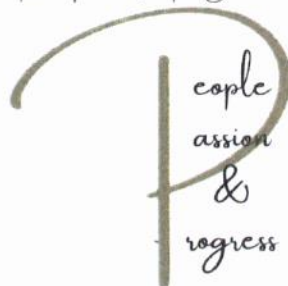
6 Lee County Community Partners  
JW Fanning Institute for Leadership Development  
Innovations in Community Leadership Initiative Grant  
Planning Phase: 2021-2022  
Implementation Phase: 2022-2023

Planning Phase: 2022-2023  
Implementation Phase: 2023-2024



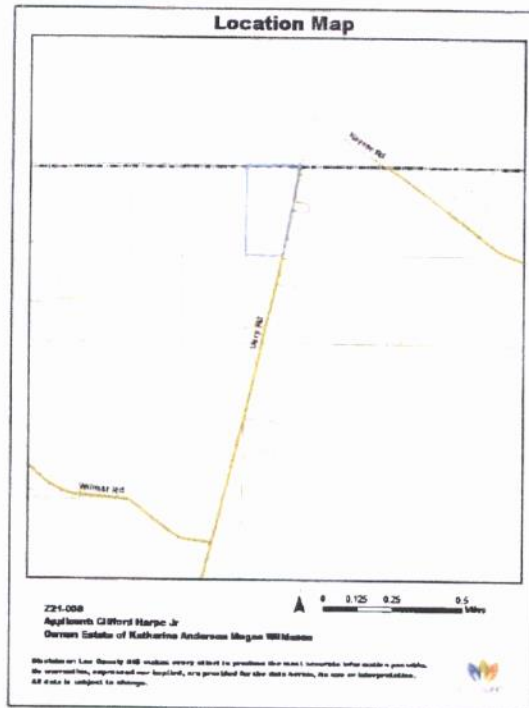
**POTENTIAL IMPACT:**  
150 Lee County Students Per Year

*The Power of The Collaborative*



Patsy Shirley, MSW  
Executive Director  
Lee County Family Connection, Inc  
PO Box 830 - Leesburg - 31763  
(229) 903-3993  
shirleypa@lee.k12.ga.us  
patsy@leecountyfamilyconnection.org

**STAFF ANALYSIS AND REPORT  
CONDITIONAL USE APPLICATION Z21-008**



**APPLICANT:** Clifford Harpe Jr

**OWNER:** Estate of Katherine Anderson Magee Wilkinson

**PROPERTY LOCATION:** Usry Road, Parcel 041045, Lee County

**CURRENT ZONING/USE:** AG-1 (Active Agriculture District)  
Farm including Homeplace

**PROPOSED USE:** Allow 3 acre subdivision to support second dwelling

**MEETING INFORMATION:**

102 Starksville Avenue N, Opal Cannon Auditorium, Leesburg, GA

Planning Commission: **Thursday, January 6, 2022 at 6:00 P.M**  
Board of Commissioners: **Public Hearing: Tuesday, January 11, 2022 at 6:00 P.M.**  
**Final Vote: Tuesday, January 25, 2022 at 6:00 P.M.**

**RECOMMENDATION:** Approval

**The proposed use shall not be affected adversely by the existing uses; and the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.**

An approved minor subdivision must meet minimum requirements for lot size, frontage and setbacks. Proposed residential dwelling will be subject to approval of the site, utilities and construction of a home or placement of a manufactured home.

**The parking and all development standards set forth for each particular use for which a permit may be granted have been met.**

Proposed subdivision and single-family residential use is appropriate and should satisfy all criteria.

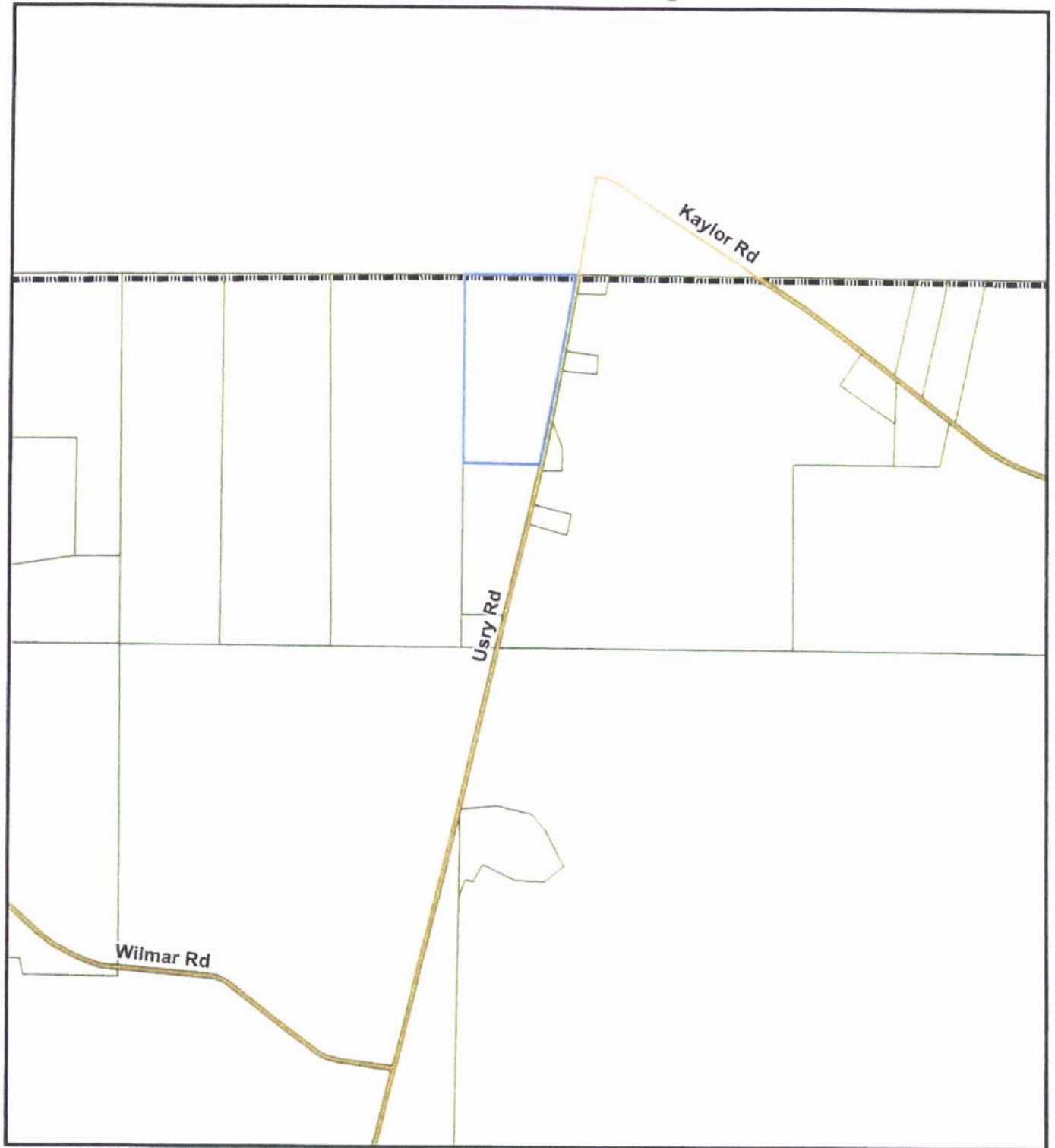
#### **Planning Considerations**

Based on planning review of the submitted information, there should be no adverse impacts on adjacent and nearby properties. The proposed use is consistent with the Zoning Ordinance and will allow for a minor subdivision and residential dwelling.

#### **STAFF RECOMMENDATION**

##### **Approval**

# Location Map



**Z21-008**

**Applicant: Clifford Harpe Jr**

**Owner: Estate of Katherine Anderson Magee Wilkinson**

**Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.**

*Corrie Fitch 2021*



# Aerial Map



**Z21-008**

**Applicant: Clifford Harpe Jr**

**Owner: Estate of Katherine Anderson Magee Wilkinson**



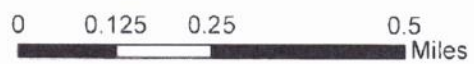
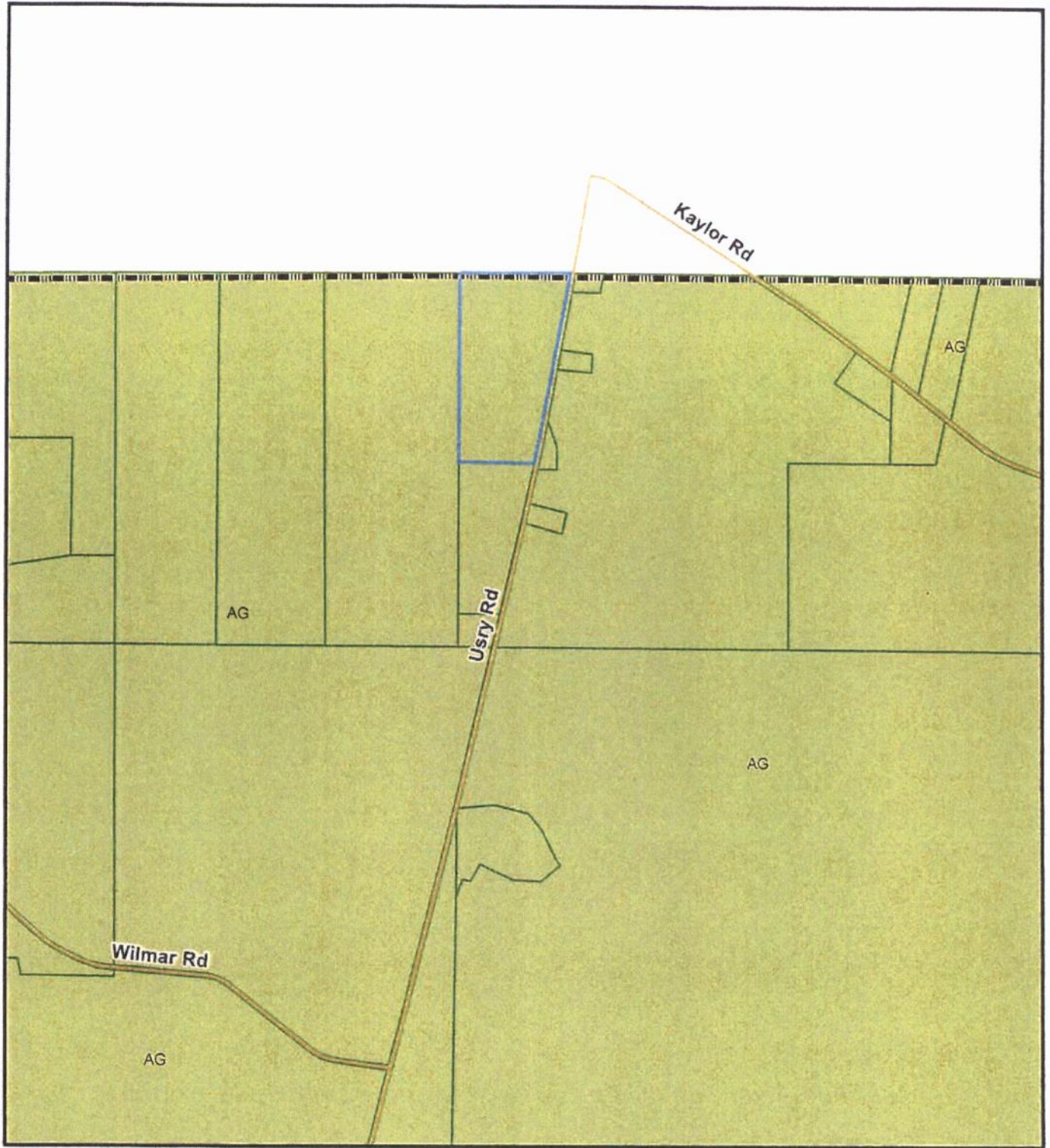
0 0.125 0.25 0.5 Miles

**Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.**

*Corrie Fitch 2021*



# Zoning Ma



**Z21-008**

**Applicant: Clifford Harpe Jr**

**Owner: Estate of Katherine Anderson Magee Wilkinson**

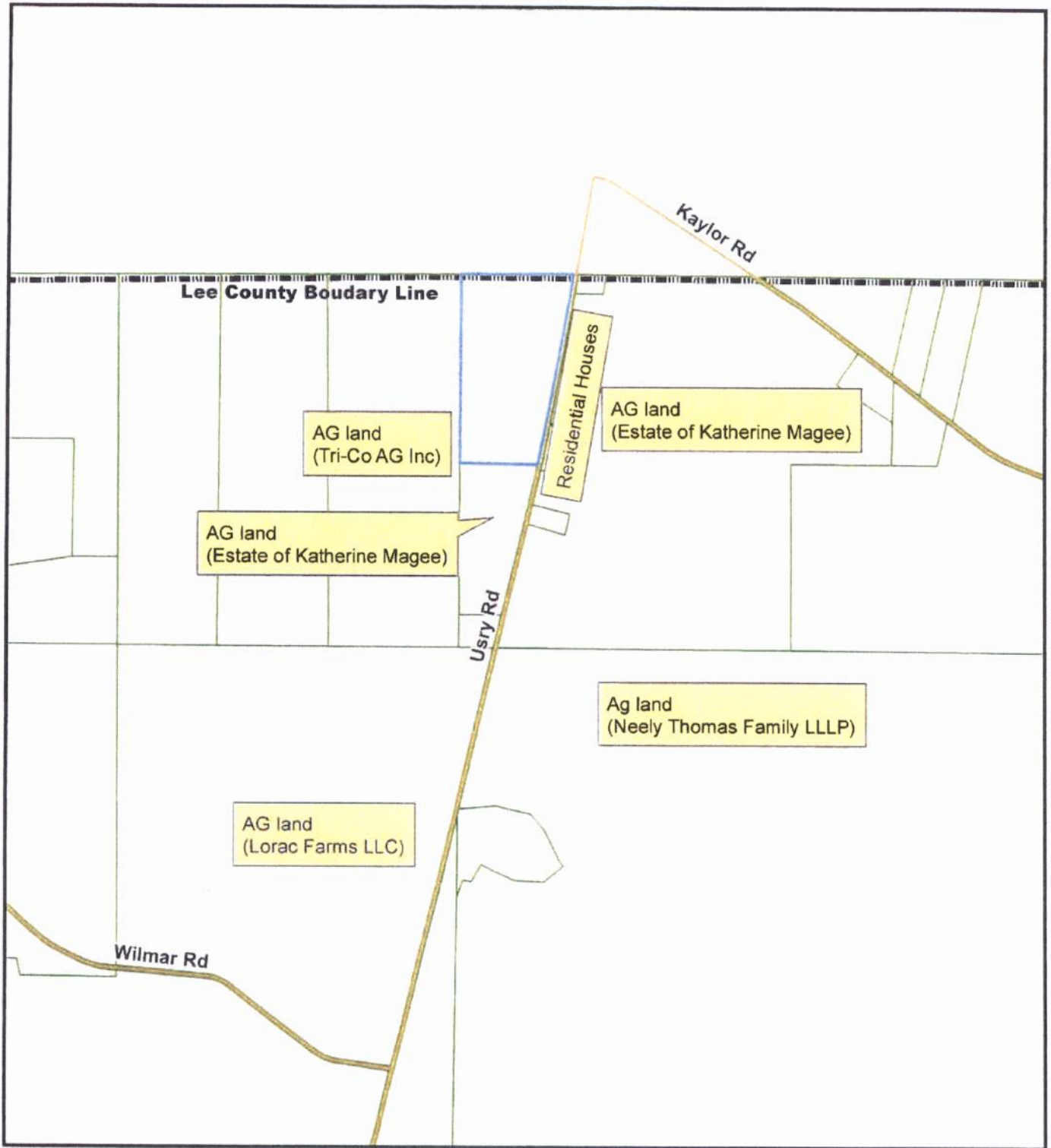
**Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.**

*Corrie Fitch 2021*





# Land Use



**Z21-008**

**Applicant: Clifford Harpe Jr**

**Owner: Estate of Katherine Anderson Magee Wilkinson**



0 0.125 0.25 0.5 Miles

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*Corrie Fitch 2021*





221-008

LEE COUNTY  
CITY OF LEBESBURG  
CITY OF SMITHVILLE

### CONDITIONAL USE APPLICATION

OWNER: Est. of Katherine Anderson Magee Wilkerson & Phyllis Tucker  
ADDRESS: 351 Tucker Rd., Smithville, Ga. 31787

DAYTIME PHONE #: 229-874-6945 EMAIL: \_\_\_\_\_

ADDRESS OR LOCATION OF PROPERTY: 1283 USRY RD.

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning AG Present Use of Property: Residence

40 Land Lot Number 15th Land District 3.00 # of Acres

The subject property is described as follows:

1283 Usry Rd.

Why are you requesting a conditional use?

To divide residence from farm.

ALSO ATTACH: (1 copy of each)  Plat of property, including vicinity map (both plat sizes: 8 1/2 x 11 and 11 x 17)  
 Legal description Containing Metes and Bounds

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS [Signature]

OWNER Phyllis M Tucker

DATE 11-5-21

DATE 11-5-21

Application Fee: \$375.00 Date Paid: 11/5/21 Received by: [Signature]

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.

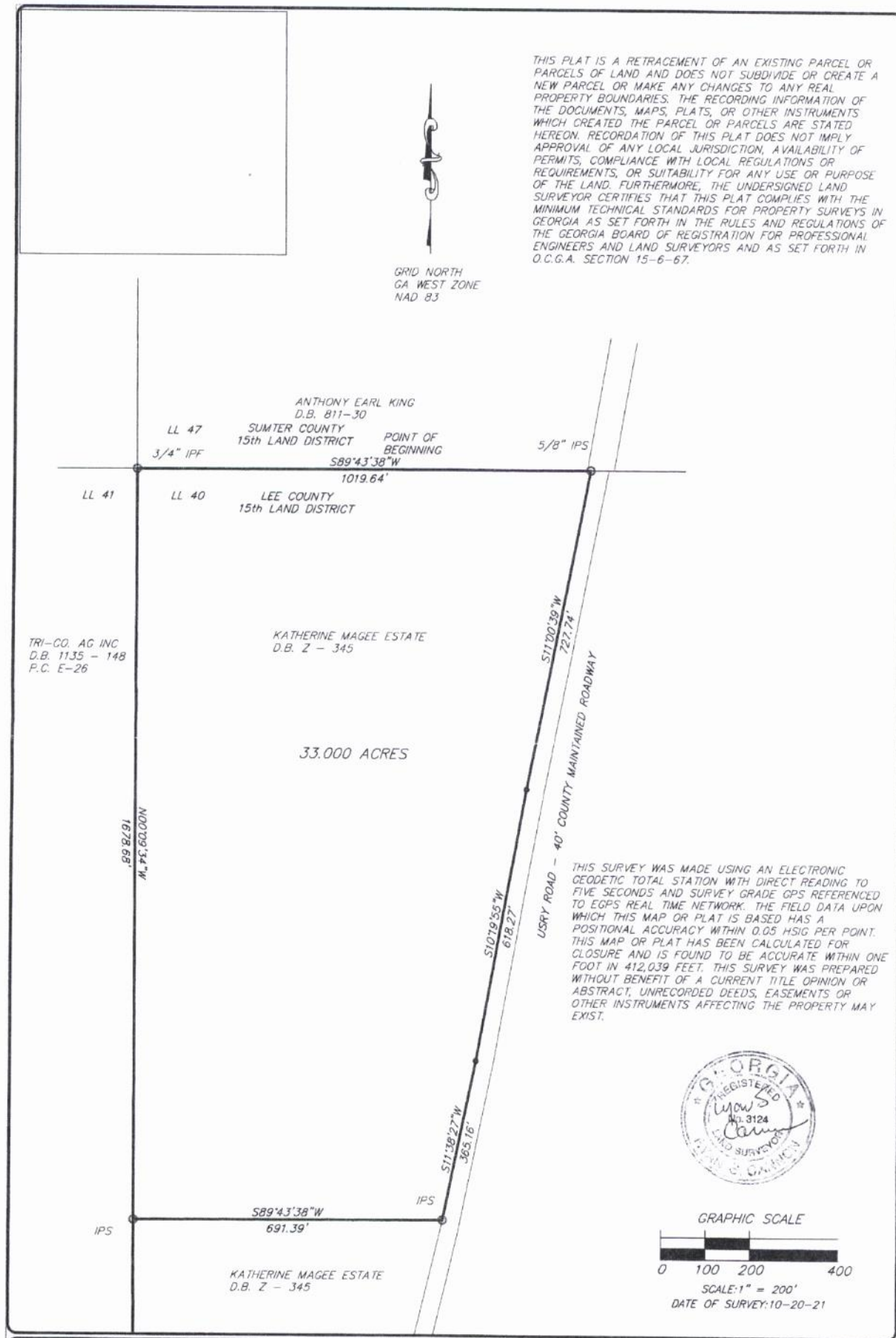
Applicant Name: Clifford Harpe Jr.

Address: P.O. Box 545, Cordale, Ga. 31010

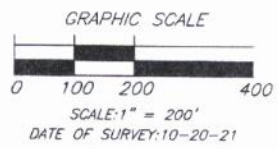
Phone #: 229-271-6060 Email: cliff@cliffharpelaw.com

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GRID NORTH  
GA WEST ZONE  
NAD 83



THIS SURVEY WAS MADE USING AN ELECTRONIC GEODETIC TOTAL STATION WITH DIRECT READING TO FIVE SECONDS AND SURVEY GRADE GPS REFERENCED TO EGPS REAL TIME NETWORK. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A POSITIONAL ACCURACY WITHIN 0.05 HSIG PER POINT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 412,039 FEET. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE OPINION OR ABSTRACT, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS AFFECTING THE PROPERTY MAY EXIST.



OF 1  
SHEET NO. 1

DRAWING INFORMATION		
PROJECT No.		
DRAWING FILE	USRY	
DATE OF SURVEY	10-20-21	
SCALE	1"=200'	
REVISION	DESCRIPTION	DATE
1		
2		
3		
4		

**NASH**  
ENGINEERING & SURVEYING, LLC

P.O. BOX 70725  
ALBANY, GEORGIA 31708

Phone: (229) 759-1442

RETRACEMENT SURVEY - FOR THE ESTATE OF KATHERINE ANDERSON MAGEE WILKINSON  
PART OF LAND LOT 40  
15th LAND DISTRICT  
LEE COUNTY, GEORGIA

LEGAL DESCRIPTION

All that certain tract or parcel of land situate lying and being part of Land Lot 40 of the 15th Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the Northwest corner of Land Lot 40 and go North 89 degrees 43 minutes 38 seconds East, a distance of 1019.64' to the west margin of Usry Road (40' county maintained roadway);

Go thence along the west margin of Usry Road South 11 degrees 00 minutes 39 seconds West, a distance of 727.74';

Continue South 10 degrees 19 minutes 55 seconds West, a distance of 618.27';

Continue South 11 degrees 38 minutes 27 seconds West, a distance of 365.16';

Go thence South 89 degrees 43 minutes 38 seconds West, a distance of 691.39';

Go thence North 00 degrees 09 minutes 34 seconds West, a distance of 1678.68' returning to the Point of Beginning.

Said tract or parcel contains 33.00 Acres more or less.

**STAFF ANALYSIS AND REPORT  
ZONING APPLICATION Z21-009**



**APPLICANT:** Guy Joiner

**OWNER:** William & Sherry Stith

**PROPERTY LOCATION:** Haley Drive – Flint Ventures Commercial Subdivision, Lot 11  
Parcel 040D 607000; Land Lot 242 in the 2<sup>nd</sup> Land District of Lee  
County, Georgia

**CURRENT ZONING/USE:** R-1 (Single-Family Residential District) - Vacant

**PROPOSED ZONING/USE:** C-2 (General Business District) Retail – Convenience Store/Gas Station

**ZONING/ADJACENT LAND USE:**

North:	R-1 (Single-Family Residential); R-2 (Multi-Family Residential); C-2 (General Business)
Land Use:	Pecan Orchard; Single & Multi-Family; Flint Ventures Commercial Subdivision
South:	R-1 (Single-Family Residential District)
Land Use:	Hunter's Ridge & Huntingdon Subdivisions
East:	R-1 (Single-Family Residential District)
Land Use:	Buck Run & Wisteria Estates
West:	R-1 (Single Family Residential); C-2 (General Business); MHP (Mobile Home Park)
Land Use:	Single-Family; Star K; Greenview Estates MHP

**MEETING INFORMATION:** 102 Starksville Avenue N, Leesburg, GA

Planning Commission: Thursday, January 6, 2022 at 6:00 P.M. Opal Cannon Auditorium

Public Hearing: Tuesday, January 11, 2022 at 6:00 P.M. Opal Cannon Auditorium

Final Vote: Tuesday, January 25, 2022 at 6:00 P.M. Opal Cannon Auditorium

**RECOMMENDATION:** **CONDITIONAL APPROVAL**

hospitals, clinics, nursing homes, or group homes, child care facilities and mortuaries. Development of vacant property, by adding commercial structures will increase the property's tax value, and provide sales tax revenue.

3. *If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals or general welfare of the public?*  
If the zoning proposal is denied, there should be no gain to the health, safety, morals or general welfare of the public.
4. *Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, fire protection, public health facilities, or emergency medical services?*

**Impact on the School System:** No impact for proposed commercial business.

**Impact on Utilities:** Public water is available. Environmental Health will approve and determine appropriate septic system.

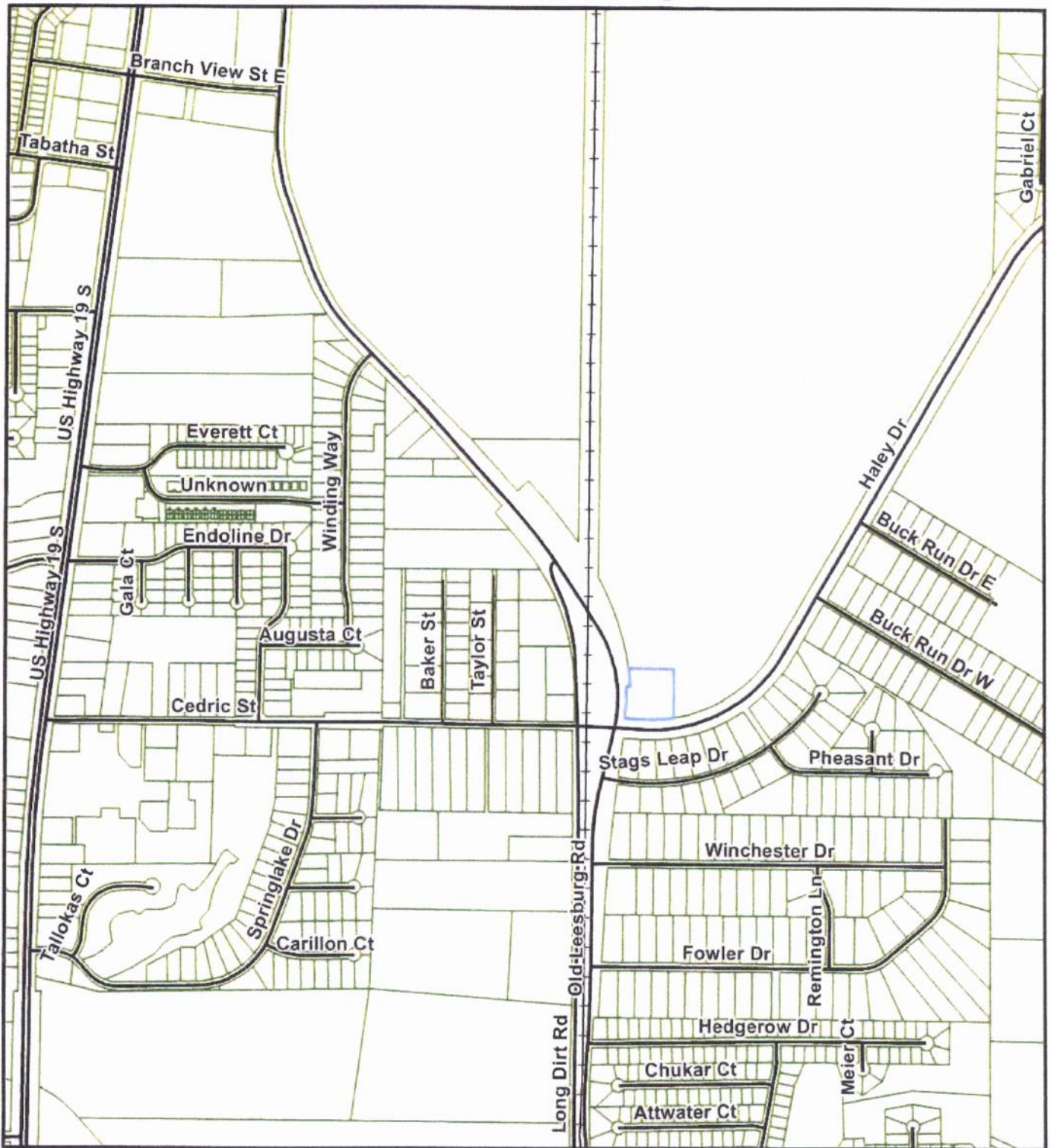
**Impact on Transportation Network:** Old Leesburg Road/SR 133 (Minor Arterial) has a traffic capacity of 14,000 vehicles and an average daily traffic count of 3,660 vehicles (GDOT, 2019). Trip Generation: According to Trip Generation, 10th Edition, ITE, 2017, a convenience market with four gasoline pumps could generate 322 weekday trips. There is adequate traffic capacity available to support the proposed uses. Based on 911 reports in the last two years, three vehicle accidents (7/30/19, 9/3/19 & 5/1/20) occurred at this intersection. DARTS safety analysis identified two high crash locations in Lee County at Walnut Avenue/US 19 and Robert B Lee Drive and US 82 at Doublegate Drive.

Pheasant Drive extension project will be initiated in January 2022 and will intersect with Haley Drive and alleviate traffic off of SR 133.

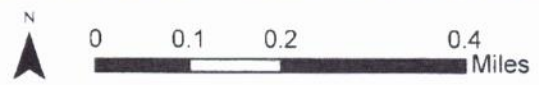
**Road Improvements:** According to the FY 2018-2021 Transportation Improvement Program and the Dougherty Area Regional Transportation Study: 2045, a state or federally funded project is proposed to widen SR 133/Old Leesburg Road from SR 91/Philema Road to Forrester Parkway.

5. *Is the zoning proposal in conformity with the policy and intent of the future land use plan for the physical development of the area?*  
Yes.
6. *Is the subject property well suited for the proposed zoning purpose?*  
The subject property is well suited for the proposed C-2 zoning. The properties front a minor arterial road.
7. *Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?*  
There should be no adverse effects to the existing use or usability of adjacent or nearby properties.
8. *Are there other existing or changing conditions affecting the use or development of the subject property which give supporting grounds for the approval or disapproval of the zoning proposal?*  
Yes, the area continues to transition as the Flint Ventures Commercial Subdivision expands development of vacant lots and infrastructure (Heritage Lane/Branchview Extension); and Buck Run Residential Subdivision phases are completed. The extension of Pheasant Drive will provide access to Haley Drive and divert local traffic from SR 133. The area is classified as suburban developing and increasing development pressure on remaining agricultural land uses may persist, contingent on market demands and economic conditions.
9. *Would the change create an isolated district unrelated to the surrounding districts, such as "spot zoning"?*  
Rezoning to C-2 for subject property will not be considered "spot zoning", as the parcels northwest of the subject property are commercially zoned and currently in development stages.

# Location Map



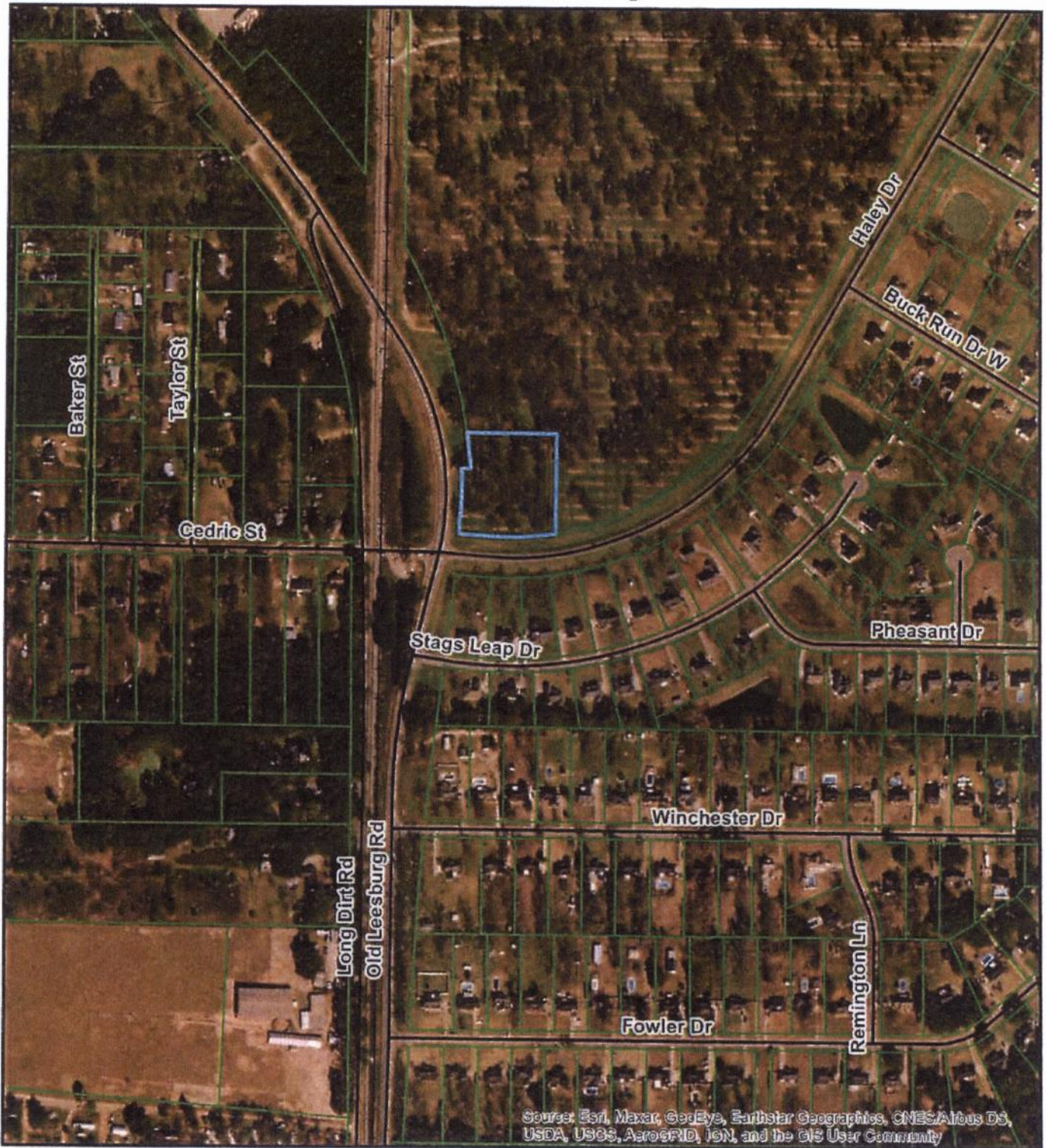
**Z21-009**  
**R-1 to C-2**  
**Applicant: Guy Joiner**  
**Owner: William Stith**



**Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.**



# Aerial Map



Z21-009

R-1 to C-2

Applicant: Guy Joiner

Owner: William Stith



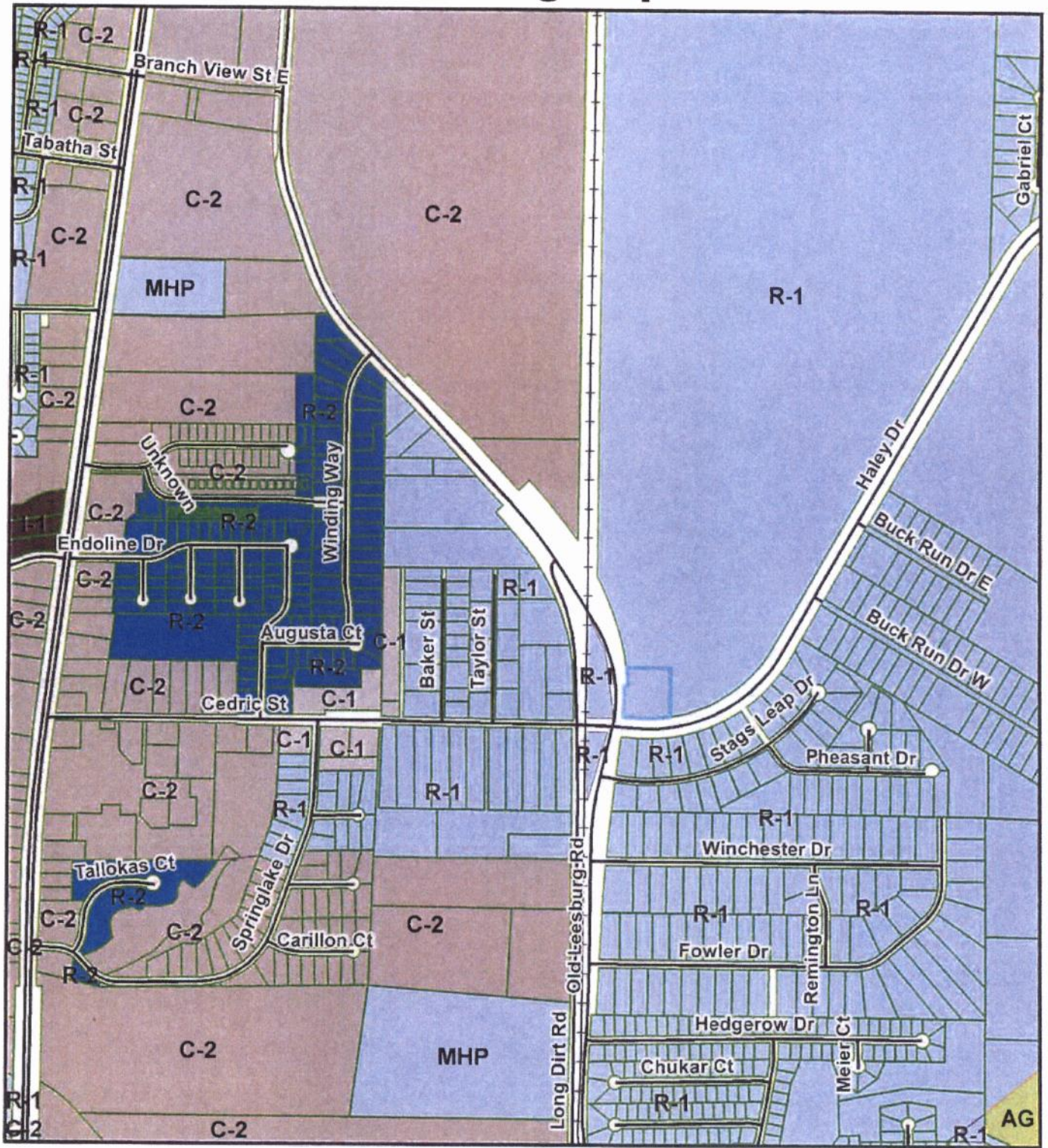
0 0.05 0.1 0.2 Miles

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# Zoning Map

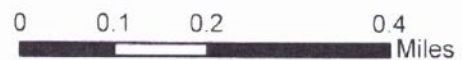


Z21-009

R-1 to C-2

Applicant: Guy Joiner

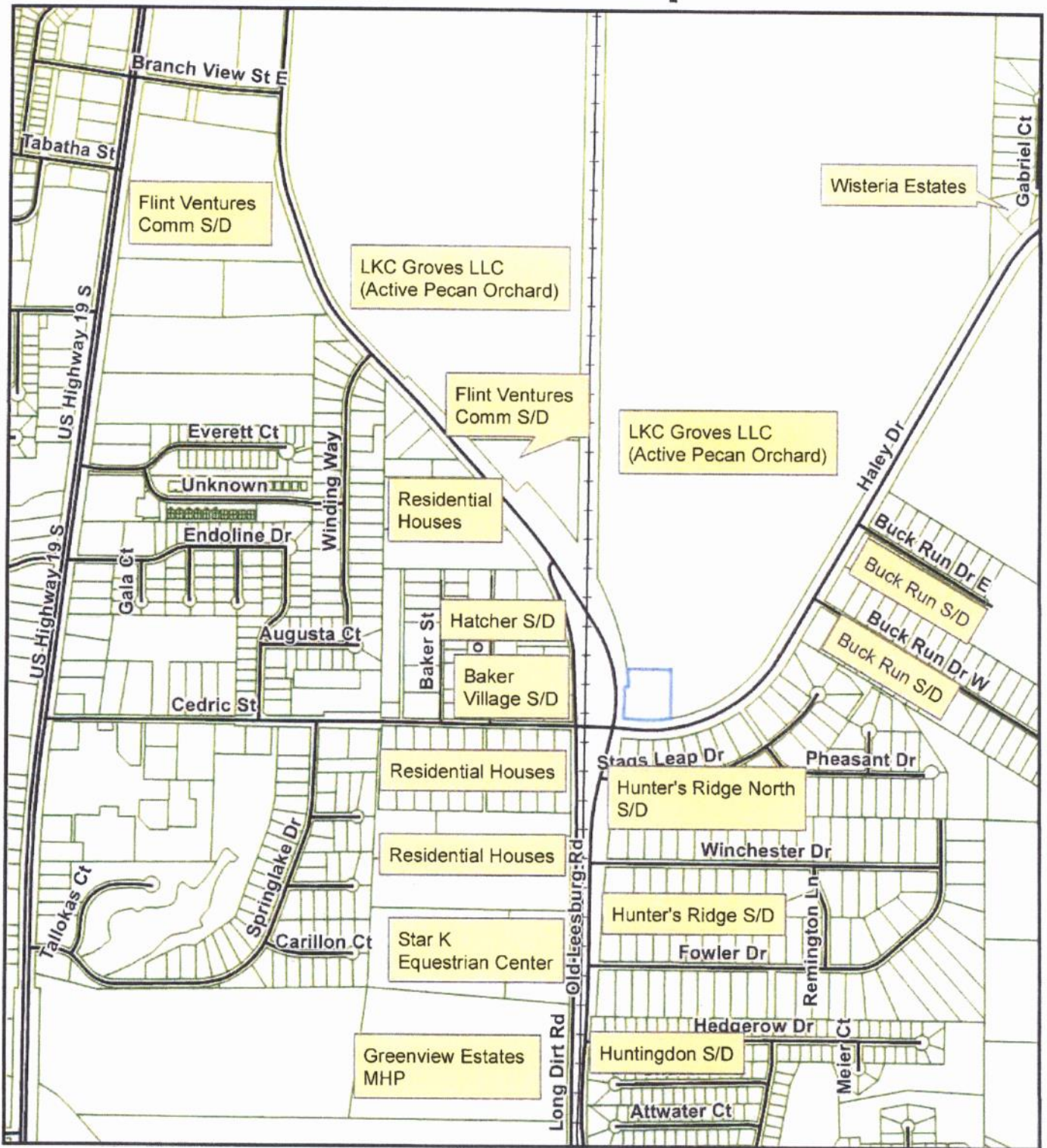
Owner: William Stith



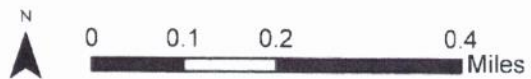
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# Land Use Map



**Z21-009**  
**R-1 to C-2**  
**Applicant: Guy Joiner**  
**Owner: William Stith**



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X ZONING APPLICATION.pdf



LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

ZONING APPLICATION

Owner: WILLIAM STITH & SHERRY STITH 221-009  
Address: 1724 Red Oak Ln Albany GA 31701  
Daytime Phone #: 881-4457 Email: ice4you@bellsouth.net  
347-0940 sherrystith@gmail.com  
Address or location of the property: NORTHEAST INTERSECTION OF HALEY DR & OLD LEESBURG RD

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning R1 Present Use of Property: PECAN ORCHARD  
Proposed Zoning: C-2 Proposed Use of Property: CONVENIENCE STORE

242 Land Lot Number 2ND Land District 3.00 # of Acres

The subject property is described as follows:  
SEE ATTACHED LEGAL DESCRIPTION

ALSO ATTACH: (18 COPIES REQUIRED)  Plat of property, including vicinity map  
 Legal description Containing Metes and Bounds

DISCLOSURE

I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS Due D West OWNER W Stith

DATE 11/5/21 DATE 11-5-21

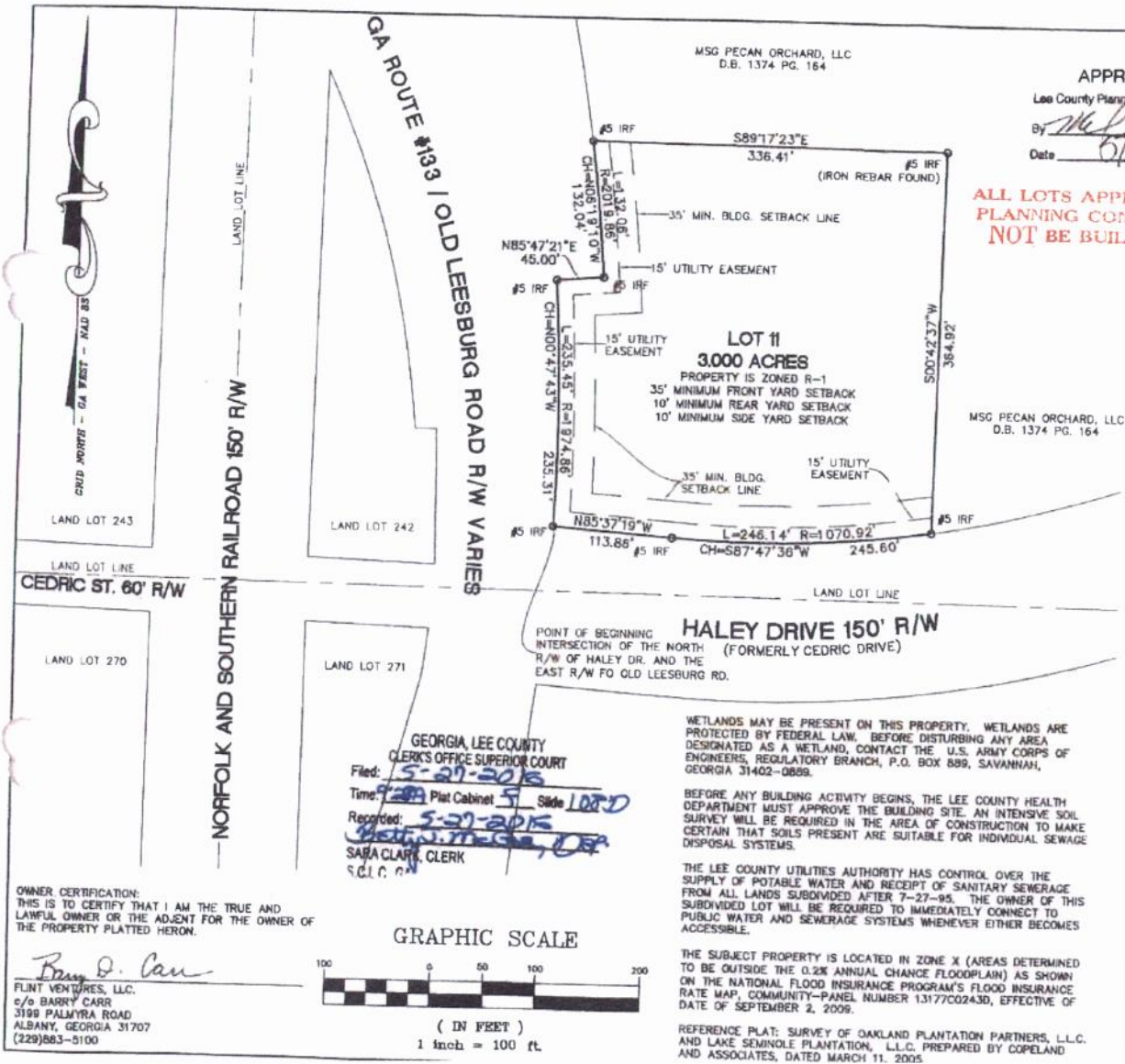
Application Fee: 900.00 Date Paid: 11-8-21 Received by: Sherry Steth  
CK# 1672

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.

Applicant Name: GUY JOINER

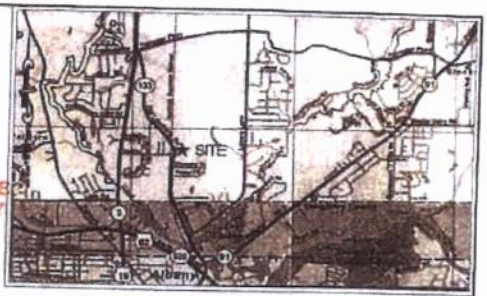
Address: 180 WHITEHORSE DR LEESBURG GA31763

Phone #: 229-869-5541 Email: gjoiner@joinertaxservice.com



APPROVED  
 Lee County Planning Department  
 By *[Signature]*  
 Date *02/16/16*

**ALL LOTS APPROVED BY THE PLANNING COMMISSION MAY NOT BE BUILDABLE LOTS.**



LOCATION MAP  
 1" = 1 MILE

**SURVEY NOTES:**

A TOPCON GTS 223 TOTAL STATION WITH DIRECT READING TO THREE SECONDS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,227 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

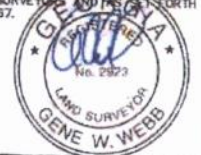
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121,804 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

*[Signature]*  
 GENE W. WEBB  
 GA. REG. LAND SURVEYOR NO. 2923  
 LANIER ENGINEERING, INC.  
 GA. LAND SURVEYING FIRM NO. 691



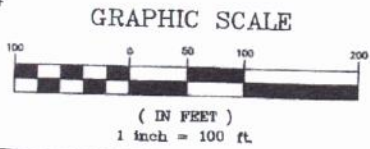
**MINOR SUBDIVISION PLAT**  
**LOT 11, FLINT VENTURES COMMERCIAL SUBDIVISION**  
 PART OF LAND LOT 242, SECOND LAND DISTRICT  
 LEE COUNTY, GEORGIA



1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
 (229) 438-0522 FAX (229) 438-0921

SURVEYED	MSH	SCALE	1" = 100'	PROJ. NO.	16116	DATE	05/19/16	SHEET NUMBER	
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GEORGIA, LEE COUNTY  
 CLERK'S OFFICE SUPERIOR COURT  
 Filed: *5-27-2016*  
 Time: *9:30 AM* Plat Cabinet *5* Slide *LRD*  
 Recorded: *5-27-2016*  
*[Signature]*  
 SARA CLARK, CLERK  
 S.C.L.C.



WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 899, SAVANNAH, GEORGIA 31402-0899.

BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWERAGE FROM ALL LANDS SUBDIVIDED AFTER 7-27-85. THE OWNER OF THIS SUBDIVIDED LOT WILL BE REQUIRED TO IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13177002430, EFFECTIVE OF DATE OF SEPTEMBER 2, 2009.

REFERENCE PLAT: SURVEY OF OAKLAND PLANTATION PARTNERS, L.L.C. AND LAKE SEMINOLE PLANTATION, L.L.C. PREPARED BY COPELAND AND ASSOCIATES, DATED MARCH 11, 2005.

OWNER CERTIFICATION:  
 THIS IS TO CERTIFY THAT I AM THE TRUE AND  
 LAWFUL OWNER OR THE ADJENT FOR THE OWNER OF  
 THE PROPERTY PLATTED HERON.

*[Signature]*  
 FLINT VENTURES, LLC.  
 c/o BARRY CARR  
 3199 PALMYRA ROAD  
 ALBANY, GEORGIA 31707  
 (229)883-5100

NORFOLK AND SOUTHERN RAILROAD 150' R/W



OLD LEESBURG RD R/W VARIES

MSG PECAN ORCHARD, LLC  
D.B. 1374 PG. 164  
ZONED R-1

S89°17'23"E  
336.41'

DUMPSTER

CH=2019.95  
L=132.04  
R=2019.95

N85°47'03"E  
45.00'

15' UTILITY EASEMENT  
L=235.45' R=1874.86'  
CH=1007.4807'W 235.31'

35' MIN. BUILDING SETBACK

CANOPY OVER FUEL ISLANDS

UNDERGROUND FUEL TANKS

PROPOSED CONVENIENCE STORE

LOT 11  
3.000 ACRES

PROPERTY IS ZONED R-1  
35' MINIMUM FRONT YARD SETBACK  
10' MINIMUM REAR YARD SETBACK  
10' MINIMUM SIDE YARD SETBACK

85' LANDSCAPED BUFFER

35' MIN. BUILDING SETBACK

N85°37'37"W  
113.88'

15' UTILITY EASEMENT  
L=246.14' R=1070.92'  
CH=587°47'19"W 245.60'

LAND LOT 242

LAND LOT 271

HALEY DRIVE 150' R/W  
(FORMERLY CEDRIC DRIVE)

12" W  
12" W

12" W

12" W

12" W

12" W

S00°42'37"W  
364.82'

MSG PECAN ORCHARD, LLC  
D.B. 1374 PG. 164  
ZONED R-1

**NOTES:**

1. HOURS OF OPERATION SHALL BE 6:00 AM TO 9:00 PM.
2. ALL SITE LIGHTING SHALL BE DIRECTED INWARD. SECURITY LIGHTING SHALL BE LOW INTENSITY TO AVOID DISTURBANCE TO NEIGHBORS SOUTH OF SITE.
3. STORE SHALL FACE OLD LEESBURG ROAD.
4. ACCESS WILL BE FROM OLD LEESBURG ROAD ONLY AT LOCATION SHOWN.
5. DUMPSTER SHALL BE ENCLOSED AND LOCATED ON NORTH SIDE OF STORE.
6. 65' WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG SOUTH PROPERTY LINE AS SHOWN.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

Legal Description  
Lot 11, Flint Ventures Commercial Subdivision  
Property to be rezoned from R-1 to C-2

All that certain tract or parcel of land situate lying and being part of Land Lot 242 of the Second Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the north right-of-way of Haley Drive (150' r/w) and the east right-of-way of Georgia Route 133 (r/w varies) and go northerly along the east right-of-way of Georgia Route 133 235.45 feet along the arc of a curve concave to the west having a radius of 1974.86 feet, a chord bearing of north 00 degrees 47 minutes 43 seconds west a chord distance of 235.31 feet; go thence north 85 degrees 47 minutes 21 seconds east along the east right-of-way of Georgia Route 133 a distance of 45.00 feet; go thence northerly along the east right-of-way of Georgia Route 133 132.06 feet along the arc of a curve concave to the west having a radius of 2019.86 feet, a chord bearing of north 06 degrees 19 minutes 10 seconds west a chord distance of 132.04 feet; go thence south 89 degrees 17 minutes 23 seconds east a distance of 336.41 feet; go thence south 00 degrees 42 minutes 37 seconds west a distance of 364.92 feet to the north right-of-way of Haley Drive; go thence westerly along the north right-of-way of Haley Drive 246.14 feet along the arc of a curve concave to the north having a radius of 1070.92 feet, a chord bearing of south 87 degrees 47 minutes 36 seconds west a chord distance of 245.60 feet; go thence north 85 degrees 37 minutes 19 seconds west along the north right-of-way of Haley Drive a distance of 113.86 feet to the east right-of-way of Georgia Route 133 and the point of beginning.

Said tract or parcel contains 3.000 acres.

**STAFF ANALYSIS AND REPORT  
ZONING APPLICATION Z21-010**



**OWNER/APPLICANT:** Joseph C. Jr. and Elizabeth Pollock

**LOCATION:** 152 Scott Road – Parcel No. 054 160046  
Lot 46A Hardy Tract Subdivision Addition

**CURRENT ZONING/USE:**  
Zoning: AG-1 (Active Agricultural District)  
Use: Single Family Residential

**PROPOSED ZONING/USE:**  
Zoning: R-1L (Low Density, Single Family Residential District)  
Use: Single Family Residential

**ZONING/ADJACENT LAND USE:**  
North: AG-1 (Active Agricultural District)  
Land Use: Agriculture  
South: AG-1 (Active Agricultural District)  
Land Use: Agricultural  
East: R-3 (Mixed Use, Single Family Residential District);  
R-1L (Low Density, Single Family Residential District)  
Land Use: Residential  
West: AG-1 (Active Agricultural District)  
Land Use: Agricultural

**MEETING INFORMATION:**

Location: 102 Starksville Avenue N, Opal Cannon Auditorium,  
Leesburg, GA 31763

Planning Commission: Thursday, January 6, 2022 at 6:00 P.M.

Board of Commissioners: Public Hearing: Tuesday, January 11, 2022 6:00 P.M.  
Final Vote: Tuesday, January 25, 2022 @ 6:00 P.M.

**RECOMMENDATION: DENIAL**

parcel; as a subdivision of 10 acres meeting area, height and building requirements; and as a subdivision of 3 acres meeting area, height and building requirements. Subdivisions require the residual parcel to meet the 25 acre minimum requirement. Subject property has been divided to the minimum size.

2. *What is the effect on the property value of the subject property should the existing zoning be retained?*

Subject property has a somewhat limited economic value under the existing R-1 (Single-Family Residential District) zoning due to the lack of public water and sewer, and the existence of wetlands on a portion of the property.

3. *If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals or general welfare of the public?*

If the zoning proposal is denied, property will continue agricultural zoning and use consistent with the purpose of the district.

4. *Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, fire protection, public health facilities, or emergency medical services?*

The Agricultural Zoning District stabilizes the increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools. Standards and densities are intended to preserve the open character of the area and return the property to its original zoning designation, preserving and protecting agricultural areas.

**Impact on the School System:** Minimal, if any impact on the school system from two single family homes.

**Impact on Transportation Network:** No traffic data is available for Scott Road, a local dirt road. GDOT traffic count in 2020 identified 1,810 vehicles for State Route 195 between New York Road and SR 377 (Rural Major Collector); traffic count reduces to 770 vehicles for SR 195 at Batts Road (Rural Major Collector). Minimal impact, if any, on the transportation network.

**Road Improvements: According to the FY 2021-2024 Transportation Improvement Program and the Dougherty Area Regional Transportation Study: 2045,** no state or federally funded projects are proposed for the area.

5. *Is the zoning proposal in conformity with the policy and intent of the future land use plan for the physical development of the area?*

No.

The Ag-1 (Active Agricultural District) was established for the purpose of preserving, promoting, maintaining, and enhancing the use of land for commercial agricultural purposes, to prevent scattered and leap-frog non-farm growth, to protect and preserve natural resource areas and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools.



13. *Would there be an ecological or pollution impact resulting from the proposed zoning if it is granted?*

A successful rezoning provides the potential for further subdivision and residential development requiring private well and septic accommodations. According to the county's service delivery strategy work program 2013T-2024, the environmental impact of new septic systems is discouraged.

14. *Is the rezoning proposal in conformity with the policy and intent of the Lee County/Leesburg/Smithville Comprehensive Plan for Development?*

No, the agricultural land use designation is intended for those areas generally outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, plantations, groundwater recharge areas, and low-density residential development that may or may not be accessory agricultural or farm operation of varying sizes.

#### **RECOMMENDATION**

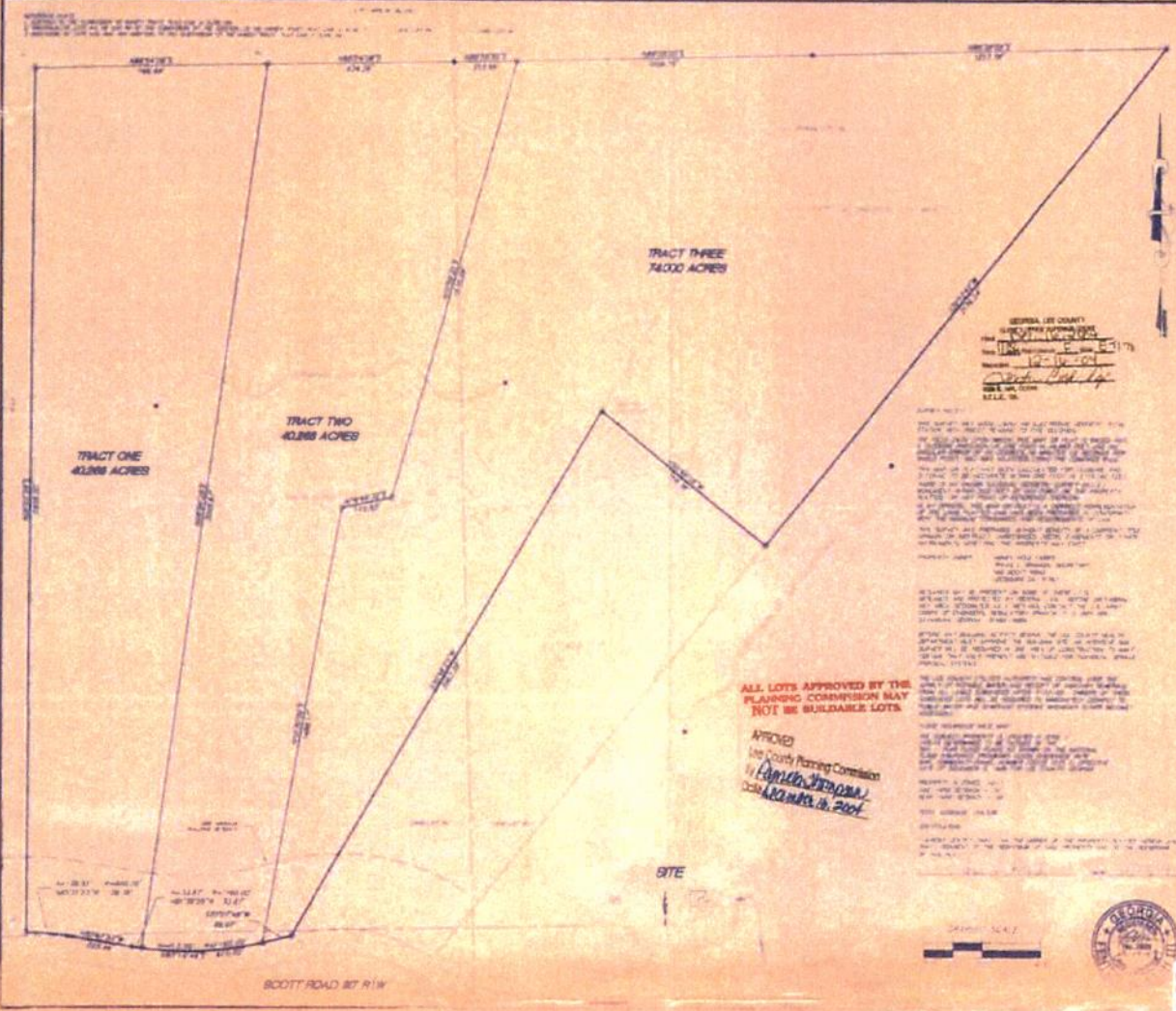
Staff recommends **Denial** to rezone to R-1L (Low Density, Single Family Residential District)

MINOR SUBDIVISION  
 REDIVISION OF LOTS 454 and 456A of the  
 ADDITION TO THE SUBDIVISION OF THE HARDY TRACT  
 PART OF LAND LOTS 78, 79 AND 80 OF THE FOURTH MAIN LAND DISTRICT  
 LEE COUNTY, GEORGIA

**NASH**  
 ENGINEERING & SURVEYING, LLC  
 118 SOUTH MAIN STREET  
 SUITE 200  
 GAITHERSBURG, MD 20878  
 TEL: 301.281.1100  
 FAX: 301.281.1101  
 www.nashsurvey.com

NO.	DATE	DESCRIPTION

Hardy Tract  
 Redivision of Lots 454  
 and 456A of the addition



LEESA, LEE COUNTY  
 SUPERVISOR OF THE  
 BOARD OF SUPERVISORS  
 APPROVED  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 L.L.E. 20

TO ALL WHOM THESE PRESENTS SHALL COME, I, LEESA, SUPERVISOR OF THE BOARD OF SUPERVISORS OF LEE COUNTY, GEORGIA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON \_\_\_\_\_ 2004.

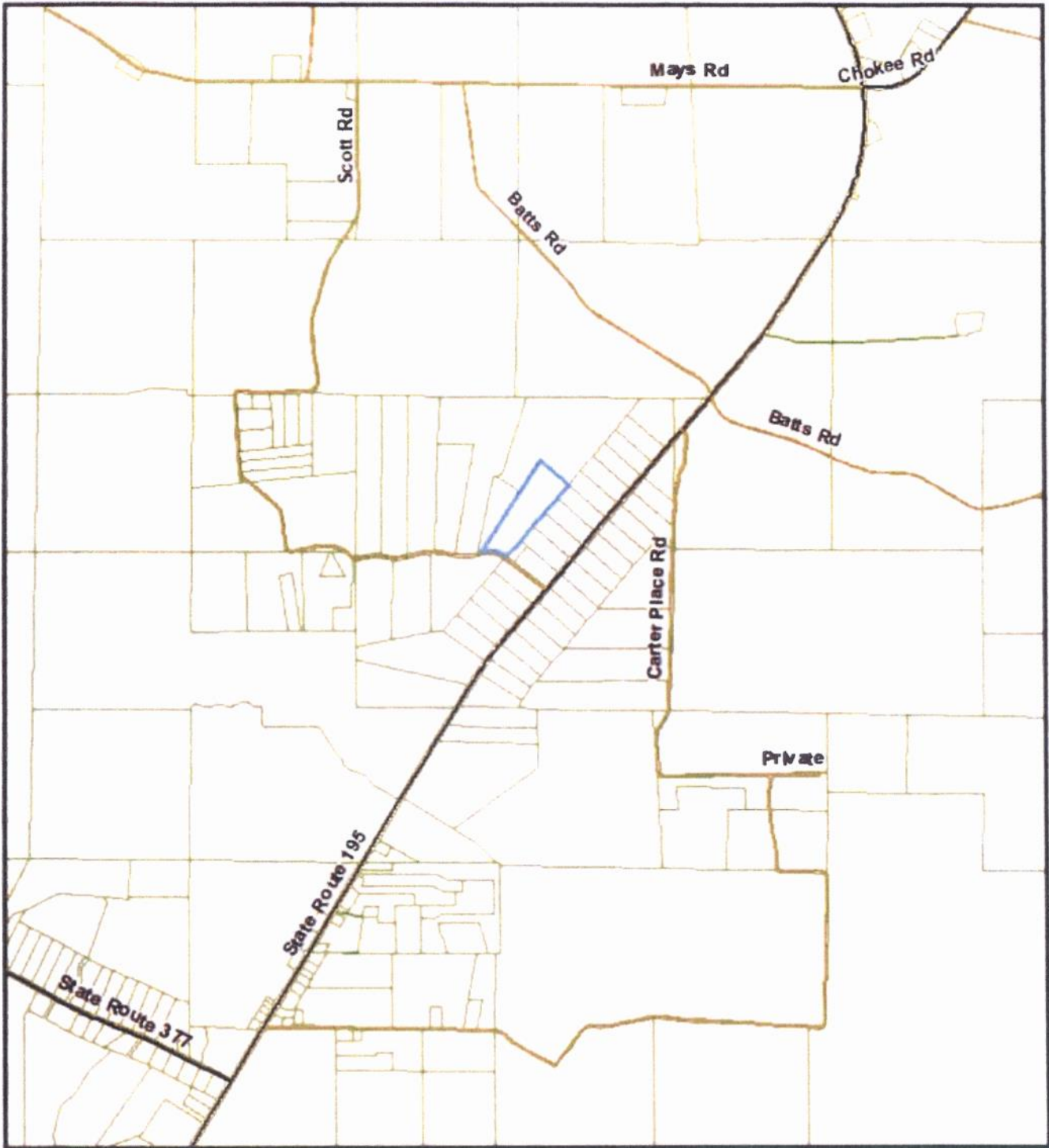
ALL LOTS APPROVED BY THE  
 PLANNING COMMISSION MAY  
 NOT BE BUILDABLE LOTS.

APPROVED  
 Lee County Planning Commission  
 by Harold Johnson  
 DATE 12/15/04

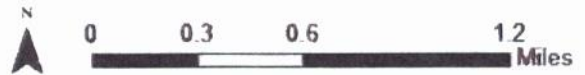




# Location Map



**Z21-010**  
**AG to R-1L**  
**Applicant: Joe and Beth Pollock**  
**Owner: Joe and Beth Pollock**



**Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.**



# Aerial Map



**Z21-0010**

**AG to R-1L**

**Applicant: Joe and Beth Pollock**

**Owner: Joe and Beth Pollock**

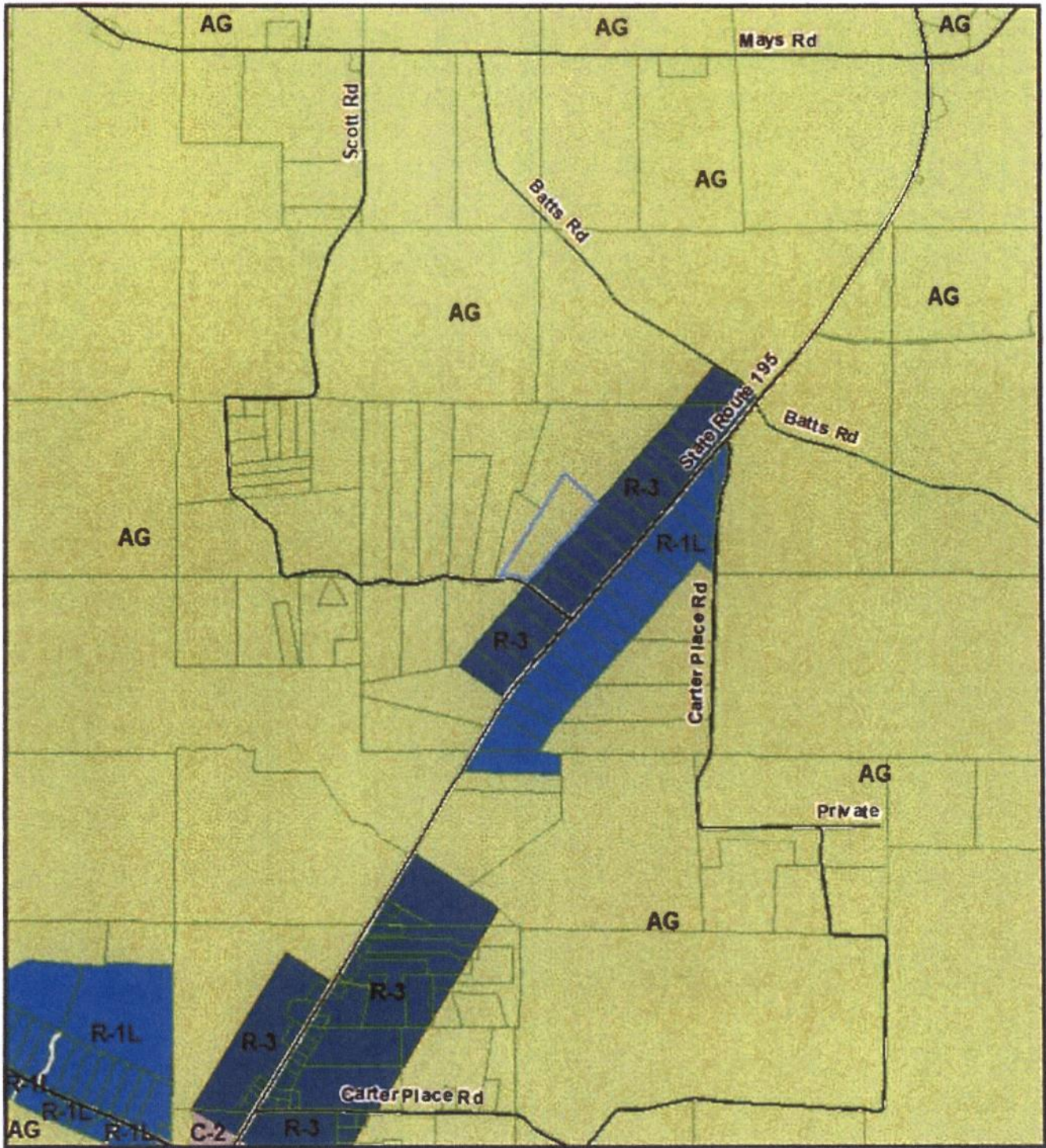


0 0.2 0.4 0.8 Miles

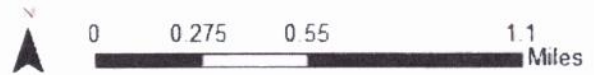
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# Zoning Map



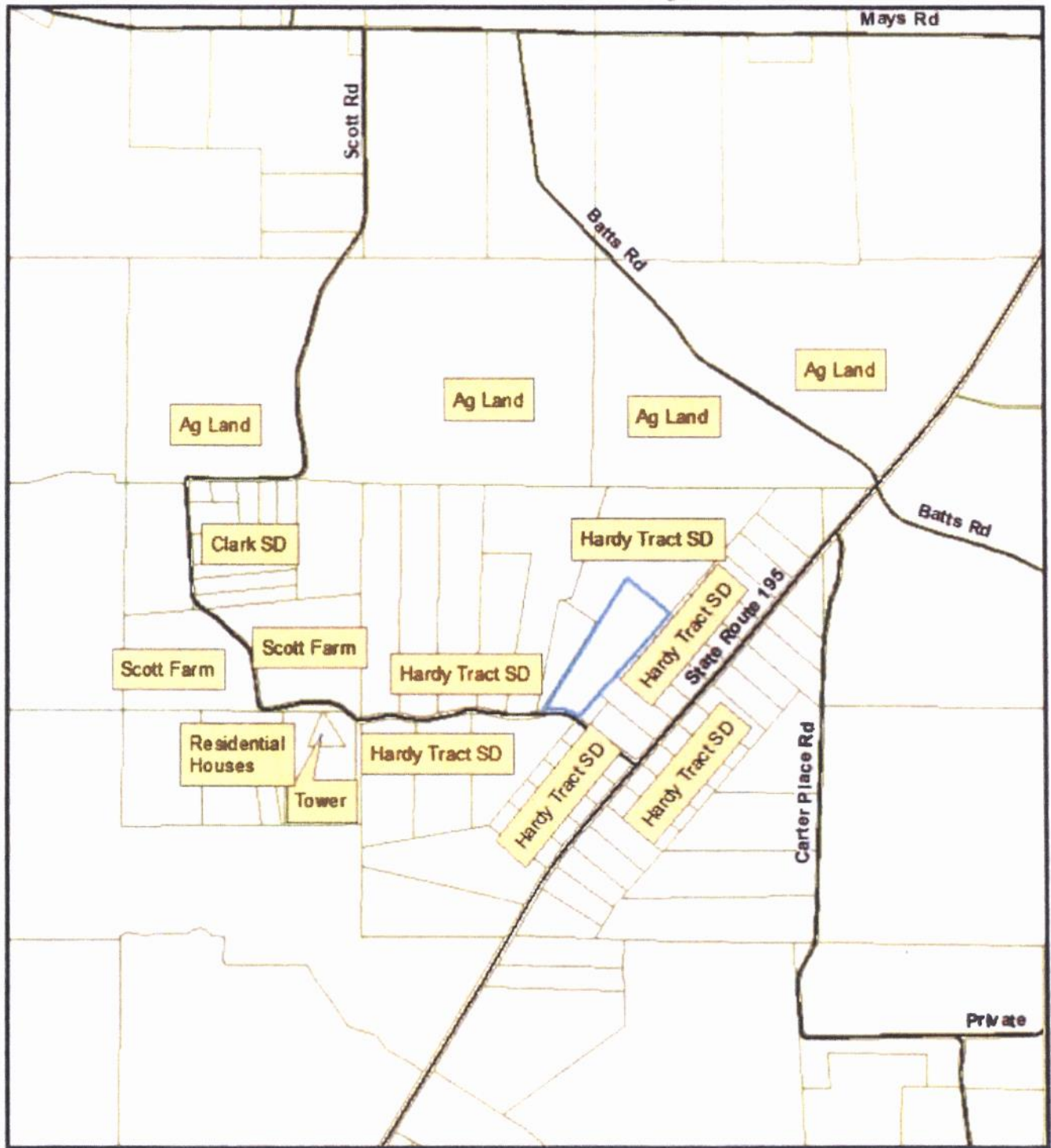
Z21-0010  
AG to R-1L  
Applicant: Joe and Beth Pollock  
Owner: Joe and Beth Pollock



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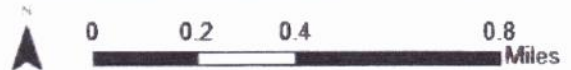


# Land Use Map



Z21-0010  
AG to R-1L

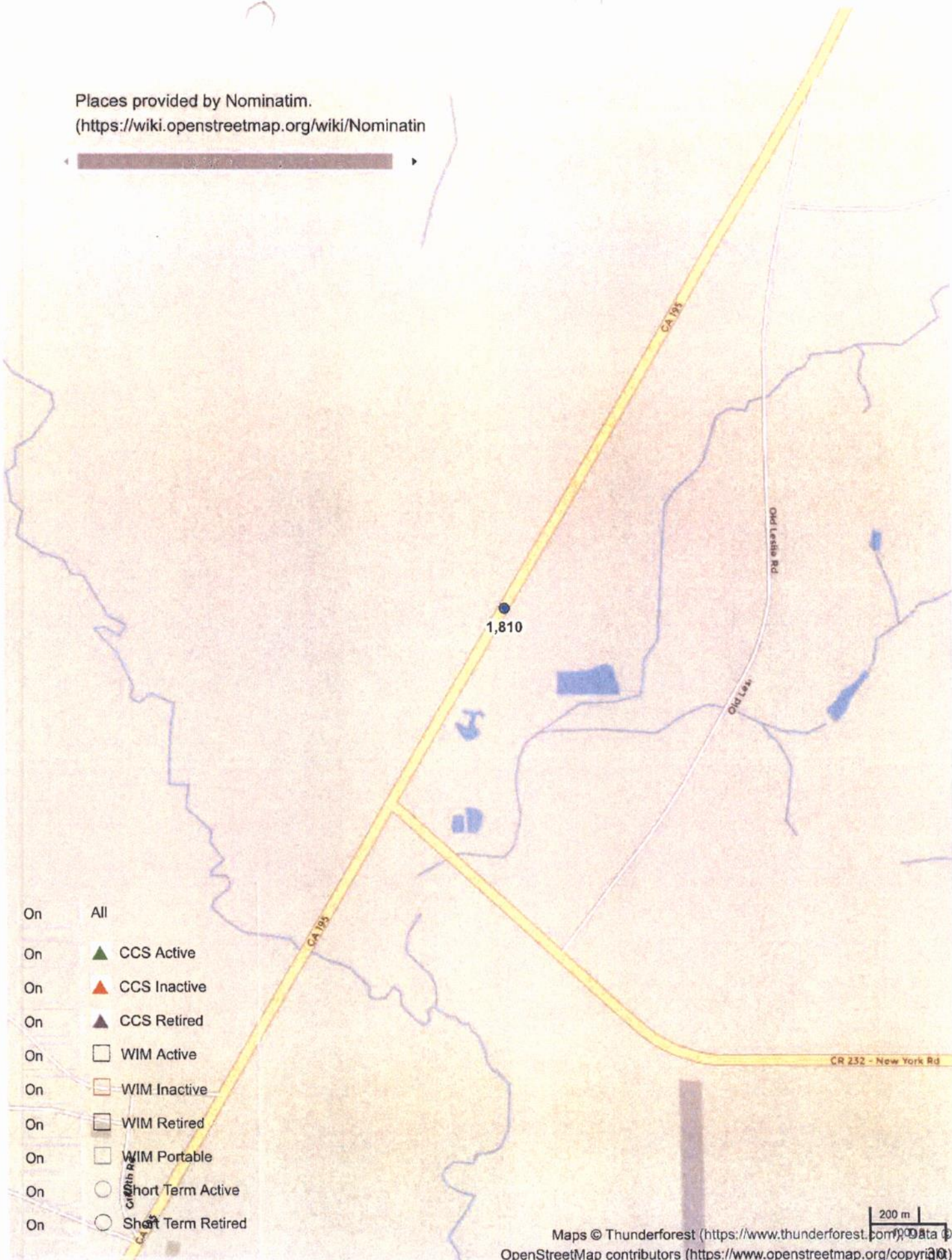
Applicant: Joe and Beth Pollock  
Owner: Joe and Beth Pollock



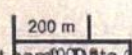
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Places provided by Nominatim.  
(<https://wiki.openstreetmap.org/wiki/Nominatim>)

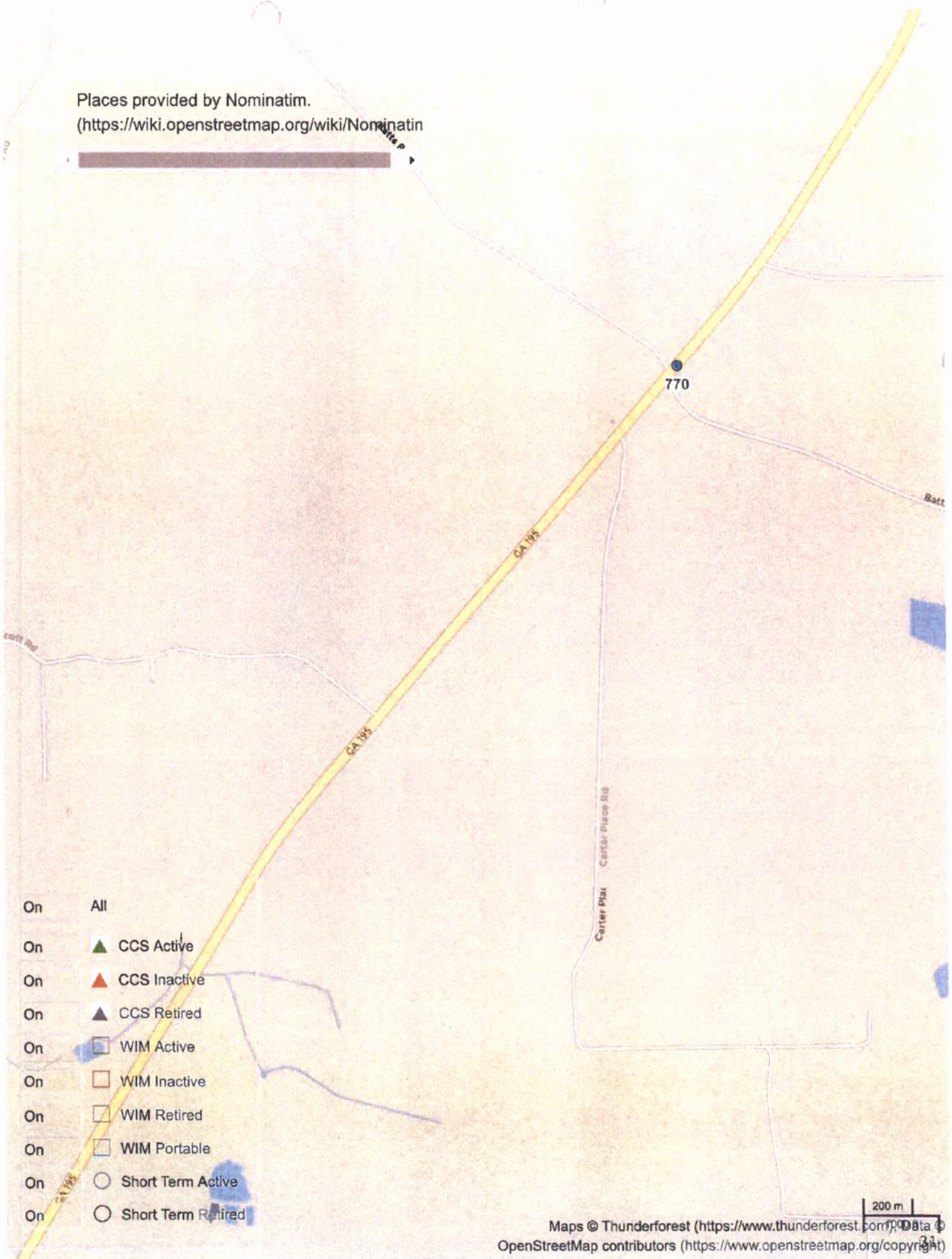


- On  All
- On  CCS Active
- On  CCS Inactive
- On  CCS Retired
- On  WIM Active
- On  WIM Inactive
- On  WIM Retired
- On  WIM Portable
- On  Short Term Active
- On  Short Term Retired





Places provided by Nominatim.  
(<https://wiki.openstreetmap.org/wiki/Nominatim>)



- On  All
- On  CCS Active
- On  CCS Inactive
- On  CCS Retired
- On  WIM Active
- On  WIM Inactive
- On  WIM Retired
- On  WIM Portable
- On  Short Term Active
- On  Short Term Retired

LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE



*Z21-010*  
*~~SD 2103T~~*

**ZONING APPLICATION**

Owner: Joe and Beth Pollock  
Address: 152 Scott Road, Leesburg, GA 31763  
Daytime Phone #: 229-343-2130 Email: bpollock@lanier-engineering.com  
Address or location of the property: 152 Scott Road, Leesburg, GA

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning AG Present Use of Property: Residential

Proposed Zoning: R1L Proposed Use of Property: Residential

71 Land Lot Number 14 Land District 25 # of Acres

The subject property is described as follows:  
Lot 46A Hardy Tract Subdivision

ALSO ATTACH: (18 COPIES REQUIRED)  Plat of property, including vicinity map  
 Legal description Containing Metes and Bounds

DISCLOSURE

I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS \_\_\_\_\_

OWNER

*Joe Pollock*  
*Beth Pollock*

DATE \_\_\_\_\_

DATE

*11-4-21*

*CK#1681*

Application Fee: \$1,500.00 Date Paid: 11/5/21 Received by: Sheep Shelton

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Lee County Planning & Engineering  
Rozanne Braswell

RE: Rezoning

152 Scott Road  
Leesburg, GA

We currently reside at this address. We also have a residence located on the back portion of our property that we would like to sell. The reason for the rezoning application is to be able to subdivide this property in two parcels, one parcel will be 15 acres and the other the remaining 10 acres. I have attached a copy of the proposed plat for your information.

In 2003, we built our home and in 2004 we built a home for our elderly parents, since they both have passed away, we would like to down size and currently have a buyer for this second home. We believe this is acceptable zoning, the property is adjacent to R3, and the R1L would keep it basically as is, with single family homes and still maintain the agricultural appearance.



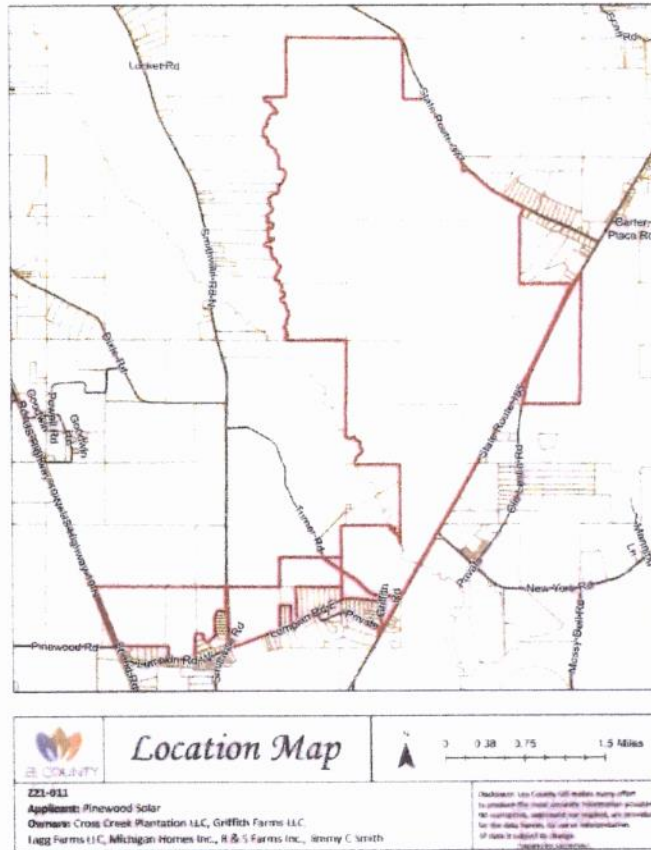
**Legal Description**  
**Property of Joseph Pollock, JR. and Elizabeth Pollock**  
**to be Rezoned from AG to R-1L**

All that certain tract or parcel of land lying in and being part of Land Lots 70, 71 and 91 of the Fourteenth Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the Southwest corner of Lot 46A as recorded in plat cabinet E, slide E-80 and go North 30 degrees 46 minutes 25 seconds East a distance of 2,062.28 feet; go thence South 50 degrees 46 minutes 18 seconds East a distance of 719.36 feet; go thence South 39 degrees 13 minutes 42 seconds West a distance of 1,794.56 feet to the North right-of-way of Scott Road (80' r/w); go thence Northwesterly along the north right-of-way of Scott Road 449.98 feet along the arc of a curve concave to the Southwest, having a radius of 537.27 feet, a chord bearing of North 78 degrees 52 minutes 35 seconds West and a chord distance of 436.94 feet; go thence South 77 degrees 07 minutes 48 seconds West along the North right-of-way of Scott Road a distance of 50.03 feet to the Point of Beginning.

Said tract or parcel contains 25.000 acres.

**STAFF ANALYSIS AND REPORT  
CONDITIONAL USE APPLICATION Z21-011**



**APPLICANT** Griffin Leone, Pinewood Solar, LLC (NextEra Energy Resources)

**OWNERS/PROPERTY LOCATIONS:** Cross Creek Plantations LLC, Griffith Farms LLC, Lagg Farms LLC, Michigan Homes Inc, R&S Farms Inc, Jimmy C Smith collectively, (“Landowners”) of land being part of Land Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 41, 42, 43, 44, 111, 112, 113, 114, 115, 142, 143, 146, 147, 174, 175, 176, 177, 208, 209, 240, 241, 242, 243, 244, 245, 246 of the Second, Thirteenth and Fourteenth Land Districts, of Lee County, Georgia

**CURRENT ZONING/USE.** AG-1 (Active Agriculture District) 5,189 acres supporting various agricultural uses including seasonal row crops and forestry

**PROPOSED USE** Large Scale (1,500 acres fenced) Ground Mounted Solar Energy System

**MEETING INFORMATION** 102 Starksville Avenue N, Leesburg, GA Opal Cannon Auditorium, 6 00 pm  
 Planning Commission Thursday, January 6, 2022  
 Public Hearing/Final Vote Tuesday, January 11/January 25, 2022

**RECOMMENDATION:** **CONDITIONAL APPROVAL**

## **BASIC INFORMATION**

**Sec. 70-313. Conditional uses (in the AG-1 District). (j) Primary uses or accessory uses are allowed, after receiving conditional use approval, for intermediate scale ground mounted solar energy systems and large scale ground mounted solar energy systems**

Griffin Leone, Project Manager, Pinewood Solar, LLC, a wholly-owned subsidiary of NextEra Energy Resources, has submitted an application to the Planning Commission, requesting Conditional Use approval for a Large Scale Ground Mounted Solar Energy System (SES) in the AG-1 (Active Agriculture District); to construct and operate a 200-megawatt (MW) solar photovoltaic (PV) generating facility located approximately 6 miles north of the City of Leesburg, south of SR 377 and west of SR 195

The SES facility footprint is approximately 1,500 acres, situated on 4 contiguous parcels totaling approximately 5,189 acres. The site consists mainly of agricultural fields with smaller amounts of managed and unmanaged forests. The portions of the parcels outside the project area will continue under owner's management. The generation tie-line and interconnecting substation supporting the SES project would be located on 5 county tax parcels. Access pathways will be authorized through exercise of the option agreements to lease the individual parcels. The proposed panel locations are preliminary and may change based on final site design. After final design is complete, a land survey will be completed.

Environmentally sensitive areas have been delineated and will be marked during construction. The land development process will provide review and approval of plans for compliance with county ordinances, state and federal regulations. Periodic site inspections will occur to monitor conditions and address any concerns.

Project site is located in an area with minimal residential development. No residential dwellings (except for those owned by the property owner who consented to the lease) were identified that would have clear views of the SES. Topography and existing vegetation provide a visual buffer to adjoining roadways for majority of the site. In areas with insufficient buffering, evergreen trees or shrubs will be planted. Ongoing maintenance of the visual buffers will occur during the life of the project. Agricultural, pastoral, and forested views would still dominate the character of the surrounding landscape.

Georgia Department of Natural Resources and US Fish and Wildlife Services determined that the proposed SES would have "No Effect" on any federal or state endangered, or threatened, species and their habitat, that may be present on the property or within 1,000 feet of the property.

Project area constitutes 0.91% of prime farmland in Lee County and 0.67% farmland of statewide importance in Lee County. After construction, site would be revegetated and conditions would be maintained periodically by mowing. After decommissioning, the land would be returned to agricultural use or other uses specified by the landowner.

A draft decommissioning plan has been provided with all required commitments. Prior to the issuance of a building permit by Lee County, Pinewood Solar shall post an irrevocable bond, letter of credit or other security instrument in the amount of \$1 million as security for the costs of decommissioning the project. On the 15<sup>th</sup> anniversary of the project transmitting commercial energy onto the grid, the required amount of the security will be adjusted to be the cost of removing the solar panels and ancillary equipment from the property less the salvage value of the solar panels and ancillary equipment. After decommissioning, the land would be restored to conditions desired by the landowner. Once the final project design is completed, an updated Final decommissioning plan will be required for review and approval by Lee County. Decommissioning would begin no later than 12 months (365 days) after the SES has ceased to

generate electricity. Decommissioning would be completed no later than 12 months (365 days) after commencement of decommissioning

An Affidavit of Anthony Pedroni, Vice President of NextEra Energy Resources LLC, Pinewood Solar, LLC, dated November 8, 2021 provides certifications required by Sec 70-696 (c) related to construction and operation of the SES and maintenance of commercial general liability insurance

#### **Conditional Use Review Sec 70-89**

**Conditional use** A use which within certain districts specified by this chapter is not permitted as a matter of right but may be permitted within these districts by the county commission after the planning commission has:

Reviewed the proposed site plans for the use, its arrangement and design, its relationship to neighboring property and other conditions peculiar to the particular proposal which would determine its desirability or undesirability, and has found the proposal not to be contrary to the intent of this chapter. All conditional use applications will follow the same public notice, public hearing and review process as any application for rezoning

**Project Details and Timeline** A general timeline has been provided, contingent on multiple project approvals Preliminary design and environmental due diligence have been completed Marketing, geotechnical activities and building permits will be requested in 2022 with construction planned for 2023-2024 and operation for 30 years.

Proposed project submittal is consistent with ordinance requirements, in that it should not adversely impact use or development of adjacent properties or the general area, nor create any nuisances or hazards during general operation. Construction activities will be monitored to mitigate any noise, dust, and traffic generation that could negatively impact the area Project is compatible with existing uses and will be located on land of sufficient size to support the proposed use Applicant understands and agrees to operate in consideration of any additional restrictions imposed by Board of Commissioners to protect public health, safety and welfare of the community as well as area property uses and values

However, ordinance requires conditional use approvals to be executed within 12 months Due to the nature of large scale SES projects and site plan finalization, construction may not begin in the required timeframe Applicant requests permission to begin project beyond the required 12 month timeframe, if necessary

#### **General requirements Sec 70-692** for all ground mounted solar energy systems

Proposed SES meets general requirements for solar access, impervious surface, lighting and tree removal A draft decommissioning plan has been submitted, however, the final plan will be submitted and reviewed for approval once the site plan is finalized

#### **Specific requirements Sec 70-694** for large scale solar energy systems

Proposed SES meets required setbacks and visual buffers. Signs will be posted at each entrance warning of the project's risks and providing emergency contact information The project has not been subdivided into small or intermediate scale SES projects in an effort to avoid the large scale SES project requirements of the ordinance



**Compliance with General Provisions Sec 70-699**

Applicant acknowledges and will comply with provisions regarding SESs with the following exceptions. The emergency response plan will be written after the site plan is finalized and submitted for approval by appropriate departments annually.

The 34.5 kV AC collection system that delivers electricity from the PCUs to the project substation would be located underground per requirement. Applicant requests an exception to burying the interconnection cables which would result in significant and unnecessary ground disturbance. Per industry standard practice to limit ground disturbance, these cables would be located just above ground level and neatly fastened to support columns for safety and security.

**Compliance with AD Valorem Taxation Sec 70-700**

Applicant acknowledges this provision and states that a Bond Issue Inducement Agreement or similar agreement was executed with the Lee County Development Authority prior to January 26, 2021.

**CONDITIONAL USE PERMIT APPROVAL/DENIAL**

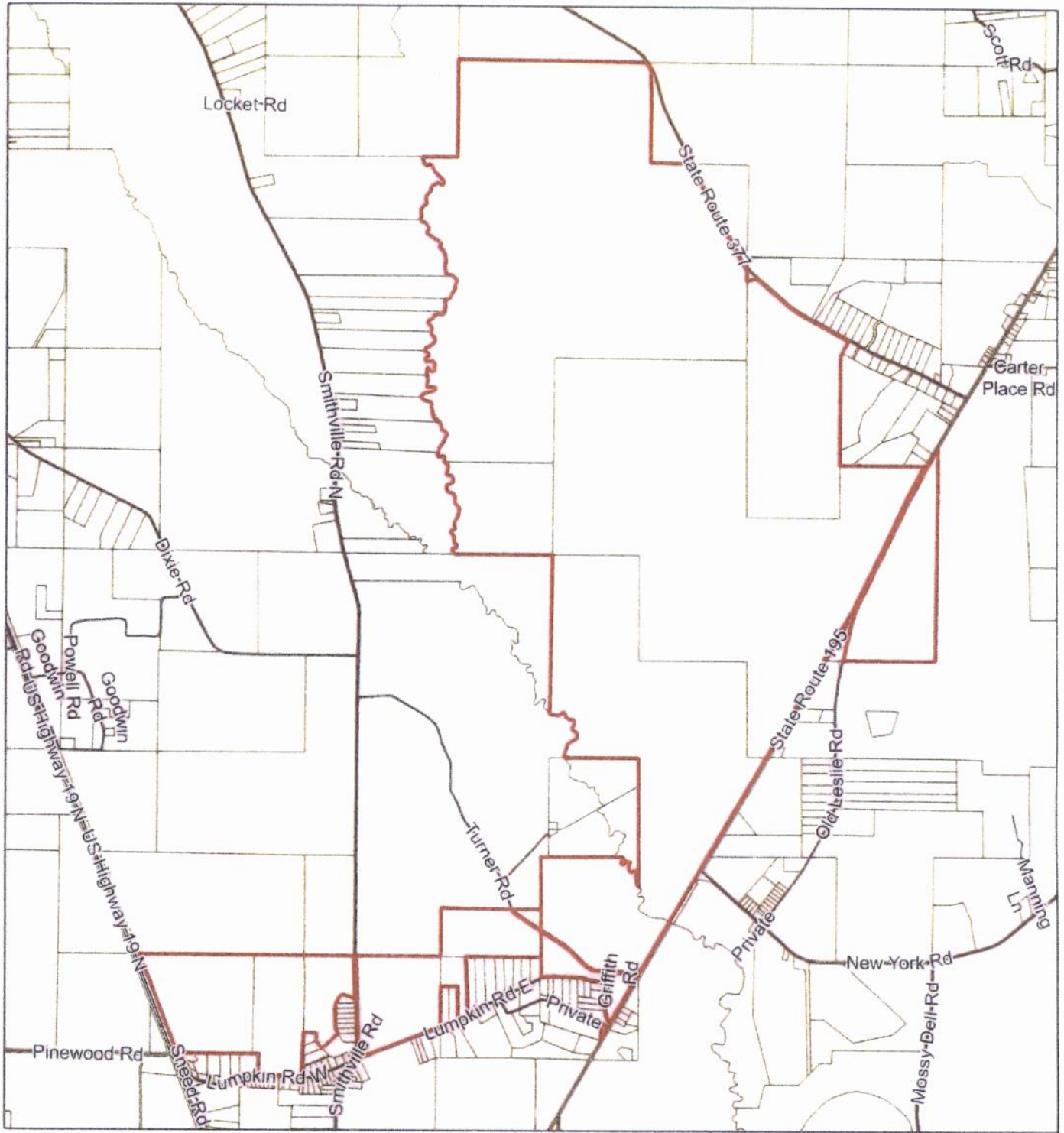
Provided, that the county commission may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the county commission shall find, in the case of any permit granted pursuant to the provisions of these regulations that any term, conditions or restrictions upon which such permit was granted are not being complied with, said commission shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

Conditional uses shall not be transferable except upon written approval of the county commission and shall be executed within a period of 12 months from the time the use is granted or become null and void and subject to procedures for resubmission as established above and are subject to all other applicable laws and regulations.

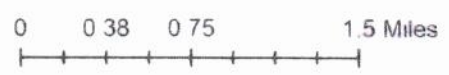
A conditional use application may be denied if the Lee County Board of Commissioners determines the proposed SES facility does not meet the requirements of the Lee County Zoning Code, including, but not limited to, this article of the Lee County Code of Ordinances; provided, however, that a conditional use application which does not comply with one or more of the requirements of this section may be approved by the board of commissioners with or without the recommendation of the planning commission if the board of commissioners finds that the requirement of this section not complied with are not applicable to the particular application or that the failure to comply with particular requirements of this section can be excused due to special conditions existing with respect to the real property upon which the SES is proposed to be located.

Staff recommends **APPROVAL with the following conditions:**

- Submittal and approval of Final Decommissioning Plan,
- Submittal and approval of Initial and Annual Emergency Response Plans,
- Approval to locate interconnection cables just above ground level and fasten to support columns for safety and security in lieu of underground placement, and
- Execution of project beyond 12 months of conditional use approval, if necessary



# Location Map



**Z21-011**

**Applicant:** Pinewood Solar

**Owners:** Cross Creek Plantation LLC, Griffith Farms LLC, Lagg Farms LLC, Michigan Homes Inc., R & S Farms Inc., Jimmy C Smith

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Prepared by: Corrie Futch



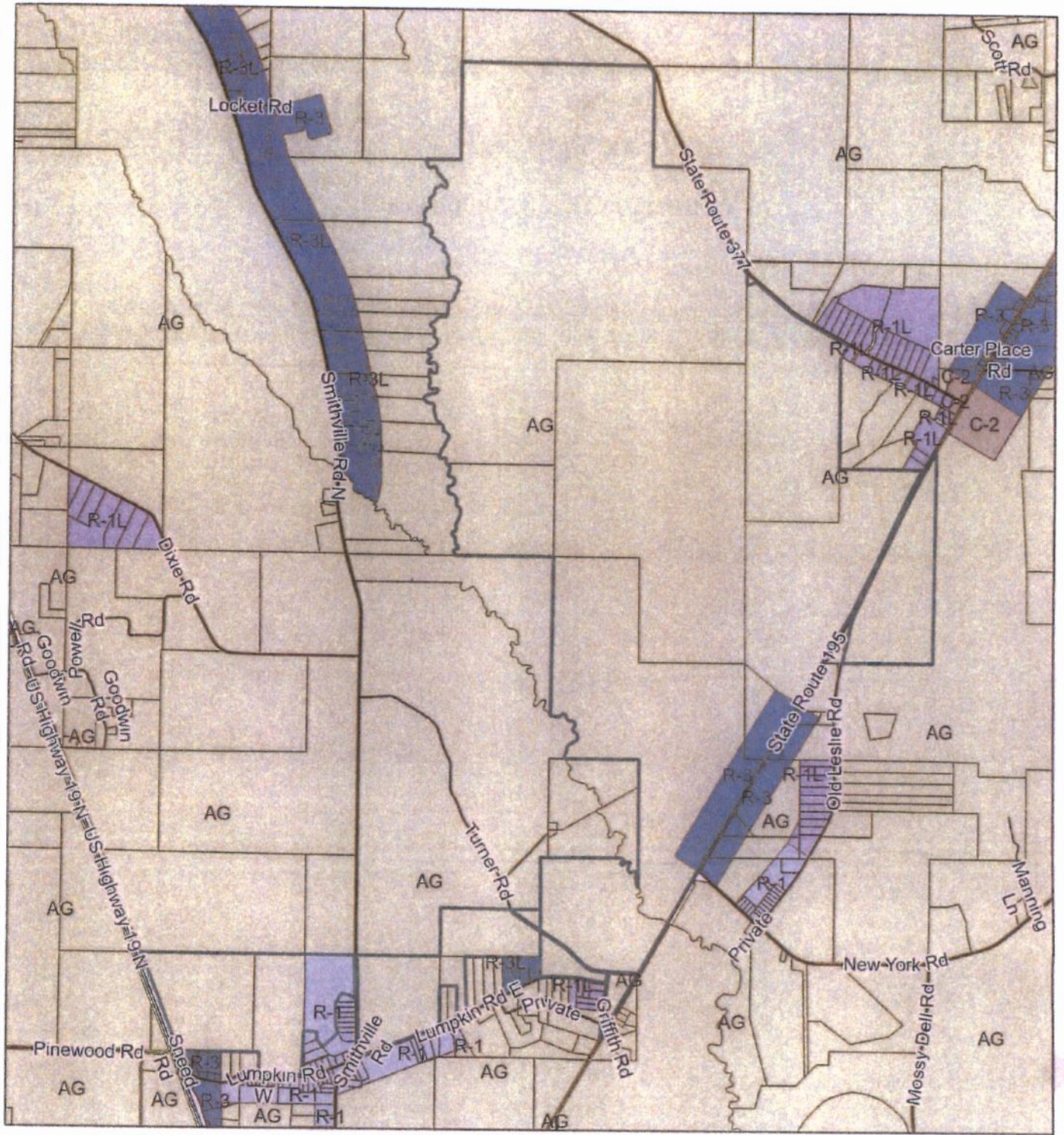
# Aerial Map



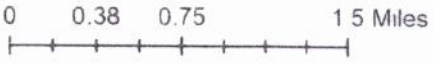


0 0.38 0.75 1.5 Miles

**221-011**  
**Applicant:** Pinewood Solar  
**Owners:** Cross Creek Plantation LLC, Griffith Farms LLC,  
 Lagg Farms LLC, Michigan Homes Inc., R & S Farms Inc., Jimmy C Smith

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 Prepared by: Corrie Futch



 <b>LEE COUNTY</b>	<h1>Zoning Map</h1>	 
<p><b>221-011</b>  <b>Applicant:</b> Pinewood Solar  <b>Owners:</b> Cross Creek Plantation LLC, Griffith Farms LLC,  Lagg Farms LLC, Michigan Homes Inc., R &amp; S Farms Inc., Jimmy C Smith</p>		<p><small>Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change. Prepared by Corrie Futch</small></p>

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*Lee County / Leesburg / Smithville Planning Commission*

CHRIS GUARNIERI, CHAIRMAN CLAY GRIFFITH, VICE-CHAIRMAN

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**CHAD ARNOLD, MIKE MCVEY, JIM QUINN, JASON SHEFFIELD, RICKY WATERS**

Planning Commissioners

MEETING MINUTES

October 7, 2021

T. PAGE THARP GOVERNMENTAL BUILDING 6:00 P.M.

---

**Members Present:** Chad Arnold, Clay Griffith, Chris Guarnieri, Mike McVey; Jim Quinn, Ricky Waters

**Members Absent:** Jason Sheffield

**Staff Present:** Rozanne Braswell, Sherry Shelton

**Public Present:** See Attached List

**MEETING CALLED TO ORDER**

Chris Guarnieri called the meeting to order at 6:00 p.m.

Rozanne Braswell read the Georgia Law regarding campaign contributions

**APPROVAL OF MINUTES**

Commissioner McVey made the **MOTION** to **approve** the September 2, 2021 minutes as presented. Commissioner Quinn seconded the **MOTION**. The **MOTION** was unanimous with Commissioners Arnold, McVey and Waters voting yea.

**OLD BUSINESS**

None

**NEW BUSINESS**

Clay Griffith read the Text Amendment into the record:

**TEXT AMENDMENT (TA21-003) AN ORDINANCE TO RE-ADOPT AND AMEND CHAPTER 70 OF THE CODE OF ORDINANCES OF LEE COUNTY RELATED TO ZONING; TO PROVIDE FOR VARIOUS TEXT AMENDMENTS TO THE EXISTING SOLAR ORDINANCES OF THE COUNTY; TO PROVIDE FOR THE DEFINITION OF SOLAR FACILITY; TO PROVIDE FOR CONDITIONAL USE APPROVAL OF CERTAIN SOLAR FACILITIES; TO PROVIDE THAT ALL SOLAR FACILITIES RECEIVE CONDITIONAL USE APPROVAL FROM THE COUNTY GOVERNING AUTHORITY; TO PROVIDE AMENDMENTS TO THE APPLICABILITY OF THE SOLAR ORDINANCE SO AS PROVIDE THAT THE SOLAR ORDINANCE IS NOT APPLICABLE TO ROOF-TOP SOLAR INSTALLATIONS; TO PROVIDE FOR THE DISPOSITION OF INCOMPLETE APPLICATIONS FOR APPROVAL OF SOLAR FACILITIES SUBMITTED TO THE COUNTY; TO PROVIDE FOR ADDITIONAL MATTERS TO BE CONSIDERED IN DETERMINING WHETHER A CONDITIONAL USE PERMIT SHALL BE ISSUED FOR A SMALL, INTERMEDIATE, OR**

**LARGE SCALE PROPOSED SOLAR FACILITY; TO PROVIDE COMPREHENSIVE GUIDELINES FOR THE SAFE AND ORDERLY DEVELOPMENT OF SOLAR ENERGY IN LEE COUNTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

At this time, Commissioner Clay Griffith recused himself from the discussion and voting due to a conflict of interest. Mr. Griffith joined the audience.

Chairman Guarnieri opened the Public Hearing.

Rozanne Braswell presented a staff report recommending **approval** of the text amendment, as written.

Commissioner Quinn asked if Next ERA followed the same guidelines as the Silicon Ranch project originally approved by the Board of Commissioners. Director Braswell indicated that Silicon Ranch was exempt from the January 2021 text amendments and correlating Moratorium on Conditional Use Applications for SES. Silicon Ranch applied for and received a Conditional Use Permit based on the original Solar Ordinance adopted January 2020. A Land Disturbance Permit was submitted and approved and the project is under construction.

Griffin Leone, Project Manager, Next ERA Energy Sources provided a description/overview of Next ERA and the proposed solar project and requested changes as follows.

Jonathan Wells, Attorney for Next ERA requested two changes to the wording in current ordinance **TA21-003**:

- 1) **Section 70-700. Ad Valorem Taxation of SES Installations:** Unless otherwise specifically required by state law, the Lee County Board of Commissioners shall not be authorized to: (i) approve or execute any intergovernmental or other agreement providing for the issuance of revenue bonds to provide or assist in providing financing of the construction of an SES facility through the Lee County Development Authority, or through any successor economic development authority, or through any other economic development authority operating in Lee County; (ii) approve or execute any intergovernmental or other agreement relating to or providing for the payment of Payments in Lieu of Taxes (PILOT Payments) in connection with ad valorem tax abatements related to or in connection with the construction of an SES facility.

Request the tax abatement section to effectively "grandfather in" tax abatements agreements that were executed prior to January 26, 2021. We have an executed Inducement Agreement with the Development Authority as of September 2020.

- 2) **Section 70-694. Specific Requirements for Large Scale Solar Energy Systems:** The following requirements apply to Large Scale SESs, in addition to the general requirements in this ordinance that apply to all Ground Mounted SES.

(b) *Visual Buffers.*

- (1) A large scale SES shall have, to the extent reasonably practicable, a year-round visual buffer of natural vegetation, plantings, or earth berms which provide a



reasonable visual and lighting screen to restrict the view of the SES from adjacent public or private property (including those lots located across a public right-of-way). The existing natural tree growth and natural land berms along SES facility perimeter may create a sufficient barrier if approved by the Lee County Planning Department and shall be preserved when reasonably practicable. Any visual buffer shall be established and maintained in accordance with the most recent visual buffer plan approved by the Lee County Board of Commissioners, and as further described in the conditional use provisions of this Article. Any such vegetative buffer shall be not less than 150 feet in width from the SES facility perimeter. In order to provide for the health, safety, and welfare of the public, and in order to provide additional visual screening of the SES facility perimeter, the Lee County Board of Commissioners may also require the installation and maintenance of fencing enclosing the SES facility. Such fencing may be located along the outer SES facility perimeter, the inner edge of the vegetative buffer, or at such other locations as may be determined by the Board of Commissioners in connection with the grant of a conditional use permit to the Solar Developer in accord with this Article. Such fencing shall provide for an appropriate gates or gates for ingress and egress to and from the SES facility by the owner of the facility and the owner's agents, employees, and contractors.

The changes requested to the visual buffer section proposes "solar facility perimeter" to the "Footprint". Our understanding is that it is the County's intent to buffer the solar panels/equipment. As currently written, based on the way we review it, the current buffer language could require a developer to buffer things like an access road (which is outside of the Footprint but still part of our lease) which we don't understand to be the intent of the visual buffer.

Commissioner Arnold expressed concerns that if the footprint of the project should change, the buffer would have to be pushed back out. Director Braswell advised the Commission that the conditional use application is based on what the conditional use is and whatever conditions are placed on that approval if any, and cannot be expanded without obtaining a new conditional use approval.

Commissioner Quinn inquired as to the total acreage of this project. Mr. Leone reported that the current property secured under an optional lease agreement is between 4500 – 5000 acres. Of that, the plan is to use a total of 1350 acres as the solar facility total.

Clay Griffith, property owner, addressed the Planning Commission as follows:

"Do we have a copy of the agreement the Development Authority signed and do we know what that entails? Mr. Leone stated that a copy can be provided. Essentially what it says is that the agreed upon tax abatement in negotiations with the Development Authority with different scenarios. Here, what we would take based on capital investments the proposed two hundred megawatt project, of an approximately two-hundred million dollar investment giving approximately eighteen million dollars in tax revenue over a period of the thirty-year life of the project.

Steve Smith, Consultant for an Economic Development Company – Pendleton Group, is guiding Next ERA through the CUP application process. He reported that a copy of the agreement with the Development Authority could be provided tonight. The agreement was signed in September,

2020 between the Development Authority and Next ERA. Our firm works with cities, counties and zoning commissions throughout Georgia. It has been our experience that the Development Authority has the authority to grant tax abatements to another entity and most tax abatements do not normally require another approving body. At this point, we are asking for this Commission to approve the changes at your level so that this portion of the process may be presented to the Board of Commissioners for a public hearing and a final vote.

Clay Griffith asked if that agreement has a sunset agreement (expiration date) on it? Mr. Leone stated that he doesn't believe that inducement agreement expires. Basically it is saying that these two parties are coming together in agreed upon terms.

Does the Development Authority have the authority to approve this Agreement? Director Braswell advised that the Board of Commissioners has the authority to approve/disapprove. Has this been submitted by the Development Authority to the Board of Commissioners? Ms. Braswell stated that she is not aware of this as she was not involved in that aspect of this portion of the project. Mr. Griffith express concerns that there would be changes to this agreement after the fact. Ms. Braswell reminded everyone that the Development Authority and the Planning Commission are appointed, recommending bodies and that the Board of Commissioners are the only voting body that has the authority to approve/disapprove.

Silicon Ranch went through the Development Authority and the Board of Commissioners granted their approval which is why they were allowed to go forward.

Chairman Guarnieri confirmed with Ms. Braswell that the Planning Commission is voting on the Text Amendment only. The changes that are proposed need to go before the Board of Commissioners. This is a public hearing held for anyone to speak. These comments and the draft minutes from this meeting will be forwarded to the County Clerk, County Manager and the Board of Commissioners for a public hearing and final vote. The Planning Commission has the option as a body to approve this Text Amendment as written based on staff recommendation, approve the proposed changes or any other action/vote you so choose.

Planning Commissioners considered the request and determined that if only the footprint was buffered, and later the footprint was enlarged, the buffer would have to be taken down and moved to the newly determined buffer. Ms. Braswell replied that "depending on the conditional use application detailing project specifications, the CUP is approved. The permit only allows land use per the CUP approval, with any conditions added to the approval. A new CUP would be required to expand the use.

The Public Hearing was closed.

Commissioner Arnold made the **MOTION** to **approve** the Text Amendment as written. Commissioner Quinn seconded the **MOTION**. The **MOTION** was unanimous with Commissioners Guanieri, McVey, and Waters voting yea.

The Lee County Board of Commissioners will conduct a first reading on **Tuesday, October 14, 2021 at 6:00 p.m.** with second reading and a final vote on **Tuesday, October 28, 2021 at 6:00 p.m.** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA.

**ADJOURNMENT**

Commissioner McVey made the **MOTION** to adjourn.

Commissioner Arnold tendered his resignation from the Planning Commission. He will be relocating to another county. Best wishes were expressed by Planning Commission members.

Commissioner Waters seconded the **MOTION** to adjourn. The **MOTION** was unanimous with Commissioners Arnold, Guarnieri and Quinn voting yea. The meeting was adjourned at 6:50 p.m.

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Chris Guarnieri, Chairman

Date

---

Sherry Shelton – Planning, Zoning, & Engineering

Date

*Lee County / Leesburg / Smithville Planning Commission*

CHRIS GUARNIERI, CHAIRMAN    CLAY GRIFFITH, VICE-CHAIRMAN

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**MIKE MCVEY, JIM QUINN, JASON SHEFFIELD, SHIRLEY STILES,  
RICKY WATERS**

Planning Commissioners

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**MEETING MINUTES**

January 6, 2022

**T. PAGE THARP GOVERNMENTAL BUILDING 6:00 P.M.**

**Members Present:**      Clay Griffith, Chris Guarnieri, Mike McVey, Jim Quinn, Jason Sheffield, Shirley Stiles, Ricky Waters

**Members Absent:**      None

**Staff Present:**          Rozanne Braswell, Sherry Shelton, Deputy Dunbar

**Public Present:**        See attached list

MEETING CALLED TO ORDER

Chris Guarnieri called the meeting to order at 6:00 p.m.  
Rozanne Braswell read the Georgia Law regarding campaign contributions

**APPROVAL OF MINUTES**

Commissioner Jim Quinn made the **MOTION** to **approve** the minutes as presented.  
Commissioner Clay Griffith seconded the **MOTION**. The **MOTION** was unanimous with Commissioners Chris Guarnieri, Mike McVey, Jim Quinn, Jason Sheffield, Shirley Stiles and Ricky Waters voting yea.

**New Business**

Chairman Chris Guarnieri welcomed newly appointed Shirley Stiles, representing District 5 (Redbone).

Election of Chairman and Vice Chairman of Planning Commission for 2022.

Commissioner Jim Quinn made a **MOTION** for Chairman Chris Guarnieri to remain as Chairman seconded by Mike McVey. The **MOTION** was unanimous with Commissioners Clay Griffith, Mike McVey, Jim Quinn, Jason Sheffield, Shirley Stiles, and Ricky Waters voting yea.

Commissioner Jim Quinn made a **MOTION** for Vice Chairman Clay Griffith to remain as Vice Chairman seconded by Ricky Waters. The **MOTION** was unanimous with Commissioners Chris Guarnieri, Mike McVey, Jason Sheffield, Shirley Stiles and Ricky Waters voting yea.

## ZONING APPLICATION

Commissioner Clay Griffith read the application into the record.

**Guy Joiner (Z21-009)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia.

Public Hearing included the following speakers Applicant Guy Joiner, and Thomas Dukes, Phillip Reed, Darcy Gashwiler, Louis Vanderwalt, Charles Jackson, Richard Tison and David Kelley speaking in opposition to the request.

Commissioner Jim Quinn made a motion to **DENY** seconded by Shirley Stiles. The **MOTION** was a 5-2 split vote with Commissioners Mike McVey, Jim Quinn, Jason Sheffield, Shirley Stiles and Ricky Waters voting yea and Clay Griffith and Chris Guarnieri voting nay.

Commissioner Clay Griffith read the application into the record.

**Joe and Beth Pollock (Z21-010)** have submitted an application to the Lee County Planning Commission requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia.

Owner/Applicant Joe Pollock spoke during the public hearing.

Commissioner Clay Griffith made a motion for a conditional **APPROVE** seconded by Commissioner Mike McVey with the following condition: that this be a one-time approval to divide (no future subdivision of this property) the 25 acre tract into a 15 acre tract and a 10 acre tract. This is approved based on the sale of the 10 acre tract. The **MOTION** was unanimous with Commissioners Clay Griffith, Chris Guarnieri, Mike McVey, Jim Quinn, Jason Sheffield, Shirley Stiles and Ricky Waters voting yea.

## CONDITIONAL USE APPLICATION PUBLIC HEARING

Commissioner Clay Griffith read the application into the record.

**Clifford Harpe, Jr. (Z21-008)** has submitted an application to the Lee County Planning Commission to allow for a second single family home on a legally subdivided lot of at least 3 acres in the AG-1 (Active Agriculture District). The property owner is the Estate of Katherine Anderson Magee Wilkinson, Parcel Number 041045 of land being part of Land Lot 40 of the 15<sup>th</sup> Land District of Lee County, Georgia.

Owner Phyllis Tucker spoke during the public hearing.

Commissioner Jim Quinn made a motion to **APPROVE** seconded by Clay Griffith. The **MOTION** was unanimous with Commissioners Clay Griffith, Chris Guarnieri, Mike McVey, Jim Quinn, Jason Sheffield, Shirley Stiles and Ricky Waters voting yea.

Commissioner Mike McVey read the application into the record. At this time, Commissioner Clay Griffith recused himself due to a conflict of interest.

**Pinewood Solar, LLC (Z21-011), a Subsidiary of NextEra Energy Resources (NextEra):** Griffin Leone, Project Manager, has submitted an application to the Lee County Planning Commission proposing to construct and operate a large scale (1500 acres +/-) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District) zone. There are multiple property owners as follows: Cross Creek Plantations LLC, Parcel 044 005; Cross Creek Plantations LLC, Parcel 044 002; Cross Creek Plantations LLC, Parcel 045 001; Griffith Farms LLC, Parcel 046 014; Griffith Farms LLC, Parcel 035 066; Lagg Farms LLC, Parcel 044 001; Michigan Homes, Inc., Parcel 035 015; R & S Farms Inc., Parcel 035 041; Jimmy C Smith, Parcel 035 100. The project site is located approximately 6 miles north of the City of Leesburg, south of State Route 377, and west of State Route 195 within four contiguous parcels.

Applicant Griffin Leone and Owner David Byrd spoke in support of the application during the public hearing. Richard Tison, Martha Tison and David Kelley spoke in opposition.

Commissioner Jim Quinn made a motion to **APPROVE** with the conditions set forth by staff recommendation and the following additional condition: the commencement of construction to begin within 18 months from the Lee County Board of Commissioners January 25, 2022 meeting seconded by Commissioner Ricky Waters.

The **MOTION** was a 5-1 split vote with Commissioners Chris Guarnieri, Mike McVey, Jim Quinn, Shirley Stiles and Ricky Waters voting yea and Jason Sheffield voting nay.

Exact legal description of the properties are on file at the Lee County Planning, Zoning and Engineering Department, 102 Starksville Avenue North, Room 202, Leesburg, GA 31763 and can be reviewed along with any other information regarding these requests between 8:00am and 5:00pm Monday through Friday.

The Lee County Planning Commission will conduct a public hearing on the zoning applications **Thursday, January 6, 2022 at 6:00pm** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, and 102 Starksville Avenue North, Leesburg, GA. The Planning Commission will forward its recommendation to the Lee County Board of Commissioners.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, January 11, 2022** and a final vote on **Tuesday, January 25, 2022 at 6:00pm** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA.

## **OLD BUSINESS**

## **ADJOURNMENT**

Commissioner Mike McVey made a motion to **ADJOURN** seconded by Commissioner Jim Quinn at 8:50 p.m. The **MOTION** was unanimous with Commissioners Chris Guarnieri, Jason Sheffield, Shirley Stiles and Ricky Waters voting yea.

**LEE COUNTY  
CURRENT BOARD VACANCIES**

Candidates appointed by the Lee County Board of Commissioners are required to live in Lee County. If you would like to be considered for appointment to a County Volunteer Board, please submit a letter of interest including any certificates, resumé, or related documents you want to be considered or complete the Volunteer Board application. For additional information on these Volunteer Boards, see the Lee County website or contact the Administrative Assistant/Receptionist.

Payton Harris, Administrative Assistant/Receptionist  
Lee County Board of Commissioners  
102 Starkville Avenue North  
Leesburg, Ga. 31763  
(229) 759-6000  
[www.lee.ga.us](http://www.lee.ga.us)  
[payton.harris@lee.ga.us](mailto:payton.harris@lee.ga.us)

Vacancies will be open until filled.

<b>Current Volunteer Board Vacancies</b>	<b>Vacancies</b>	<b>Expires</b>	<b>Term</b>
Regional Commission Council of Southwest Georgia	1	01/01/23	1 Year

<b>Upcoming Volunteer Board Vacancies</b>	<b>Vacancies</b>	<b>Expires</b>	<b>Term</b>
Utilities Authority	4	01/31/22	1 Year
Community Foundation of Trustees	4	03/22/22	2 Year
Housing Authority	1	03/31/22	1 Year
Development Authority	4	05/31/22	4 Year
Housing Task Force	1	05/31/22	2 Year



**Utilities Authority**

<b>District</b>	<b>Name &amp; Address</b>	<b>Term</b>	<b>Appointing Authority</b>
BOC	George Walls 110 Donald Road Leesburg, GA 31763	1 Year Term Expiring on 01/31/2022	By Virtue of Office
1 06/30/2017	Art Ford 407 GA Hwy 32 East Leesburg, GA 31763	1 Year Term Expiring on 06/30/2022	County
1 06/30/2017	Victor Stubbs 181 Magnolia Avenue Leesburg, GA 31763	1 Year Term Expiring on 06/30/2022	County
1 01/31/2017	Troy Golden 117 Blue Spring Dr. Leesburg, GA 31763	1 Year Term Expiring on 01/31/2022	County
4 01/31/2017	Johnny Barthlein 156 Pheasant Drive Leesburg, GA 31763	1 Year Term Expiring on 01/31/2022	County
3 01/31/2017	Ed Duffy 740 Creekside Dr. Leesburg, GA 31763	1 Year Term Expiring on 01/31/2022	County
1	John Wheaton 391 Gates Road Leesburg, GA 31763	1 Year Term Expiring on 06/30/2022	By Virtue of Office

Members must be Lee County citizens. Meetings are held on the third Thursday of each month (12 meetings annually) at 6:00 p.m. at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Ave. N., Leesburg, GA 31763

General Manager ~ Chris Boswell, cboswell@lee.ga.us Office 229-759-6056, Fax 759-3319

Utilities Administrator ~ Tricia Mills, Attorney ~ Jimmy Skipper.

- Board Members: paid \$100/mthly

**Johnny Barthlein  
156 Pheasant Drive  
Leesburg, GA 31763**

January 3, 2022

Ms. Kaitlyn Sawyer, County Clerk  
Lee County  
102 Starksville Avenue North  
Leesburg, GA 31763

Dear Ms. Sawyer:

I would like to be considered for reappointment to the Lee County Utilities Authority Board. I have been a resident of Lee County for twenty-seven years, watched the extensive growth and would like to do my part to see Lee County's continued success. I have chosen the Utilities Authority Board as my way of serving the County. I currently serve as a member of the Board representing the Century District. With the continued growth in that district, I feel there is a genuine need for continued representation of that area. I also feel I'm the person to fill that spot.

In addition to serving on the Utility Authority Board, I also serve on the Lee County Tax Assessor Board. I was previously employed as a Quality Manager for the Marine Logistic Command Maintenance Center and held that position for over twelve years. With over forty-one years of federal service, I have extensive managerial, administration, program over-site and planning skills. I'm also well versed in logistics, problem solving, budget development and control.

I have served in other key positions within the Federal Government.

Nuclear Submarine Inspector  
Quality Engineering Analyst  
Avionics Branch Manager  
Director Aircraft Quality

With my diverse background, skills and sincere desire to serve the county, I feel I'm an excellent candidate for continued service on the Utilities Authority Board. I believe I can continue to bring the Board both strong management and leadership skills. I place extremely high value on personal integrity and feel I can continue to serve as an effective and ethical member of the Board and Lee County.

Thank you.

Sincerely,

*Johnny Barthlein*

Johnny Barthlein

# Lee County Utilities Authority

GEORGE WALLS  
Chairman  
ED DUFFY  
Vice-Chairman  
Authority Members:  
Victor Stubbs  
John Wheaton  
Troy Golden  
Johnny Barthlein  
Art Ford

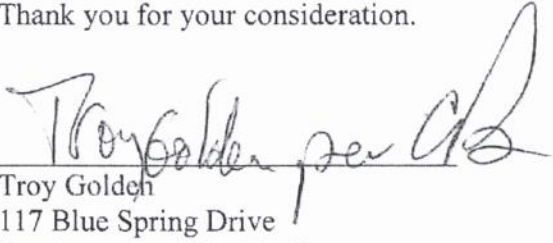
905 US Highway 19 South  
Leesburg, GA 31763  
Tel: (229) 759-6056  
Fax: (229) 759-3319

CHRIS BOSWELL  
General Manager  
  
Tricia Harris  
Director of Administrative Operations  
  
Ira Houston  
Director of Field Operations

January 4, 2022

Dear Commissioners,

I, Troy Golden, would like to be reappointed to the Utility Authority for another term.  
Thank you for your consideration.



Troy Golden

Troy Golden  
117 Blue Spring Drive  
Leesburg, Georgia 31763

# Lee County Utilities Authority

GEORGE WALLS  
Chairman  
ED DUFFY  
Vice-Chairman  
Authority Members:  
Victor Stubbs  
John Wheaton  
Troy Golden  
Johnny Barthlein  
Art Ford

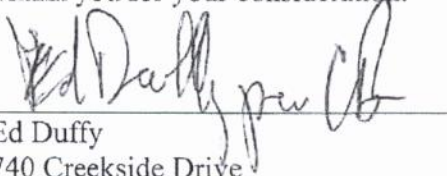
905 US Highway 19 South  
Leesburg, GA 31763  
Tel: (229) 759-6056  
Fax: (229) 759-3319

CHRIS BOSWELL  
General Manager  
  
Tricia Harris  
Director of Administrative Operations  
  
Ira Houston  
Director of Field Operations

January 4, 2022

Dear Commissioners,

I, Ed Duffy, would like to be reappointed to the Utility Authority for another term.  
Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Ed Duffy" followed by a flourish, is written over a horizontal line.

Ed Duffy  
740 Creekside Drive  
Leesburg, Georgia 31763

Lee County Board of Commissioners  
102 Starksville Avenue N.  
Leesburg, GA 31763

***RE: Reappointment By Virtue of Office to the Utilities Authority Board***

Dear Lee County Board of Commissioners,

I have been made aware that my one year term on the Lee County Utilities Authority Board will expire on January 31, 2022. I would like to ask you all to consider me for reappointment to this board as I have enjoyed my time on this board thus far, thank you for your consideration.

Sincerely,

George Walls  
Commissioner



## MEMORANDUM

### LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** County Updates

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#### 2021 CDBG

- Palmyra Mobile Home Park project
- Project application submitted June 4, 2021
- Pre-Application Public Hearing held September 22, 2020
- Recommended County match at \$100,000.00
- \$469,284.00 grant amount awarded to Lee County on September 27, 2021
- Kick-off Meeting – December 2021

#### AARP Community Challenge 2021 Grant

- Grant to make communities more livable for people of all ages
- Partner with Regional Commission to submit “First Ever” Regional Application for Lee County and Cities of Albany, Sylvester, and Thomasville
- Providing benches, picnic tables and a double-sided message board at Pirate’s Cove Nature Park
  - Grant Application Submitted: April 9, 2021
  - **Project Cost: \$12,309.00**
    - \$5,000 grant request
    - \$5,268 BOC cash match
    - \$1,940 in-kind match
  - Volunteer Groups: LC Retired Educators Association and local chapters of the Azalea Society of America and the Audubon Society, Flint River Keepers, and DNR.
- Grant awards announced in July 2021
- Project Completed with the exception of the Celebration Event to be held at a later date

#### Agricultural Complex

- Located on 100 acres on Leesburg Bypass — 231 State Route 3
- Proposed plans provided July 29, 2020
  - Including: A boating access point at the creek’s edge, the agricultural complex, walking trails, and campsites
- Resolution adopted and lease agreement signed on September 22, 2020 with Georgia Department of Natural Resources for a Boat Ramp
  - Awaiting DNR approval signature
  - Estimated to begin work: Fall of 2022
  - DNR hired EMC Engineering to survey property for canoe/kayak ramp.
- Two year building process
- Improvements to the Property
  - Renovation of Covered Building: New roof, fresh paint, picnic tables, electrical system, well
  - Bobby Donley, Lanier Engineering, provided proposed site plan
    - Proposal submitted to the BOC for review

- Trails: ¼ mile walking trail that runs along a 46 foot high ridgeline above the Kinchafoonee Creek and has a seasonal view of the waterway
  - Eight (8) picnic tables as well as a number of trash cans have been placed along this trail on the creek side
  - Directional signs for the area ordered (i.e. Parking, No Parking, trail markers, boundary signs, etc.)
- Future Improvements
  - Defining the road
  - Rocking the area on top of the ridgeline for a parking area
  - Placing a gate at the trailhead so that the area can be closed to public for safety during high water events
  - Clearing the trail paths
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting
  - **Committee Members:** Art Ford, Tim Sumners, Tom Sumners, Bobby Donley, Lisa Davis, David Dixon, Judy Powell, Commissioner Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey, Chief Marshal Jim Wright
    - **First Meeting:** June 14, 2021
    - **Second Meeting:** November 15, 2021
    - **Third Meeting:** January 11, 2022

**2020 Census Numbers**

- Lee County: 33,163
- Smithville: 593
- Leesburg: 3,480

**COVID**

- Current Reported COVID-19 Numbers, per the Georgia Department of Public Health:

COVID-19 Cases in Lee County

	TOTAL TO DATE	TOTAL TO DATE PER 100K	DAILY AVERAGE	DAILY AVERAGE PER 100K
Lee	5,182	17,410	28	93
Georgia	1,883,128	17,901	18,574	177

**Extended Water Installation on Hwy 82**

- RFQ for design
- Approved by BOC at April 27, 2021 meeting
- BOC awarded bid on September 14, 2021 to **Lanier Engineering, Inc.**
- The EPD Southwest District Office is currently reviewing the project.
- Bid Opening: January 6, 2022
- BOC Award Bid: January 11, 2022
- Project estimated to be complete in 90 days if no issue with obtaining supplies

**FEMA**

- FEMA has created a new interactive map called Risk Rating 2.0 that shows exactly where flood insurance rates are expected to decrease, increase, or remain the same and by how much.
  - <https://www.arcgis.com/apps/dashboards/44d08581aaf14f39bc0da5d02f378007>

**GIS Creating Road Layer**

- Including road width, length, and speed limits
- On-going

**Hospital**

- Public Works staff completed a construction entrance road
- Preliminary designs were presented by Matthew Inman of EMC Engineering in January 2019
- The RFP for this project is posted to the website and has been emailed to contractors

- Estimated Cost for Road: \$1,498,552.50 (SPLOST VII)
- Construction expected to take approximately 6 to 9 months
- All fees for LCMC land disturbance waived
- ***USACE permit for holding pond designs expires August 2022***
- CON granted
- **Roadway Regrading Project**
  - Matthew Inman, EMC Engineering, Project Engineer
    - SPLOST VII Funds

### **LMIG Funds**

- **FY2021 SAP**
  - Application submitted April 15, 2021
  - Lee County selected using crash data compiled from accident reports
  - For use on low-cost safety improvements (signs, striping, reflectors, etc.) that can be implemented on specific Off-System routes that are likely to reduce the frequency and severity of crashes
    - New York Road, Stocks Dairy Road, Graves Springs Road, Lovers Lane Road
  - Funds Received from GDOT: \$90,000.00
    - Total, with 30% match from Lee County: **\$117,300.00**
    - Peek Pavement Marking, Inc. was awarded this bid and will begin this project in November 2021
    - Estimated Completion in February 2022
- **FY2022**
  - Letter received from GDOT June 28, 2021
  - Application Due: February 1, 2022
  - Funds to be Received from GDOT: \$612,489.86
    - Total, with 30% match from Lee County: **\$796,236.82**
    - Deadline to submit to GDOT: January 2022

### **New Commercial Projects**

- Westover Senior Village, Capstone Connector
- Millright CNC, Pinewood Road
- Lee County Equipment, LLC, Semi-Truck Repair Shop Addition, 1104 US Hwy 19 S
- Phoebe Urgent Care, 1224 US 19 S
- Forrester Community Church, Forrester Parkway
- Tidal Wave Auto Spa, Forrester Parkway
- Oakland Pharmacy, Carlton Dr
- Grand Island Redevelopment, Grand Island
- Finnicum Motor Company Shop Addition, US 19
- Woodgrain Millwork
- Artesian City Federal Credit Union
- DeSoto Silicon Ranch
- Finish Line Storage 2
- Joseph W. Jones Crematorium
- Oaklee Investments, LLC

### **Property Revaluation**

- Notices sent out July 30, 2021
- 45 day appeal period
  - Concluded September 13, 2021
- Digest submitted to the Tax Commissioner by September 16, 2021
- Approved by Lee County Board of Education and Lee County Board of Commissioners
  - Special Called Meeting for the Board of Commissioners held October 6, 2021
- Tax bills have been mailed and can be paid either by mail or online.



- Appeals are ongoing.

## **Roads**

### **Pheasant Drive Extension**

- Approved by BOC at December 8, 2020 meeting
- Bid Opening: March 8, 2021
- BOC awarded bid on March 9, 2021 to **Zane Grace Construction** for \$74,056.63
  - TSPLOST Funds
- Georgia Power relocated utility pole
  - AT&T completed their line relocation
  - Mediacom completed their line relocation
  - Notice to Proceed sent to Zane Grace Construction on November 4, 2021

### **SPLOST VII**

- Collection Began: October 1, 2019
- Collection Expires: September 30, 2025

### **SPLOST VIII**

- Possible Ballot Year: 2023 for renewal

### **Storm Drainage Repair/ Holding Ponds**

- Lumpkin Road
  - BOC approved a contract with Lanier Engineering to survey in March 2020
    - Survey completed June 2020
    - BOC currently reviewing plans and options
- Liberty Holding Pond (Doublegate)
  - BOC approved a contract with engineer Mike Talley to design
  - BOC approved a contract with Lanier Engineering to survey in February 2019
  - Estimated Completion: 2021

### **Tharp Building Repair/Restoration**

- Project overseen by Masonry Restoration Technologies & Services, LLC
  - BOC approved contract on **July 9, 2019** for **\$11,765.00**
- BOC voted to reopen bid on **April 27, 2021**
- Bid Opening: July 8, 2021
- BOC awarded bid on July 13, 2021 to **Midwest Maintenance, Inc.** for \$575,608.00
- Pre-construction meeting held August 24, 2021
- Project On-Going
  - Estimated Completion: December 2021
- Replacement mortar will fit the historical profile and will not change the character or disposition of the building
  - Composition of the mortar follows the historical formula

### **TSPLOST**

- Collection: April 1, 2019 - March 31, 2024
- Cities and County began receiving revenue in May 2019
- Possible Ballot Year: 2023 for renewal

### **Utilities Mapping Project**

- Purpose: To map all utilities in Lee County
  - Includes water mains, water valves, fire hydrants, sewer lines, sewer manholes, sewer pump stations, fiber, gas, telephone, etc. as well as feature type, pipe size, pipe material, valve size, etc.
- Goal: To have an internet map in ArcGIS Online where utility workers can view utility maps on a tablet in the field.

# RFPs and RFQs

## Open

### Water System Improvement Project- Highway 82

- Bid Opening: January 6, 2022
- Bid results to be brought to the Board on January 11, 2022
- BOC awarded Engineering Services, following a RFQ, to **Lanier Engineering** on September 14, 2021
  - Will oversee the project

### HVAC Maintenance and Service Agreement

- Approved by BOC at September 28, 2021 meeting
- Bid Opening: December 7, 2021
  - No bids received

### Consoles for E-911 Center

- Four (4) consoles
- Budgeted, approximately \$100,000.00
- Bid Opening: December 2, 2021
- Bid results brought to the Board on December 14, 2021
- BOC awarded Watson Consoles for \$66,987.56
- Estimated Completion: June 2022

### Oakland Library Lighting

- FY 2022 MRR Grant – 50%
- Replacing all interior and exterior lighting with LED
- Bid Opening: October 26, 2021
- Board voted on October 26, 2021 to table this item
- Bid Opening: December 13, 2021
- Bid results to be brought to the Board on December 14, 2021

### LED Lighting in County Buildings

- Approved by BOC at March 23, 2021 meeting
- Pre-Bid Meeting: April 22, 2021
- Bid Opening: TBD
- Audit completed in November 2021
- Bid to be reopened January 2022
- BOC awarded MetroPower for \$38,141.

### Grand Island Roadway Grading Project

- Overseen by Matt Inman, EMC Engineering
- Bid Opening: December 9, 2021
- Bid results to be brought to the Board on December 14, 2021
- BOC awarded Oxford Construction for \$

## Recently Awarded

### Fire & EMS Equipment: Breathing Apparatuses, Fire Hose, Turn Out Gear

- Bid Opening: November 4, 2021
- BOC awarded bids on November 9, 2021:
  - Breathing Apparatuses to **Municipal Emergency Services (MES)** for \$53,172.00
  - Fire Hose to **Dana Safety Supply** for \$11,369.00
  - Turn Out Gear to **Municipal Emergency Services (MES)** for \$25,250.00

## Future

### ADA Compliant Website

- Staff writing RFP documents
- Projected Bid Opening: TBD

### County Building Painting Services

- Approved by BOC at March 23, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: TBD

### Courthouse Window Coverings

- Approved by BOC at May 25, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: TBD

### Flooring Services

- Approved by BOC at April 27, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: TBD

### Extended Sewer Installation on Hwy 19

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents  
Projected Bid Opening: TBD



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners

**SUBJECT:** Water System Improvements – US HWY 82

**MEETING DATE:** Tuesday, January 11, 2022

---

### **MOTION/RECOMMENDATION**

Motion to award the bid for the Water System Improvements – US HWY 82. Staff and Lanier Engineering recommend awarding the bid to Popco, Inc., the lowest responsive bidder, for a total cost of \$829,621.26.

### **BACKGROUND**

Sealed written bids were accepted from qualified vendors for Water System Improvements – US HWY 82. All bids were opened during a public bid opening at 10:05am on Thursday, January 6, 2022 in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building.

Sealed written bids were received from two (2) vendors:

<b>Popco, Inc.</b>	<b>\$829,621.26</b>
<b>Jim Boyd Construction</b>	<b>\$891,781.90</b>

### **ATTACHMENTS**

Recommendation from Lanier Engineering  
Proposal from Popco, Inc.  
Proposal from Jim Boyd Construction



January 07, 2021

Christi Dockery  
Lee County Manager  
102 Starksville Avenue North  
Leesburg, Georgia 31763  
229-759-6000  
[cdockery@lee.ga.us](mailto:cdockery@lee.ga.us)

**Re: AWARD RECOMMENDATION FOR  
WATER SYSTEM IMPROVEMENT PROJECT  
US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD  
Lee County, Ga.  
LE 21213**

Dear Christi,

Bids for the subject project were opened on January 06, 2022 at 10:00 AM. Two (2) bids were received for the work. A tabulation of the bids received was certified and a copy of the results is attached.

After the bid opening, the low bid of Popco, Inc. was reviewed for completeness.

- The bid conformed to the instructions to bidders.
- A bid bond was received with the bid. The surety company The Cincinnati Insurance Company (NAIC #10677) is listed on the Treasury Department's Circular 570.
- The low bid is approximately 7% lower than the second bid received.


The contractor was asked for a list of references, previous projects completed, and projects presently under construction. Popco, Inc. appears capable of taking on this contract based on current workload. They inform us they plan on self-performing all the work. Lanier Engineering, Inc. was told through reference checks that Popco, Inc has completed similar projects recently in a timely manner and does good work.

Based on the low bid of Popco, Inc., our verification of the math contained in the bid, and the responses from the references checked, we recommend that Popco, Inc. be accepted for this project. Upon acceptance of this recommendation, we will issue a Notice of

Award, request Popco, Inc. provide bonds and certificates of insurance, and prepare the construction contracts for execution.

Thank you for the opportunity to work with you on this project. Please advise us regarding the County's decision to accept the low bid and award the construction contract to Popco, Inc. in the amount of \$829,621.26. If you have any questions please give Bobby Donley or myself a call at 229-438-0522.

Sincerely,



Gregg Bacon  
Project Manager

CC (email): Chris Boswell, [cboswell@lee.ga.us](mailto:cboswell@lee.ga.us)

Enclosure: Bid Tabulation  
Bid Sign-In Sheet

SECTION 1.3

PROPOSAL

1.3.01 THE FOLLOWING PROPOSAL IS HEREBY MADE TO:

**LEE COUNTY BOARD OF COMMISSIONERS  
102 Starksville Avenue North  
Leesburg, Georgia 31763**

1.3.02 STIPULATED AMOUNT: The undersigned hereby proposes and agrees to furnish all the necessary labor, materials, equipment, tools and services necessary for the construction of

**LEE COUNTY BOARD OF COMMISSIONERS  
WATER SYSTEM IMPROVEMENT PROJECT  
US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD**

all in accordance with the Drawings, Specifications and other Contract Documents prepared by Lanier Engineering, Inc. for the following unit price amounts:

**SEE ATTACHED BID SCHEDULE**

1.3.03 KNOWLEDGE OF LOCAL CONDITIONS AND CONTRACT DOCUMENTS: The Undersigned has examined the location of the proposed Work, the Drawings, Specifications and other Contract Documents and is familiar with the local conditions at the place where the Work is to be performed.

1.3.04 ADDENDA: The Undersigned hereby acknowledges receipt of the following Addenda:

Addendum No.	Dated
<u>1</u>	<u>December 31, 2021</u>
_____	_____
_____	_____
_____	_____

1.3.05 CONTRACT TIME: If awarded the Contract, the Undersigned agrees to complete the Work within 90 calendar days of the commencement of the Contract Time as defined in the General Conditions of the Contract.

1.3.06 OWNER'S RIGHTS RESERVED: The Undersigned understands that the Owner reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal in the interest of the Owner.

1.3.07 CERTIFICATE OF NON COLLUSION & SUBMITTAL OF PROPOSAL: In submitting the above bid, the bidder being sworn, disposes and says Popco, Inc, the Contractor submitting this bid and its agents, officers or employees have not directly or indirectly entered into any agreements, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this bid.

Jeff Lewis January 6, 2022  
BY (PRINT NAME) DATE

Sec/Tres  
TITLE

P O Box 526, Sylvester GA 31791  
BUSINESS ADDRESS CITY STATE

Signed 

Witness June L. Grimsley Corporate Seal  
Witness Shy Metzger (If Applicable)



UNIT PRICE BID SCHEDULE  
LEE COUNTY BOARD OF COMMISSIONERS  
WATER SYSTEM IMPROVEMENT PROJECT  
US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD  
LE 21213

UNIT PRICE BID SCHEDULE  
 LEE COUNTY BOARD OF COMMISSIONERS  
 WATER SYSTEM IMPROVEMENT PROJECT  
 US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	BONDS & INSURANCE	LS	LS	39,780.00	39,780.00
2	MOBILIZATION & DEMOBILIZATION	LS	LS	18,720.00	18,720.00
2	TEMPORARY TRAFFIC CONTROL	LS	LS	11,115.00	11,115.00
3	CLEARING & GRUBBING	LS	LS	4095.00	4095.00
4	12" PVC C900; DR 14; PRESSURE CLASS 200 WATER MAIN	4279.00	LF	87.00	372,273.00
5	12" AWWA C151; DI CLASS 50; PRESSURE CLASS 200 FLEXIBLE RESTRAINED JOINT WATER MAIN	730.00	LF	73.00	53,290.00
6	8" PVC C900; DR 14; PRESSURE CLASS 200 WATER MAIN	1021.00	LF	41.00	41,861.00
7	FIRE HYDRANT ASSEMBLY (COMPLETE) ON 12" MAIN	10.00	EA	5527.00	55,270.00
8	FIRE HYDRANT ASSEMBLY (COMPLETE) ON 8" MAIN	2.00	EA	5422.00	10,844.00
9	12" WATER GATE VALVE INCL BOX	11.00	EA	3816.00	41,976.00
10	8" WATER GATE VALVE INCL BOX	1.00	EA	2065.00	2065.00
11	12" X 12" TEE	2.00	EA	1465.00	2930.00
12	12" X 8" TEE	1.00	EA	1244.00	1244.00
13	12" WATER 45-DEGREE BEND	7.00	EA	1039.00	7273.00
14	12" WATER 22.5-DEGREE BEND	7.00	EA	993.00	6951.00
15	12" WATER 11.25-DEGREE BEND	3.00	EA	973.00	2919.00
16	8" WATER 45-DEGREE BEND	4.00	EA	876.00	3504.00
17	8" WATER 22.5-DEGREE BEND	2.00	EA	870.00	1740.00
18	12" WATER PLUG	2.00	EA	355.00	710.00
18	CUT & CONNECT TO EXISTING 12" PVC WATER MAIN	LS	LS	10,062.00	10,062.00
19	REMOVE EXISTING AUTOMATIC FLUSH VALVE & CONNECT TO EXISTING 8" PVC WATER MAIN	LS	LS	9945.00	9945.00

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UNIT PRICE BID SCHEDULE  
LEE COUNTY BOARD OF COMMISSIONERS  
WATER SYSTEM IMPROVEMENT PROJECT  
US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD

20	JACK & BORE 24" WELDED STEEL CASING PIPE	LF	43	435.00	18,765.00
21	JACK & BORE 24" WELDED STEEL CASING PIPE	LF	41	435.00	17,835.00
22	CHLORINATE WATER MAIN	LS	LS	3744.00	3744.00
23	HYDROSTATIC TEST WATER MAIN	LS	LS	4095.00	4095.00
24	BACTERIOLOGIC TEST WATER MAIN	LS	LS	1755.00	1755.00
25	CONSTRUCTION EXIT (Co)	3.00	EA	2457.00	7371.00
26	CONCRETE WASH DOWN AREA	2.00	EA	1755.00	3510.00
27	TEMPORARY SILT FENCE NON-SENSITIVE (Sd1-NS)	5818.00	LF	3.22	18,733.96
28	HAY BALE CHECK DAM (Cd-Hb)	24.00	EA	194.00	4656.00
29	(Ch-1) WITH ROLLED EROSION CONTROL PRODUCT (RECP)	124.00	SY	40.95	5077.80
30	MULCH [Ds1]	1.50	AC	2808.00	4212.00
31	TEMPORARY GRASSING [Ds2]	1.50	AC	2164.50	3246.75
32	DUST CONTROL [Du]	1.50	AC	3276.00	4914.00
33	PERMANENT GRASSING [Ds3]	1.50	AC	3217.50	4826.25
34	NPDES INSPECTIONS & RECORD KEEPING	LS	LS	5265.00	5265.00
35	PREPARE AND SUBMIT NPDES NOTICE OF TERMINATION (NOT)	LS	LS	1170.00	1170.00
36	REMOVE & REPLACE UNSUITABLE TRENCH MATERIAL WITH #57 STONE	75.00	CY	175.50	13,162.50
37	REMOVE & REPLACE UNSUITABLE TRENCH MATERIAL WITH IMPORTED SELECT MATERIAL	75.00	CY	117.00	8775.00
	TOTAL				829,621.26

Notes:

1. Payment for concrete blocking shall be included in the unit price for water main and appurtenances.
2. Payment for casing spacers and casing pipe sealing shall be included in the unit price for JACK & BORE 24" WELDED STEEL CASING PIPE.
3. Payment for "Megalug" mechanical joint restraints shall be included in the unit price for water main and appurtenances and fittings.
4. Payment for installation of 12" PVC C900 water pipe, casing spacers and sealing the existing 24" casing pipe crossing Partridge Drive shall be included in the unit price for the water main
5. The Unit Price for erosion and sedimentation control Best Management Practices (BMP's) shall include installation, maintenance including sediment removal, and final removal of the temporary BMP's.
6. It shall be the Contractor's responsibility to install and maintain permanent grassing (including irrigation as needed) until such time final stabilization is approved by the Owner's representative as having met the requirements of the NPDES General Permit GAR100002 (Infrastructure Projects). Permanent grassing shall be established by the end of the Contract Time.
7. Rock excavation, if encountered, will be paid for at a unit cost of \$75.00 per cubic yard.
8. #57 stone bedding for water pipe, where required by the inspector due to poor soil conditions (i.e. unsuitable material, shall be paid for on a per cubic yard basis at the unit price established in the Bid Schedule. The unit price includes removal of unsuitable material and replacement with stone trench bedding material.
9. Imported select material bedding for water pipe, where required by the inspector due to poor soil conditions, shall be paid for on a per cubic yard basis at the unit price established in the Bid Schedule. The unit price includes removal of unsuitable material and replacement with select material.
10. The cost for removal of excess trench excavation material to an offsite location is included in the unit price for water mains.

LUMP SUM BID:

Bidder agrees to furnish all materials, equipment and to perform all labor necessary for the construction of the **LEE COUNTY BOARD OF COMMISSIONERS WATER SYSTEM IMPROVEMENT PROJECT - US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD** for the LUMP SUM amount of:

eight hundred twenty-nine Dollars (\$829,621.26)  
thousand six hundred twenty-one + 26/100



1.3.06 OWNER'S RIGHTS RESERVED: The Undersigned understands that the Owner reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal in the interest of the Owner.

1.3.07 CERTIFICATE OF NON COLLUSION & SUBMITTAL OF PROPOSAL: In submitting the above bid, the bidder being sworn, disposes and says Jim Boyd Construction, the Contractor submitting this bid and its agents, officers or employees have not directly or indirectly entered into any agreements, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this bid.

Wade Keen January 6, 2022  
BY (PRINT NAME) DATE

Vice President  
TITLE

1810 West Oakridge Drive Albany Georgia  
BUSINESS ADDRESS CITY STATE

Signed Wade Keen

Witness Jammy Potter

Corporate Seal  
(If Applicable)

Witness William M. [Signature]

UNIT PRICE BID SCHEDULE  
LEE COUNTY BOARD OF COMMISSIONERS  
WATER SYSTEM IMPROVEMENT PROJECT  
US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD  
LE 21213

UNIT PRICE BID SCHEDULE  
 LEE COUNTY BOARD OF COMMISSIONERS  
 WATER SYSTEM IMPROVEMENT PROJECT  
 US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	BONDS & INSURANCE	LS	LS	9,500.00	9,500.00
2	MOBILIZATION & DEMOBILIZATION	LS	LS	15,000.00	15,000.00
2	TEMPORARY TRAFFIC CONTROL	LS	LS	5,000.00	5,000.00
3	CLEARING & GRUBBING	LS	LS	122,719.00	122,710.00
4	12" PVC C900; DR 14; PRESSURE CLASS 200 WATER MAIN	4279.00	LF	95.25	407,574.75
5	12" AWWA C151; DI CLASS 50; PRESSURE CLASS 200 FLEXIBLE RESTRAINED JOINT WATER MAIN	730.00	LF	79.60	58,108.00
6	8" PVC C900; DR 14; PRESSURE CLASS 200 WATER MAIN	1021.00	LF	52.15	53,245.15
7	FIRE HYDRANT ASSEMBLY (COMPLETE) ON 12" MAIN	10.00	EA	5,755.00	57,550.00
8	FIRE HYDRANT ASSEMBLY (COMPLETE) ON 8" MAIN	2.00	EA	5,365.00	10,730.00
9	12" WATER GATE VALVE INCL BOX	11.00	EA	3,855.00	42,405.00
10	8" WATER GATE VALVE INCL BOX	1.00	EA	2,100.00	2,100.00
11	12" X 12" TEE	2.00	EA	1,265.00	2,530.00
12	12" X 8" TEE	1.00	EA	1,230.00	1,230.00
13	12" WATER 45-DEGREE BEND	7.00	EA	950.00	6,650.00
14	12" WATER 22.5-DEGREE BEND	7.00	EA	900.00	6,300.00
15	12" WATER 11.25-DEGREE BEND	3.00	EA	900.00	2,700.00
16	8" WATER 45-DEGREE BEND	4.00	EA	485.00	1,940.00
17	8" WATER 22.5-DEGREE BEND	2.00	EA	480.00	960.00
18	12" WATER PLUG	2.00	EA	305.00	610.00
18	CUT & CONNECT TO EXISTING 12" PVC WATER MAIN	LS	LS	5,000.00	5,000.00
19	REMOVE EXISTING AUTOMATIC FLUSH VALVE & CONNECT TO EXISTING 8" PVC WATER MAIN	LS	LS	1,500.00	1,500.00

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UNIT PRICE BID SCHEDULE  
 LEE COUNTY BOARD OF COMMISSIONERS  
 WATER SYSTEM IMPROVEMENT PROJECT  
 US 82/GA 520, PARTRIDGE DRIVE & ARMENA ROAD

20	JACK & BORE 24" WELDED STEEL CASING PIPE	LF	43	285.00	12,255.00
21	JACK & BORE 24" WELDED STEEL CASING PIPE	LF	41	285.00	11,685.00
22	CHLORINATE WATER MAIN	LS	LS	1,000.00	1,000.00
23	HYDROSTATIC TEST WATER MAIN	LS	LS	1,000.00	1,000.00
24	BACTERIOLOGIC TEST WATER MAIN	LS	LS	1,000.00	1,000.00
25	CONSTRUCTION EXIT (Co)	3.00	EA	3,000.00	9,000.00
26	CONCRETE WASH DOWN AREA	2.00	EA	750.00	1,500.00
27	TEMPORARY SILT FENCE NON-SENSITIVE (Sd1-NS)	5818.00	LF	3.00	17,454.00
28	HAY BALE CHECK DAM (Cd-Hb)	24.00	EA	75.00	1,800.00
29	(Ch-1) WITH ROLLED EROSION CONTROL PRODUCT (RECP)	124.00	SY	5.00	620.00
30	MULCH [Ds1]	1.50	AC	750.00	1,125.00
31	TEMPORARY GRASSING [Ds2]	1.50	AC	1,500.00	2,250.00
32	DUST CONTROL [Du]	1.50	AC	500.00	750.00
33	PERMANENT GRASSING [Ds3]	1.50	AC	2,500.00	3,750.00
34	NPDES INSPECTIONS & RECORD KEEPING	LS	LS	3,000.00	3,000.00
35	PREPARE AND SUBMIT NPDES NOTICE OF TERMINATION (NOT)	LS	LS	500.00	500.00
36	REMOVE & REPLACE UNSUITABLE TRENCH MATERIAL WITH #57 STONE	75.00	CY	100.00	7,500.00
37	REMOVE & REPLACE UNSUITABLE TRENCH MATERIAL WITH IMPORTED SELECT MATERIAL	75.00	CY	30.00	2,250.00
	TOTAL				* 891,701.40

## RESOLUTION

### Supporting Reform to Georgia's Annexation Dispute Resolution Law

**WHEREAS**, annexation of unincorporated areas by municipalities may be appropriate to provide public services not otherwise available from the county, but may be abused when its primary objectives are to expand a city's tax base or circumvent a county's land use plan or zoning ordinance;

**WHEREAS**, the pressure from growth and development is expected to increase in the future and annexation for land use changes may adversely impact neighboring residents, disrupt a county's land use plan, cause significant service delivery challenges, and/or strain existing county infrastructure;

**WHEREAS**, city governments are neither elected by nor accountable to unincorporated residents and may not duly consider their concerns in making land use decisions impacting them;

**WHEREAS**, in 2007 the Georgia General Assembly established an annexation dispute resolution procedure to try to help balance these interests while respecting everyone's property rights;

**WHEREAS**, this dispute resolution procedure has not been changed since its enactment and is long overdue for revisions to further avoid the negative impact on Georgia citizens;

**WHEREAS**, in 2021, the Georgia House of Representatives adopted House Resolution 222, establishing a Study Committee on Annexation to review the dispute resolution procedure; and

**WHEREAS**, the House Study Committee held hearings around the state, solicited recommendations from impacted annexation stakeholders, and has issued its final report and recommendations.

**NOW, THEREFORE, BE IT RESOLVED** by the \_\_\_\_\_ Board of Commissioners that this body urges the Georgia General Assembly to follow the recommendations of the 2021 House Study Committee on Annexation and adopt meaningful reforms to Georgia's annexation dispute resolution law during the 2022 legislative session. These changes should:

- revise the procedures of the annexation dispute resolution process;
- empower the Department of Community Affairs to administer this process more effectively; and
- better balance the oftentimes conflicting interests among counties, cities, incorporated and unincorporated citizens, and developers seeking different land uses through annexation. As only State law can help reach this balance, State law must be changed to respect all parties and persons impacted by Georgia's continued population growth.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing \_\_\_\_\_ County and made available to ACCG, the public and press.

**ADOPTED, THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ (*month*), \_\_\_\_\_ (*year*)

\_\_\_\_\_ COUNTY BOARD OF COMMISSIONERS

**RESOLUTION**  
**ESTABLISHING A QUALIFYING FEE**  
**FOR THE 2022 ELECTION CYCLE**

---

**WHEREAS**, O.C.G.A. 21-2-131 (a) requires the governing body of Lee County, Georgia, no later than February 1 of any year in which a general primary, non-partisan primary, or general election is to be held, to fix and publish a qualifying fee for each County office to be filled in the upcoming primary or election, and

**WHEREAS**, the County offices to be filled in the calendar year 2022 include the offices of the two (2) members of Lee County Commission (Districts 1 and 3) and two (2) members of the Lee County Board of Education (Districts 1 and 3).

**WHEREAS**, the applicable State statute requires that the qualifying fee be three percent (3%) of the total gross salary of the office paid in the preceding calendar year, including all supplements authorized by law if a salaried office; provided, however, that, pursuant to Code Section 21-2-131(a)(1)(B), the qualifying fee for the offices of Clerk of the Superior Court, Judge of the Probate Court, Sheriff, Tax Commissioner, and Magistrate, the qualifying fee shall be three (3) percent of the minimum salary specified in subsection (a) of Code Section 15-6-88, paragraph (1) of subsection (a) of Code Section 15-9-63, subsection (a) of Code Section 15-10-23, paragraph (1) of subsection (a) of Code Section 15-16-20, and paragraph (1) of subsection (b) of Code Section 48-5-183, exclusive of supplements, cost-of-living increases, and longevity increases; and further provided that, pursuant to Code Section 21-2-131(a)(1)(B), for the office of County Commissioner, the qualifying fee shall be three

(3) percent of the base salary established by local act of the General Assembly or by Code Section 36-5-25, as adjusted pursuant to Code Section 36-5-24, if applicable, exclusive of compensation supplements for training provided for in Code Section 36-5-27 and cost-of-living adjustments pursuant to Code Section 36-5-28; and provided further that, for a non-salaried county office, a reasonable fee not to exceed three percent (3%) on the income derived by the person holding the office for the preceding year shall be set.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Lee County, Georgia, and it is hereby resolved by authority of the same, as follows:


1. That based upon the total gross salary of Five Thousand Six Hundred Thirty Eight Dollars and Fifty-Five Cents (\$5,638.55) paid in the year 2020 to the County Commissioners; the qualifying fee for such office for 2022 shall be One Hundred Sixty Nine Dollars and Sixteen Cents (\$169.16).
2. That based upon the total gross salary of Six Hundred Dollars (\$600.00) paid in the year 2020 to the members of the Lee County Board of Education; the qualifying fee for such office for 2022 shall be Eighteen Dollars (\$18.00).

**BE IT FURTHER RESOLVED** that such qualifying fees shall be published by the County Clerk in such manner as may be provided by law.

**BE IT FURTHER RESOLVED** that the Superintendent of the County's Board of Elections and Registration shall receive and disburse such qualifying fees as he or she is authorized to do under State law.

**SO RESOLVED**, this 23 day of December 2021.

**BOARD OF COMMISSIONERS  
OF LEE COUNTY, GEORGIA**

BY: 

Billy Mathis, Chairman



ATTEST: 

Kaitlyn Sawyer, County Clerk

## PUBLIC NOTICE

### Establishing Qualifying Fees for the 2022 General Election

---

The Board of County Commissioners is required by O.C.G.A. 21-2-131, to fix and publish qualifying fees for county offices not later than February 1 of any year in which a general primary, nonpartisan election, or general election is to be held. The qualifying fees for the offices of clerk of superior court, probate court, magistrate, sheriff, and tax commissioner shall be 3% of the minimum base salary, specified in state law for each county based on population. The base which appears in the Code should not be adjusted to reflect supplements, cost-of-living increases, or longevity increases. For the offices of members of the county governing authority, or Board of Commissioners, the qualifying fee is 3% of the base salary established by local Act of the General Assembly, and is not adjusted to reflect training, supplements, or cost-of-living increases.

COUNTY OFFICE	TOTAL GROSS SALARY FOR 2020	3% QUALIFYING FEE
County Commissioner	\$ 5,638.55	\$169.16
School Board Member	\$600.00	\$18.00

Qualify for the 2022 elections for partisan offices (Board of Commissioners) will begin at 9:00 a.m., Monday, March 7, 2022 and end Friday, March 11, 2022 at 12 noon with the respective political parties. Qualifying for nonpartisan offices (Board of Education) and independent candidates will be held Monday, March 7, 2022 at 9:00 a.m. through Friday, March 11, 2022 at 12 noon in the Lee County Elections Office. For more information regarding the election process, contact the Board of Elections and Registration at 759-6002.



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners

**SUBJECT:** LMIG 2022

**MEETING DATE:** Tuesday, January 11, 2022

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### **MOTION/RECOMMENDATION**

Discussion of LMIG 2022 application and potential projects.

### **BACKGROUND**

The Georgia Department of Transportation (GDOT) maintains the Local Maintenance & Improvement Grant (LMIG) Program, which is a grant program designed to aid in the maintenance and improvements of roadways. The amount of funding is determined based on the total centerline road miles and the total population of the county as compared with the total centerline road miles and total population of the State of Georgia, with a required local match.

The county's formula amount for 2022 is \$612,489.86, plus our required 30% local match of \$183,746.80 comes to a **total of \$796,236.66** to put towards various road projects. The estimated cost to resurface a road is \$110,000.00 per mile and the estimated cost to pave a road is \$1.1 million per mile.

**The online application portal is open now, with complete application being due no later than February 1, 2022.**

### **ATTACHMENTS**

2022 LMIG Application Letter from GDOT  
Misc. Spreadsheets





**Russell R. McMurry, P.E.,**  
**Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

June 28, 2021

Billy Mathis, Chairman  
Lee County  
102 Starksville Ave N, Room 205  
Leesburg, Georgia 31763

**RE: Fiscal Year 2022 Local Maintenance & Improvement Grant (LMIG) Program (Correction)**

Dear Chairman Mathis:

Please disregard the June 23, 2021, Fiscal Year 2022 LMIG grant letter you received. The formula amount was incorrect. The corrected formula amount is below.

The Department will begin accepting applications for the Fiscal Year 2022 LMIG Program in July 2021. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2022 LMIG Application, please visit the Department’s website at [www.dot.ga.gov/PS/Local/LMIG](http://www.dot.ga.gov/PS/Local/LMIG). This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, Shannon Bradford, at 229-391-5438 for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years’ LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2019 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2019, 2020, and 2021. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

**All electronic LMIG applications must be received no later than February 1, 2022.** Failure to submit applications by the deadline might result in a forfeiture of funds.

Your correct formula amount for the Fiscal Year 2022 Program is **\$612,489.86** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240. Thank you for your attention and cooperation in this matter.

Sincerely,

*Bill Wright*

Bill Wright  
Local Grants Administrator

cc: Mr. Van Mason; Mr. Johnny Floyd; Hon. Bill Yearta; Hon. Carden Summers; Shannon Bradford

	District	Miles of Road	Amount to Resurface/Pave	Total Cost
Palymra Road	Mathis	1.00	110,000.00	\$ 110,000.00
Ledo Road	Mathis	3.30	110,000.00	\$ 363,000.00
Story Lane	Mathis	0.6723	110,000.00	\$ 73,953.00
	<b>Mathis Total</b>			\$ 546,953.00
Haley Drive	Muggridge	1.40	110,000.00	\$ 154,000.00
Myers Acres Subdivision	Muggridge	0.5961	110,000.00	\$ 65,571.00
Pine Ridge Drive	Muggridge	0.5266	110,000.00	\$ 57,926.00
Southill	Muggridge	0.5713	110,000.00	\$ 62,843.00
	<b>Muggridge Total</b>			\$ 340,340.00
East Century Road	Singletary	2.00	110,000.00	\$ 220,000.00
	<b>Singletary Total</b>			\$ 220,000.00
Stocks Dairy Road	Walls	2.10	110,000.00	\$ 231,000.00
Coston Road	Walls	0.74	1,000,000.00	\$ 743,600.00
Nesbitt	Walls	1.11	1,000,000.00	\$ 1,110,000.00
	<b>Walls Total</b>			\$ 2,084,600.00
Groover Street	Wheaton	0.10	110,000.00	\$ 11,000.00
West Lumpkin Road	Wheaton	1.10	110,000.00	\$ 121,000.00
	<b>Wheaton Total</b>			\$ 132,000.00
	<b>Grand Total</b>			\$ 3,323,893.00

**Grand Total** \$ 6,647,786.00

	District	Miles of Road	Amount to Resurface/Pave	Total Cost
Cookville	Mathis	1.0367	110,000.00	\$ 114,037.00
Eason Trail	Mathis	0.5	1,000,000.00	\$ 500,000.00
Pebble Ridge Dr	Mathis	0.7031	110,000.00	\$ 77,341.00
Story Acres	Mathis	2.6162	110,000.00	\$ 287,782.00
	<b>Mathis Total</b>			\$ 979,160.00
Myers Acres	Muggridge	0.5961	110,000.00	\$ 65,571.00
Pine Ridge Road	Muggridge	0.5266	110,000.00	\$ 57,926.00
Sapp Road	Muggridge	0.1843	1,000,000.00	\$ 184,300.00
Shrine Club Circle	Muggridge	0.3689	1,000,000.00	\$ 368,900.00
Southill Drive	Muggridge	0.5713	110,000.00	\$ 62,843.00
	<b>Muggridge Total</b>			\$ 739,540.00
Bronwood Rd	Singletary	1.6858	110,000.00	\$ 185,438.00
Muckalee Creek	Singletary	0.285	1,000,000.00	\$ 285,000.00
Murphy Road	Singletary	3.7836	1,000,000.00	\$ 3,783,600.00
Orse Lane	Singletary	0.568	1,000,000.00	\$ 568,000.00
Sasser Road	Singletary	1.7	1,000,000.00	\$ 1,700,000.00
	<b>Singletary Total</b>			\$ 6,522,038.00
Coston	Walls	0.7436	1,000,000.00	\$ 743,600.00
Nesbitt	Walls	1.11	1,000,000.00	\$ 1,110,000.00
North Flowing Well	Walls	1.429	1,000,000.00	\$ 1,429,000.00
	<b>Walls Total</b>			\$ 3,282,600.00
Firetower	Wheaton	0.245	110,000.00	\$ 26,950.00
Groover	Wheaton	0.1969	110,000.00	\$ 21,659.00
Gus Martin	Wheaton	1.6484	110,000.00	\$ 181,324.00
	<b>Wheaton Total</b>			\$ 229,933.00
	<b>Grand Total</b>			<b>\$ 11,753,271.00</b>

SPLOST Cash Flow  
as of December 31, 2021

Bank Balance as of December 31, 2021 (includes LMIG 2020 deposit of \$635,648)	5,418,236.02
Total Cash	5,418,236.02

Current Encumbrances:

5 Panasonic Toughbooks	9,887.60
5 Vehicles for Sheriff's Office	9,822.08
Jail Van	50,234.00
(2) Boilers (water heaters)	134,399.00
Jail Oven	26,250.00
E911 Consoles	100,000.00
Fire Truck (including equipment)	417,139.00
Ramp at Landfill	57,350.00
City of Leesburg Downtown Redevelopment	192,589.52
Equipment for the UA (includes valves for Glendale Road)	202,312.36
Lease for 30 tasers for 5 year period	6,120.07
Liberty Holding Pond (\$12,000 Mike Talley, \$11,850.00 Lanier, \$75,000 construction) - estimated	33,130.00
Generator for T Page Tharp Building	4,878.11
Painting and LED Lighting	300,000.00
Floors in USDA, DFACS and Tharp Buildings	100,000.00
Repairs to T Page Tharp Building	404,795.15
Library LED Grant	19,000.00
Motorola Contract (total contract amount 2,238,115.54) Encumbering this amount over 24 months	373,019.24
Windows at Courthouse Annex	60,000.00
CDBG Grant	100,000.00
Grand Island Roadway Grading Project	453,585.00
Total of Encumbrances	3,054,511.13

Total Cash Available to spend on projects as of December 31, 2021	2,363,724.89
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Anticipated Revenue (through June 30, 2022)	2,445,173.36
Avg \$ 349,310 per month for 7 months (after transfer to Smithville and Leesburg)	

TSPLOST Cash Flow  
as of December 31, 2021

Bank Balance as of December 31, 2021 (Included LMIG 2021 deposits)	3,845,224.64
Total Cash	3,845,224.64
 Current Encumbrances:	
Lease payments on Public Works equipment	187,522.20
Signs	12,793.61
Culverts	10,000.00
Other Capital Equipment	36,701.00
2 JD HX6 and 1 JD Flex Wing Mowers	17,188.00
2- Ford F-150 Trucks	63,868.56
Bruner Lane relocation of power poles	39,621.00
Road At Grand Island	871,597.20
Forrester/Westover Connection	1,242,392.34
Bronwood Road	7,650.25
Glendale Subdivision	268,070.62
Pheasant Drive	133,705.13
Sidewalk Participation on Firetower Road (Design)	8,736.00
LMIG SAP (we received \$90,000 from DOT for this project)	248,850.00
Total of Encumbrances	3,148,695.91
<b>Total Cash Available to spend on projects through December 31, 2021</b>	<b>696,528.73</b>
 <b>Anticipated Revenue (through June 30, 2022)</b>	
Avg \$ 349,310 per month for 7 months (after transfer to Smithville and Leesburg) (based on prior 12 months deposits)	2,445,170.00

ARPA Cash Flow  
as of December 31, 2021

Bank Balance as of December 31, 2021	<u>2,711,392.77</u>
Total Cash	<u><u>2,711,392.77</u></u>
Current Encumbrances:	
Water/Sewer projects on Hwy 19	600,000.00
Water/Sewer projects on Hwy 82	600,000.00
Broadband	1,200,000.00
Covid vaccine incentive pay (estimated)	65,380.17
Public Safety Grant Checks	<u>154,127.05</u>
Total of Encumbrances	<u><u>2,619,507.22</u></u>
<b>Total Cash Available to spend on projects through June 2022</b>	<u><u><b>91,885.55</b></u></u>

We anticipate receiving and additional \$2,912,797 by May/June 2022

Motorola Equipment \$ 2,238,115.54 to be paid in two installments of \$1,119,057.77  
10/15/22 and 10/15/23 (Currently being encumbered in SPLOST)