



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, FEBRUARY 22, 2022 AT 6:00 P.M.

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

MEETING AGENDA
VOTING 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. | <u>INVOCATION</u>
Pastor Robin Chaplin, Victory Baptist Church, to lead the invocation. | |
| 2. | <u>PLEDGE OF ALLEGIANCE</u> | |
| 3. | <u>CALL TO ORDER</u> | |
| 4. | <u>APPROVAL OF MINUTES</u>
(A) Consideration to approve the minutes for the Board of Commissioners meeting for February 8, 2022. | A - D |
| 5. | <u>CONSENT AGENDA</u>
NONE | |
| 6. | <u>NEW BUSINESS</u>
(A) Recognition of employees' years of service.

(B) Bill Walter, Masonry Restoration Technologies & Services, LLC, to address the Board regarding the following projects: the T. Page Tharp Building, the Gymnasium, and the Courthouse Annex windows. | 1

2 - 13 |
| 7. | <u>PUBLIC HEARING</u>
NONE | |
| 8. | <u>DEPARTMENTAL MATTERS</u>
<u>Building Inspection/ Business Licenses</u>
(A) Consideration to approve an application for an off-premises alcohol license (wine and malt beverages) for Philema Express, LLC. | 14 - 21 |
| | <u>Fire and Emergency Services</u>
(B) Consideration to approve the purchase of two Lucas Devices. | 22 - 23 |
| | <u>Public Works</u>
(C) Consideration to approve a 36 month, 2000 hour lease for an Alamo mower with Flint Equipment. | 24 - 25 |

9. **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

NONE

10. **COUNTY MANAGER'S MATTERS**

(A) Updates on County projects.

26 - 31

(B) Consideration to approve an Underground Easement with Georgia Power for land located at Wisteria Lane (Tax Parcel ID No. 050B 631GR2) in Land Lot 240 of the 1st District of Lee County, Georgia.

32 - 35

11. **COMMISSIONER'S MATTERS**

NONE

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 next regularly scheduled County Commission Meeting is **Tuesday, March 8, 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, FEBRUARY 8, 2022 6:00 P.M.

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

MEETING MINUTES
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

The Lee County Board of Commissioners met in a work session on Tuesday, February 8, 2022. 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, and Commissioner Rick Muggridge. Commissioner George Walls attended via phone. Staff in attendance was County Manager Christi Dockery and County Attorney Jimmy Skipper. County Clerk Kaitlyn Sawyer was absent. The meeting was also streamed on Facebook Live.

INVOCATION

Pastor Les Reed, Alpha Baptist Church, led the invocation.

PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

Possible consideration of a motion of reconsideration of previous business related to the Guy Joiner zoning matter (Z21-009) in accord with Sec. 2-39 of the Lee County Code of Ordinances.

At the January 25, 2022 Board of Commissioners meeting, the vote for this item led to some confusion. Therefore, it will be brought back before the Board tonight for clarification.

Commissioner Wheaton made the **MOTION** to reconsider the previous business related to the Guy Joiner zoning matter (Z21-009) in accord with Sec. 2-39 of the Lee County Code of Ordinances. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Muggridge and Commissioner Walls voting yea.

Commissioner Walls made the **MOTION** to deny an application from Guy Joiner (Z21-009), as submitted 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, in accord with Sec. 2-39 of the Lee County Code of Ordinances. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was opposed with Commissioner Muggridge and Commissioner Singletary voting nay. Chairman Mathis abstained his vote. Per County Attorney Skipper, the application remains pending as the **MOTION** did not pass nor fail.

APPROVAL OF MINUTES

(A) **Consideration to approve the Board of Commissioners meeting minutes for January 25, 2022.**

Commissioner Muggridge made the **MOTION** to approve the Board of Commissioners meeting minutes for January 25, 2022. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Walls voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

NONE

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Planning, Zoning, & Engineering

- (A) **Consideration to approve an application from Joe and Beth Pollock (Z21-010), as submitted 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. PUBLIC HEARING HELD JANUARY 11, 2022**
At the January 25, 2022 Board of Commissioners meeting, this item received a motion, but the motion was not seconded. Therefore, it will be brought back before the Board tonight for clarification.

Commissioner Muggridge made the **MOTION** to deny the application from Joe and Beth Pollock (Z21-010) 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. Commissioner Walls seconded the **MOTION**. The **MOTION** was approved with Commissioner Singletary voting yea and Commissioner Wheaton voting nay. With a majority vote (3-1), the application was hereby denied.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) **Consideration to appoint one member to the Southwest Georgia Regional Commission to fulfill a current vacancy for a term of one year. New term expires 01/01/2023. Letter of interest in appointment received from Jason Scott.**

Commissioner Wheaton made the **MOTION** to appoint Jason Scott to the Southwest Georgia Regional Commission for a term of one year, expiring 01/31/2023. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Muggridge and Commissioner Singletary voting yea.

COUNTY MANAGER'S MATTERS

- (A) **Updates on County projects.**
County Manager Christi Dockery discussed ongoing projects in the County: (1) The T. Page Tharp Building restoration project should be completed by the end of this month, February 2022, and this building will be 100 years old this year, and (2) staff will be working on documents pertaining to the approximately \$12,000,000 received for the Broadband grant and its accompanying projects.
- (B) **Consideration to authorize staff to put out a bid for garbage services.**
Chairman Mathis stated that the current contract is almost at an end. Commissioner Singletary asked if on the request for proposals, we would specify a time length for the winning contract as the current contract had such a long term. Chairman Mathis agreed the term for the new contract did not need to be as long as that of the current contract. Commissioner Muggridge inquired about the possibility of having the chosen contractor

handle the billing. Commissioner Singletary agreed, stating it would make the process a bit more seamless for citizens. Chairman Mathis suggested the Board send all suggestions to staff to take under consideration in the writing of the bid documents. Commissioner Singletary added that he would like to see a proposal with billing and one without billing. There are approximately 10,000 cans in Lee County.

Commissioner Singletary made the **MOTION** to authorize staff to put out a bid for garbage services. Commissioner Muggridge seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls and Commissioner Wheaton voting yea.

(C) **Consideration to approve a change order for Oxford Construction for the Grand Island Roadway Grading project.**

Chairman Mathis summarized the change order, stating that the project will now involve pipes instead of a culvert, due to material availability and demands.

Commissioner Muggridge made the **MOTION** to approve a change order for Oxford Construction for the Grand Island Roadway Grading project substituting a 48" reinforced concrete pipe in lieu of the 6' x 5' box culvert included in the original contract price of \$453,585.00 that would produce a final cost of \$418,297.00, which is a savings of \$35,288.00. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

COMMISSIONER'S MATTERS

NONE

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

NONE

EXECUTIVE SESSION

NONE

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.

Paul Clayton – Paving of Old Leslie Road

Sam Johnson – Paving of Old Leslie Road

Henry Jones- Commending Lee County Public Works on their fast response to putting up speed limit signs and discussing the speed limits on Winifred Road.

ANNOUNCEMENTS

(A) The next regularly scheduled County Commission Meeting is **Tuesday, February 22, 2022 at 6:00pm.**

ADJOURNMENT

The meeting adjourned at 6:19PM.

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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DRAFT



**MEMORANDUM
LEE COUNTY BOARD
OF COMMISSIONERS**

TO: Honorable Board of County Commissioners
SUBJECT: Employee Years of Service Recognition
MEETING DATE: Tuesday, February 22, 2022

Please recognize the following employee for their many years of service to Lee County:

5 years – Riccardo Daniels – Water/Wastewater Operator

February 8, 2022

Christi Dockery, Lee County Manager
102 Starksville Avenue North
Leesburg, Georgia 31763

MRTS, LLC



Re: Lee County Window Repairs and Replacement Agreement

Dear Christi,

We are pleased to submit an agreement form for the window work being done for Lee County. The Lee County Board has approved the work, during their meeting, on the Gymnasium for replacement of window units, and Lee County Annex (104 Leslie Highway, Leesburg, GA 31763) for the repairs to the exterior of the windows.

Work and Scope:

- Lee County Gymnasium
 - 14 full units
 - Two fixed units and one awning style operative unit per opening
 - Thermal units with Low E glass
 - Impact resistant glass at lower fixed unit
 - Two openings styled to have lower unit slide upward for fan vent
 - Will have grill at the opening
 - Total Cost installed \$ 49,885.00

- Lee County Annex
 - 40 window units
 - Inspect perimeter sealant
 - This was replaced during painting project
 - Repair if and where needed
 - Remove exterior portion of gasket at glass to a 90-degree cut
 - Alcohol clean glass and metal proximate to glass
 - Prime metal and install DOW 795 Silicone sealant at joint
 - Clean, prime and install DOW 795 Silicone at all metal to metal joints
 - Total Cost for this work..... \$ 9,855.00

Accepted Signature: _____

Printed name: _____

Title: _____

Date: _____ PO #: _____

Bill Walter

William (Bill) E. Walter, MRE, CSI
Masonry Restoration Technologies & Services, LLC
4775 Bowsher Rd. - Lima, Ohio 45806 - P/F 567.712.6376 - (c) 419.863.4079
bill@masonrytechnologies.com - www.masonrytechnologies.com - [facebook.com/mrts](https://www.facebook.com/mrts)

February 22, 2022

MRTS, LLC



To the Board of Lee County:

After considerable discussions about some recommendations and changes in the scope of work, with Lee County officials, we have re-presented our thoughts on the renovations and repairs for the Lee County Gym. Thank you for the acceptance of this work!!!

We see the vision for this work and am excited about the possibilities.

We look forward to this opportunity!!!

Bill Walter



William (Bill) E. Walter, MRE, CSI

Masonry Restoration Technologies & Services, LLC

4775 Bowsher Rd. - Lima, Ohio 45806 - P/F 567.712.6376 - (c) 419.863.4079

bill@masonrytechnologies.com - www.masonrytechnologies.com - facebook.com/mrts

PROPOSAL ACCEPTANCE

Signed: _____

Printed Name: _____

Position: _____

Date: _____

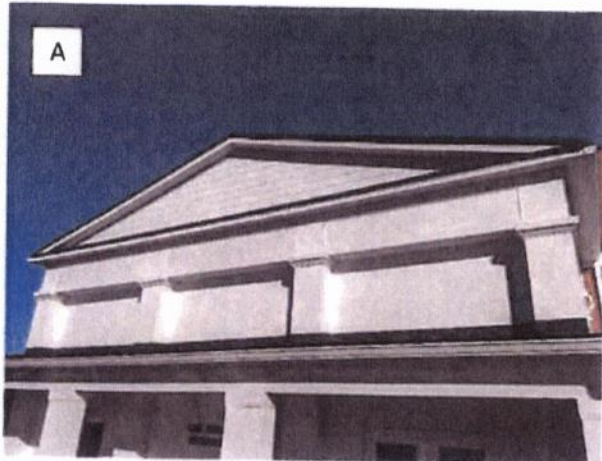
Summation of the costs for the approved work items listed above:

- A. Install three windows above the entrance -- \$ 17, 225.00
- B. Install blinds for the three windows in item A -- \$ 2,400.00
- C. Renovate the alcove in the front entrance -- \$ 11,835.00
- D. Remove bathroom heaters and install mirrors-- \$ 23,440.00
 - a. Includes repair and paint walls
 - b. Includes epoxy floor finish with cove base
 - c. Includes new partitions
 - d. Includes hand heaters
 - e. Includes new Janitor door
- E. Renovate the two front entrance door systems -- \$ 24,000.00
- F. Replace four interior east pedestrian doors -- \$ 12,235.00
 - a. Two doors will be enlarged to approximately 40"
- G. Relocate electric service to the opposite side of wall -- \$ 38,000.00
- H. Refinish two wooden entrance door systems -- \$ 11,000.00
- I. Redirect two heater ducts through the masonry -- \$ 1,600.00
- J. Remove heater, cap off all gas and electric lines -- \$ 400.00
- K. Reposition power line running over stairs -- \$ 1,750.00
- L. Renovate exit staircase and install new door system -- \$ 36,210.00
 - a. Will include handicap hardware buttons and panic hardware
 - b. Will include enclosure for protection and restrictions

TOTAL COST FOR PROJECT..... \$ 180,095.00

TOTAL COST after applied Lee County discount..... \$ 176,000.00

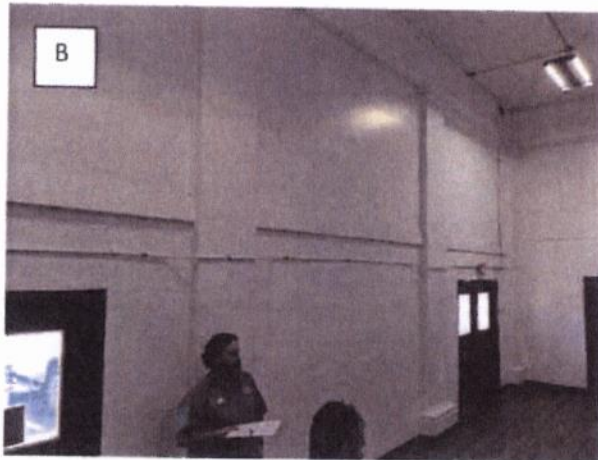
(Because of the current climate in the world, with supply chain issues and Covid interferences, we respectfully submit that these prices can only be held for fifteen (15) days from the date of this proposal. Please let us know how you wish us to proceed)



The three panels that reside over the porch at the western entrance will accept three fixed sash windows that will considerably raise the aesthetics, as well as provide the interior lobby with much needed daylight.

The shot below shows the interior of these three panels.

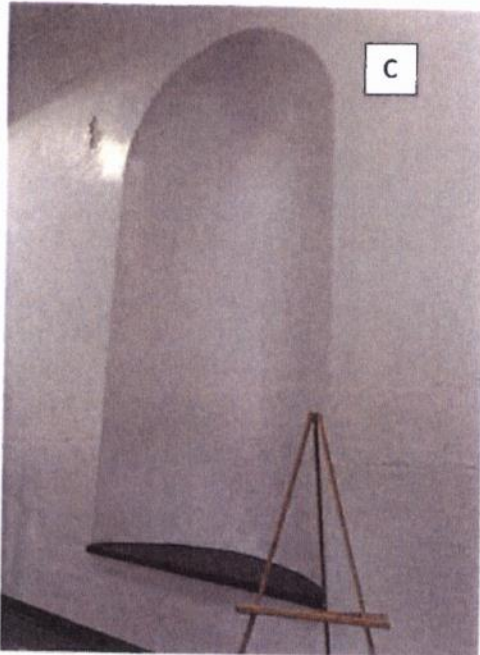
This includes all work to install with finish trim and finishes.



Here is the interior of the proposed three window installation area.

The ability to present these openings in a location that conceivably once had windows, and that will effectively provide daylight into this lobby is critically effective.

The glass can be treated to mitigate the UV rays most associate with the sun, as well as blinds either inside of the glass thermal pane or on the interior.



Alcove:

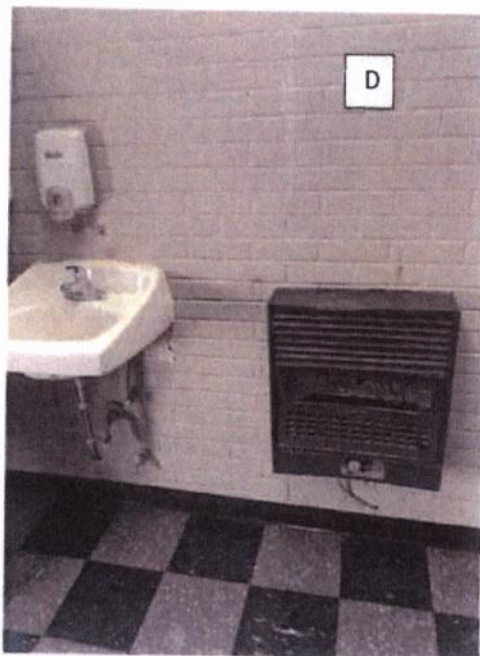
We will create a system of wood backing, curving to match profile, along with shelving at intervals allowing between 18" and 24" in between.

The front will have large wood with glass doors with proper wood mutton placement and hardware to match character of the interior building period. It will be locked capable, so the potential of trophy or articles of significance may be placed and secured.

Wood would be finished to matched interior gym entrance doors ultimate finish.

Walls of the Foyer will be repaired and painted, in a scheme approved by Lee County to add character and compliments to the wall designs.

The walls will have accent wood trim added to create dimensional breaks at natural locations.



Restrooms have a heater that has been stated is not used, and will not be. It is to be removed.

Sink is acceptable, and the possibility of adding a reflective surface, can be polished stainless to simulate a mirror, or even a tempered glass mirror if so desired.

Soap dispenser can be relocated. If mirror option is accepted. Wall finishes will be repaired and painted to compensate for openings or attachment scars from heater.

A new door will be installed in the men's restroom at the janitor's closet.

Electric hand driers will be installed in both restrooms.



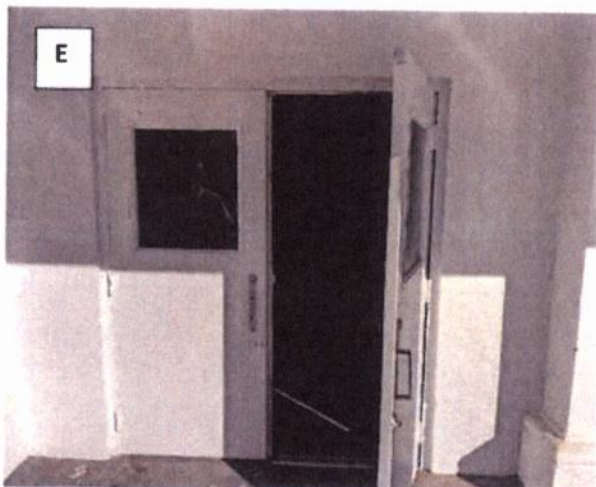
We will add a new separation partitions between urinals and toilets in both front restrooms.

We will add new nonmetal partitions that will match design concept of the toilet partition, and have a floor stanchion out at the end of the partition to provide needed stability.

The walls will be painted, and the floor will receive an epoxy coating.

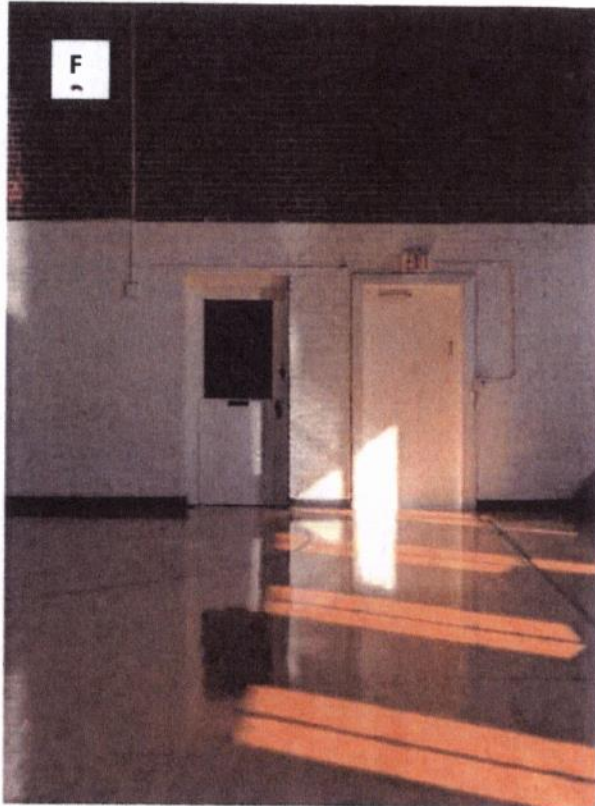
The heater will be removed and the supply lines will be terminated.

Windows will be replaced with thermal pane units, not operable, unless otherwise requested.



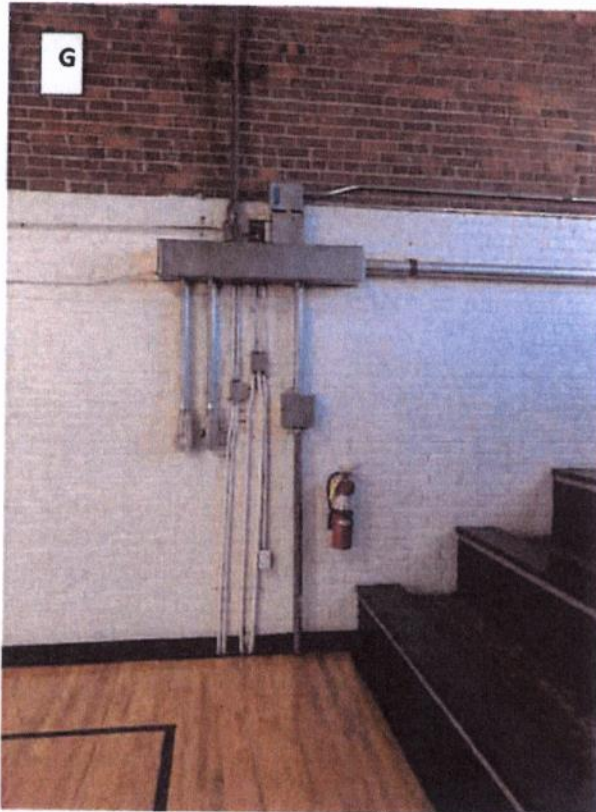
Two entrance door systems that currently exist at the west entrance are dated and require said updates and safety mechanisms to insure proper access and egress with panic hardware, proper vision light (glass) dimension with safety elements and thresholds to withstand traffic and be weather resistant.

Consideration for the replacement of the two systems is close to being more economic as well as practical for the long-term duration.



These four doors (two on each side of the gym wall here) will be replaced with new metal doors with current safety hardware and glass lights to pass vision dimension standards. Outside door of the two, on each side, will be enlarged to approximately 40".

They will be white when complete unless otherwise directed.

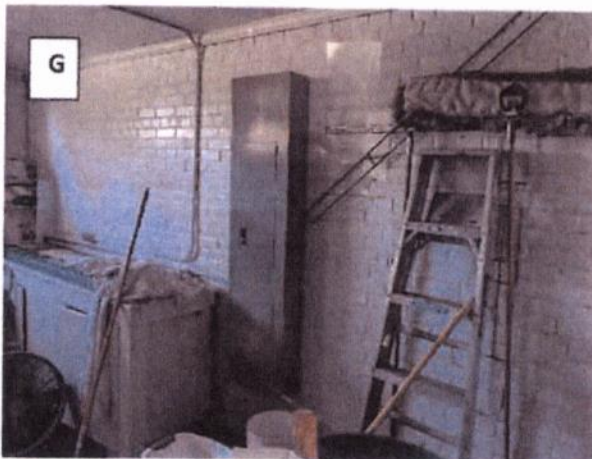


We propose working with a certified electrician to actually move this electric system located on the interior wall surface of the gymnasium, to the interior of the same wall, a photo of this location is shown below.

Dialogue with Jeremy indicated that the area below the floor and underneath the steps is accessible to aide in this work.

A later photo will indicate a conduit that can also be repositioned along with this work at the same time.

Wall surfaces will be repaired to do away with the effects of this system having been at this location.



This is wall surface that will accept the electric setup currently opposite side of the wall location.

Items on the interior that would impede this work will be relocated.

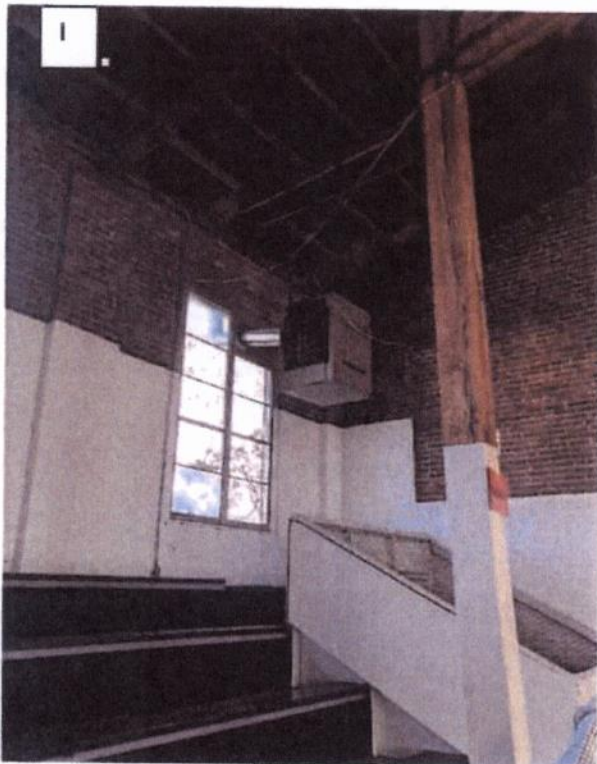


These two entrance doors are candidates for refinishing back to a virgin wood appearance.

We expect that the current paint applications can successfully be removed and the wood repaired as needed and stained and clear treated with fantastic visual results.

The hardware will be cleaned and refinished and treated to match itself as needed.

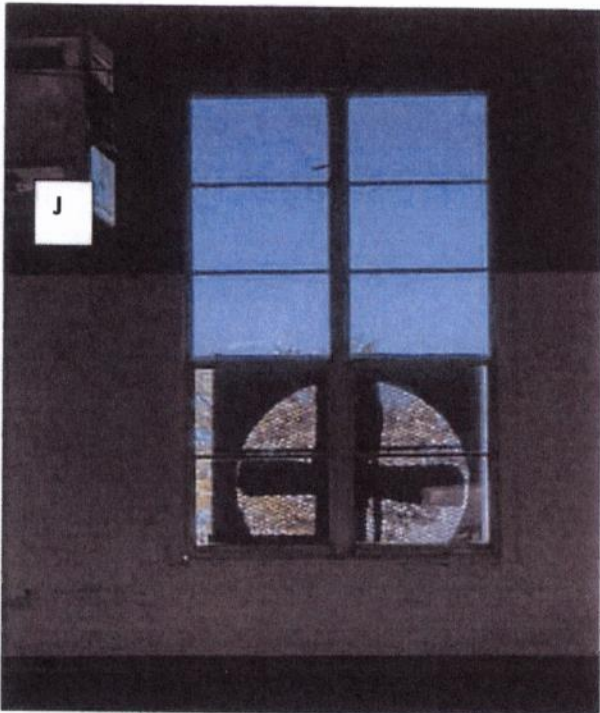
We anticipate that these doors can be removed and taken off site for this restoration work. Transom also is in a position to be removed for work.



This heater, as well as the one catty-corner from this photo above, will remain.

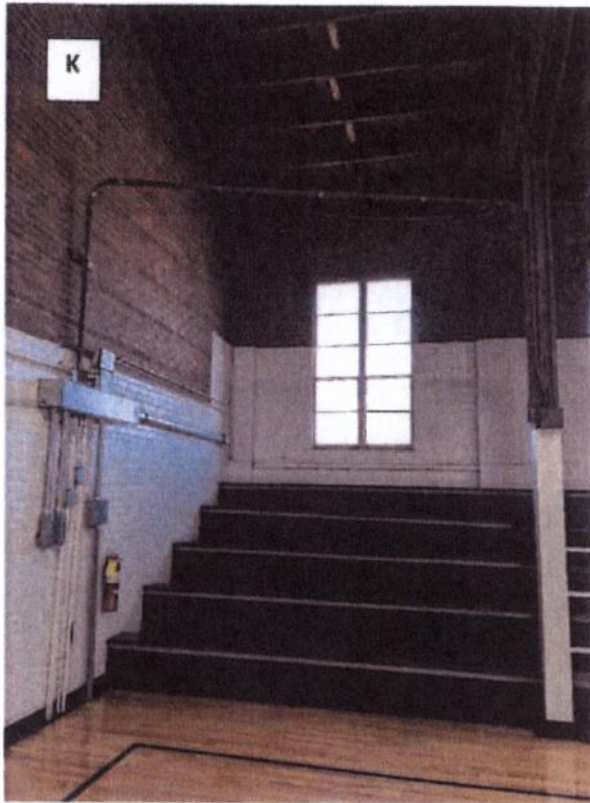
With the proposed new windows, the vent ductwork now exiting through the glass, will be repositioned out through the masonry wall.

This work is set up to be done when the new windows are installed, and is not dependent on the other work being described in this photo text,



This heater to the left in the photo will be removed as it is not being utilized nor is it planned for use.

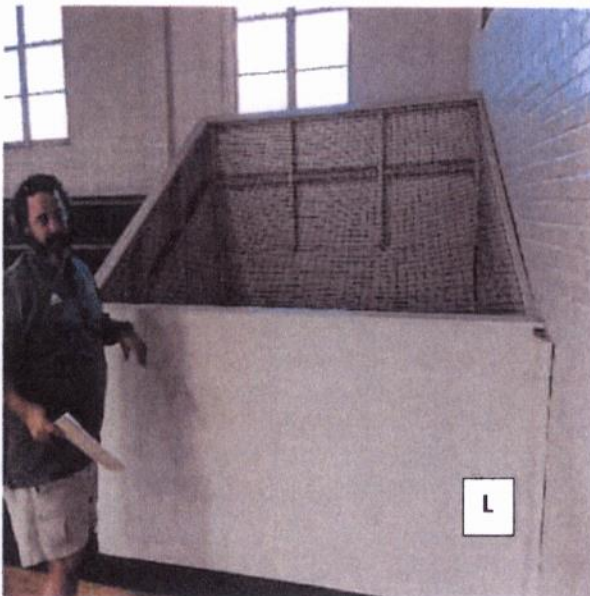
The window is being considered for replacement.



This photo depicts the power conduit that runs from the supply congested on the wall at the left and base of the steps.

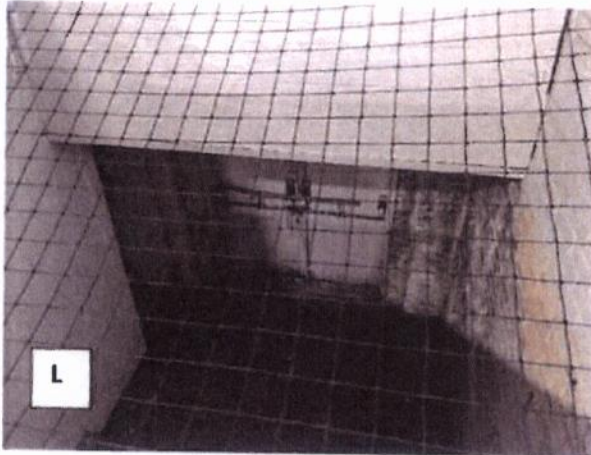
With Jeremy letting us know that access under the steps and floor can be had, the ability to run this power line under the steps and then up that post, now in the photo on the right, is possible and recommended.

It can be done when the power juncture boxes are repositioned into the room on opposite side of the wall.



Conversion to an ADA compliant entrance/exit:

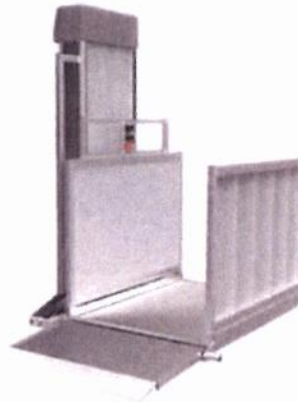
- Remove existing partition system
- Refinish walls and terminations
- Remove stair system
- Refinish walls at lower sections
- Pour new concrete floor to elevate to match exterior concrete pad
- Install new Doors with Handicap button controls and panic hardware for entrance and exit capabilities.
- Install wheel chair lift at a point where it would drop user at gym floor level
- Finish off top with walls and roof to prevent indirect access and provide a safe enclosure
- Paint all surfaces appropriately



The cost for the above described work in this handicap entrance renovation is \$32,210.00



A sample of what the chair lift will look like but will be more enclosed to restrain and protect the user.



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Lee County Fire and Emergency Services

342 Leslie Hwy

Leesburg Ga, 31763

229-759-6090

Feb 21,2022

The Honorable Board of Commissioners

Ref: Request to Purchase Two Lucas Devices

*Lee County Fire & Emergency Services request approval from the Lee County Board of Commissioners
To purchase Two Lucas Devices, Two External Power Supply, Two batteries for a total cost of
30,420.36.*

*I would recommend that the Lucas Devices be purchased from Stryker. This is the type of Lucas devices
that we currently have in use, as well of the stretchers that we currently use. Stryker provides a yearly
maintenance on the stretchers and the stretchers. The Lucas device is a specialty piece of medical
equipment that provides quality CPR for an extended period of time, allowing CPR to be given while
transporting a patient to the hospital.*

Respectfully,


David Forrester

Fire Chief



2 LUCAS

Quote Number: 10487558

Version: 1

Prepared For: LEE COUNTY FIRE AND EMER SVCS

Attn:

Remit to: **Stryker Medical**

P.O. Box 93308

Chicago, IL 60673-3308

Rep: Laura Persons

Email: laura.persons@stryker.com

Phone Number:

Quote Date: 02/04/2022

Expiration Date: 05/05/2022

Delivery Address

Name: LEE COUNTY FIRE AND EMER SVCS

Account #: 1123383

Address: 934 US HIGHWAY 19 S

LEESBURG

Georgia 31763-4879

End User - Shipping - Billing

Name: LEE COUNTY FIRE AND EMER SVCS

Account #: 1123383

Address: 934 US HIGHWAY 19 S

LEESBURG

Georgia 31763-4879

Bill To Account

Name: LEE COUNTY EMS GA

Account #: 1064603

Address: PO BOX 889

LEESBURG

Georgia 31763

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	2	\$14,204.86	\$28,409.72
2.0	11576-000071	LUCAS External Power Supply	2	\$342.76	\$685.52
3.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	2	\$662.56	\$1,325.12
Equipment Total:					\$30,420.36

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$0.00
Grand Total:	\$30,420.36

Prices: In effect for 90 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.



LEE COUNTY

Life works well here.

Lee County Public Works

Director
Danny Keener

759 Hwy 32 East
Leesburg, GA 31763
(229) 759-6028
FAX (229) 759-3332

General Supervisor
Anthony King

To: Lee County Board of Commissioners
From: Danny Keener
Subject: Boom Ax Tractor
Meeting Date: 02/22/2022

Lee County Public Works staff utilizes the 2017 John Deere 6105 E with an Alamo boom ax mower attachment almost every work day, depending on weather. Staff uses this equipment to trim back the right of way throughout the County. It is imperative that staff have a reliable tractor to effectively perform their job duties.

This tractor was originally leased for three (3) years and subsequently purchased in September 2020. This machine is beginning to cost the County a considerable amount in maintenance. At the present time we have spent **\$11,572.98** on the mechanical operation of this piece of equipment. We have used an additional **\$3,441.96** to repair multiple issues for the structural integrity. This comes to a total of **\$15,014.88** spent on this piece of equipment in the last 14 months.

Attached is a quote to replace the boom section and mower head of this piece of equipment. We would have to spend an additional **\$67,758.80** to accomplish this repair and get this mower back in operation; however we would still have the 2017 tractor.

We are respectfully asking the Board of Commissioners to consider leasing a new tractor with a new boom ax mower attachment through a State Contract with Flint Equipment. The monthly payment would be **\$3,834.74** for this new **36 month, 2000 hour lease** with a \$25,000.00 residual value at the end of the term. This lease quote has an expiration date of **3/31/2022** to keep us locked in at the quoted interest rate.

Thank You,

Danny Keener
Director of Public Works



Albany, GA
 Adairsville, GA
 Andrews, SC
 Atlanta, GA
 Aynor, SC
 Braselton, GA

Brunswick, GA
 Columbus, GA
 Cuthbert, GA
 Dothan, AL
 Grovetown, GA
 Ladson, SC

Macon, GA
 Savannah, GA
 Simpsonville, SC
 Troy, AL
 Walterboro, SC
 West Columbia, SC

CORPORATE OFFICE
 1206 Blaylock Street
 P.O. Box 3329
 Albany, GA 31706-3329
 229-888-1212
 www.flintequipco.com



Ship To: IN STORE PICKUP

Invoice To: LEE CO BOCC
 102 STARKSVILLE AVE N
 LEESBURG GA 31763

Branch 01 - C&F-ALBANY		
Date 01/21/2022	Time 9:01:04 (O)	Page 1
Account No 2568	Phone No 229-759-6000	Est No 03 008353
Ship Via	Purchase Order QUOTE	
Tax ID No	586000854	
	Salesperson MRB	

QUOTE EXPIRY DATE: 02/17/2022

SERVICE ESTIMATE - NOT AN INVOICE

Stock #: ? MISCELLANEOUS EQUIPMENT MS #: ?

Make: JD Model: 6105

Is to have the following work done

BOOM MOWER R&R

ADDITIONAL DESCRIPTION:

THIS IS A QUOTE TO REMOVE THE OLD ALAMO MOWER AND INSTALL THE NEW ONE.

Part#	Description	Qty	Price	Amount
02986401	boom	1	25145.53	25145.53
02986212SJ	mower head	1	25313.27	25313.27
SUBLET	MISC PARTS	1	6500.00	6500.00
			Parts:	50458.80
			Labor:	10800.00
			Sublet:	6500.00
			TOTAL:	67758.80

Authorization: _____

IMPORTANT WARRANTY NOTICE: Any warranties associated with the merchandise purchased hereunder are acknowledged to be from the manufacturer only and Flint Equipment Company has expressly disclaimed any warranty, either expressed or implied, including any implied warranty of merchantability or fitness for particular purpose. The seller neither assumes nor authorized any other person to assume for it any liability in connection with the sale of said products. Any limitation contained herein does not apply where prohibited by law

ACKNOWLEDGEMENTS: SERVICE CHARGE ON OVERDUE ACCOUNTS AT THE RATE OF 1.5% PER MONTH (18% PER ANNUM); RESTOCKING FEE 15%. THERE WILL BE NO REFUNDS ON SPECIAL ORDER PARTS AFTER 30 DAYS FROM INVOICE DATE OR ANY ELECTRICAL PARTS. Delivery and acceptance of the above-described merchandise is hereby acknowledged. Stated price is agreed to and this invoice shall be payable not later than on the 10th of this month following the date hereof. All returns for credit must be made within ten (10) days from the date hereof and accompanied by this invoice. All returnable parts are subject to a restocking charge. Late charges shall be assessed on all past due amounts.

Customer's Signature _____ Date _____



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

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
- Chad Griffin, Still Water Engineering, working on verifying the property lines

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
 - Renewed January 11, 2022
 - Estimated Start Date: Fall 2022
 - DNR hired EMC Engineering to survey property for canoe/kayak ramp
- DNR Lease Parcel Survey Estimated Completion: March 2022
- 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: ¾ 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
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting
 - **Committee Members:** Art Ford, Tim Summers, Tom Summers, 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

Courthouse Annex and Gymnasium Windows

- Project overseen by Bill Walter, Masonry Restoration Technologies & Services, LLC
- On December 14, 2021, the Board voted unanimously to allow the Courthouse Annex Window Sealant Project and the Gymnasium Window Replacement Project to be added to the existing contract for the Tharp Building Restoration Project for an estimated cost of \$56,840.00
- Courthouse Annex Windows Sealant Project
 - Completion Date: February 2022
- Gymnasium Window Replacement Project
 - Estimated Start Date: March 2022

COVID

Current Reported COVID-19 Numbers:

COVID-19 Cases in Lee County

	TOTAL TO DATE	TOTAL TO DATE PER 100K	DAILY AVERAGE	DAILY AVERAGE PER 100K
Lee	7,185	24,140	11	36
Georgia	2,376,463	22,591	3,004	29

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.
- RFP for Construction
 - Bid Opening: January 6, 2022
 - BOC awarded bid on January 11, 2022 to **Popco, Inc.** to not exceed \$829,621.26
- Project estimated to be complete within 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
- 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
 - BOC awarded the bid on December 14, 2021 to **Oxford Construction** for \$453,585.00
 - Estimated Start Date: February 2022 (Weather Permitting)

LMIG Funds

- **FY2021 SAP**
 - Application submitted April 15, 2021
 - Application Approved: May 18, 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**
 - BOC awarded bid on September 14, 2021 to **Peek Pavement Marking, Inc.** for a total award amount of \$248,850.00 for the project, per your proposal, along with the agreed upon decrease in price by \$4,800.00, or \$1,200.00 per road, for Public Works crews removing old signs and posts, resulting in a final cost of \$244,050.00
 - Project Began: November 2021
 - Completed: February 2022
- **FY2022**
 - Application Submitted: January 24, 2022
 - Application Approved: January 25, 2022
 - For use in resurfacing the following roads: Palmyra Road, Story Lane, Haley Drive, Pineridge Drive, Southhill Drive, East Century Road, Cookville Road, Stocks Dairy Road, Woodstone Circle, Waterbury Court, Wayside Court, Winners Court, Groover Street, and Gus Martin Road
 - Funds to be Received from GDOT: \$612,489.86
 - Total, with 30% match from Lee County: **\$796,236.82**
 - Staff writing RFP Documents

Commercial Land Development Permits

- Artesian City Federal Credit Union
- DeSoto Silicon Ranch
- Finish Line Storage 2
- Forrester Community Church, Forrester Parkway
- Grand Island Redevelopment
- Joseph W. Jones Crematorium

- Ledo Self Storage 2
- Lovers Lane Road Well
- Millright CNC, Pinewood Road. Estimated Completion: February 2022
- Mini Warehouse Office, Hwy 82
- Plantation Storage 2
- Oaklee Investment, LLC
- Sumter EMC Pole Yard. Estimated Completion: March 2022
- Tidal Wave Auto Spa, Forrester Parkway
- Woodgrain Millwork
- Pheasant Drive Extension
- Oakland Crossings Drive Extension
- Brittany Lakes 2
- Cypress Cove 3
- Groves 4
- Hill Ridge 3
- Live Oak 3
- Quail Valley 4

Pirates Cove

- Eagle Scouts will be building three wooden benches along the inside of the trail
 - To be grounded by cement and made with weather resistance wood

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

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
- Estimated Start Time: March 2022

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**
- Bid Opening: July 8, 2021
- BOC awarded bid on July 13, 2021 to **Midwest Maintenance, Inc.** for **\$575,608.00**
- Estimated Completion: February 2022
- Replacement mortar to fit the historical profile and 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

No RFPs or RFQs are currently open.

Recently Awarded

Water System Improvement Project- Highway 82

- Bid Opening: January 6, 2022
- BOC awarded bid on January 11, 2022 to **Popco, Inc.** to not exceed **\$829,621.26**
- BOC awarded Engineering Services, following a RFQ, to **Lanier Engineering** on September 14, 2021
 - Will oversee the project

Consoles for E-911 Center

- Four (4) consoles
- Bid Opening: December 2, 2021
- BOC awarded bid on December 14, 2021 to **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: December 13, 2021
- BOC awarded the bid on December 14, 2021 to **MetroPower, Inc.** for **\$38,141.00**
 - Estimated Completion: March 2022

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 the bid on December 14, 2021 to **Oxford Construction** for \$453,585.00
 - Estimated Start Date: February 2022 (Weather Permitting)
- Deadline June 2022

Future

Residential Garbage Services

- Staff writing RFP Documents
- Projected Bid Opening: April 2022
- Current Contract Expires June 2022

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 in 2022

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

FROM: Chris Boswell, General Manager, Lee County Utilities Authority

SUBJECT: Underground Easement at Wisteria Lane

MEETING DATE: Tuesday, February 22, 2022

MOTION/RECOMMENDATION

Motion to approve an Underground Easement with Georgia Power for land located at Wisteria Lane (Tax Parcel ID No. 050B 631GR2) in Land Lot 240 of the 1st District of Lee County, Georgia.

BACKGROUND

This easement will allow Georgia Power to provide electrical power for the new Utilities Authority well currently being built in the area of Wisteria Lane. Furthermore, the referenced easement allows this power source to be installed underground (reducing hazards, power outages, storm damage, and is a more reliable power source).

The new well is a large investment for Lee County's current and future development.

The Authority Board and staff would like to thank Lee County BOC and staff for the help with the construction of this new well.

ATTACHMENTS

Underground Easement

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2022010046 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 10549137-GPC9596-0-0
NAME OF LINE/PROJECT: LEE COUNTY UTILITIES -LOVERS LANE - LEESBURG (LEE COUNTY)
DISTRIBUTION LINE

PARCEL NUMBER 002

STATE OF GEORGIA
LEE COUNTY

U N D E R G R O U N D E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 102 Starksville Ave N, Leesburg, GA 31763-4548, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at WISTERIA LANE, LEESBURG, GA 31763 (Tax Parcel ID No. 050B 631GR2) in Land Lot 240 of the 1ST District of Lee County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary

PARCEL 002

NAME OF
LINE/PROJECT:

LEE COUNTY UTILITIES -LOVERS LANE - LEESBURG (LEE
COUNTY) DISTRIBUTION LINE

apparatus, fixtures and appliances; the right to stretch communication or other lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 002

NAME OF
LINE/PROJECT:

LEE COUNTY UTILITIES -LOVERS LANE - LEESBURG (LEE
COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA

Witness

Notary Public

By: _____ (SEAL)

Name: BILLY MATHIS

Title: BOARD CHAIR

Attest: _____ (SEAL)

Name: KAITLYN SAWYER

Title: COUNTY CLERK

[CORPORATE SEAL]