



BOARD OF COUNTY COMMISSIONERS

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

MONDAY, SEPTEMBER 26, 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
George Walls, Commissioner	District 5
	District 4

COUNTY STAFF

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

	<u>PAGE</u>
1. <u>INVOCATION</u> Reverend Laurel Griffith, First United Methodist Church of Albany, 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 September 13, 2022.	A - B
5. <u>CONSENT AGENDA</u> NONE	
6. <u>NEW BUSINESS</u> (A) Recognition of employees' years of service.	1
7. <u>PUBLIC HEARING</u> NONE	
8. <u>DEPARTMENTAL MATTERS</u> NONE	
9. <u>CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES</u> NONE	
10. <u>COUNTY MANAGER'S MATTERS</u> (A) Updates on County projects.	2 - 6
(B) Consideration to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation.	7 - 10
(C) Consideration to approve the Letter of Engagement from Mauldin & Jenkins for the FY22 audit.	11 - 17

- (D) Consideration to approve an updated Schedule of Fees and Charges. 18 - 32
- (E) Consideration to approve the application for FY 2023 LMIG funds. 33 - 58
- (F) Consideration to approve an agreement for professional services with Advanced Engineering Services, LLC. *HANDOUT*

11. COMMISSIONER’S MATTERS

NONE

12. UNFINISHED BUSINESS

NONE

13. COUNTY ATTORNEY’S MATTERS

- (A) Consideration to adopt a Resolution Approving the Plan of Finance for the Benefit of LCMC OPCO, LLC d/b/a Lee County Medical Center. 59 - 63
- (B) Consideration to adopt a Resolution to Establish a Temporary Moratorium on the Zoning, Permitting, and Construction of Mini-Warehouses. 64 - 67
- (C) Consideration to adopt a Resolution to Establish a Temporary Moratorium on the Zoning, Permitting, Construction, and Operation of Package Stores. 68 - 70
- (D) Consideration to adopt a Resolution to Establish a Temporary Moratorium on the Zoning, Rezoning, Development, Permitting, and Construction of Certain Ancillary Healthcare Facilities. 71 - 73

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, October 11, 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, SEPTEMBER 13, 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
George Walls, Commissioner	District 5
	District 4

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, September 13, 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, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Attorney Jimmy Skipper, and County Clerk Kaitlyn Sawyer. Finance Director Heather Jones and Public Works Director Danny Keener were also present. Commissioner Luke Singletary was absent. The meeting was also streamed on Facebook Live. Chairman Mathis called the meeting to order at 6:00pm.

INVOCATION

Matthew Lampley, Executive Pastor of First Baptist Church Albany, 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 August 23, 2022.**
Commissioner Wheaton made the **MOTION** to approve the Board of Commissioners meeting minutes for August 23, 2022. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) **Stormwater Engineer Mike Talley, Flint River Consulting, to present the mid-year review.**
Mr. Talley began the stormwater mid-year review by stating that Lee County has a stormwater system within the urbanized portions of the County, which is generally Century Road South, which falls under a state permit called a MS4 permit. This permit is renewed every five years and at the end of that five years, we must update the plan we use to comply with that permit. The current permit expires at the end of this year and staff believes EPD should issue the new permit in mid-December. Mr. Talley stated that staff would be soliciting a proposal from GMC, an ecological planning solutions office, to complete the plan update itself. They are experts in this area and Mr. Talley and Lee County have worked with them for many years. This process is expected in October or November.

Mr. Talley stated that we do not want to overly burden the citizens of Lee County with regulations, but at the same time we need to comply with the state's mandates to the County, which we are and will continue to do so. Mr. Talley noted that the costs for these plans are listed in the summary provided to the Board in the agenda packet, for the Board to review. Once the permit is issued, the County have six months to update it. The goal would be to start in January and have it to EPD in mid-February so that we may operate next year under the new permit. Mr. Talley added that even if the plan is not yet approved, we must operate as if it is.

Mr. Talley continued by stating that new this year is that the State of Georgia has a list called the 303D list, which is a section in the state regulation for impaired waters, with the purpose of seeing if creeks and rivers throughout the state are meeting their primary designated use. If they are not meeting their designated use due to a pollutant found, that waterway is listed on the 303D list and if there is an impaired water source running through your community that is covered by the permit, an impaired waters plan must be developed. Mr. Talley stated that unfortunately, currently both the Kinchafoonee and Muckalee Creeks are on this list. They are on the list because of animal waste and mercury in the fish tissue, the origin of which is unknown, as there are no heavy industries along the creeks.

Additionally, because Lee County has over 10,000 residents, a monitoring plan would also be required (involves physically taking samples throughout the year, forever). The cost to create an impaired waters plan would be approximately \$3,000.00 - \$5,000.00. The cost of sampling and sending those samples to the state, as required by the monitoring plan, is unknown at this time, but will be provided as soon as is made available. Once the permit is issued, samples will not need to be collected until the third or fourth quarter of next year, allowing for time to add whatever costs into the budget.

PUBLIC HEARING

(A) **A Public Hearing will be held to set the millage rate.**

Chairman Mathis opened the Public Hearing.

Chairman Mathis stated that the net mills for county government operations for this year is 12.406, a decrease from last year.

With no comments or questions from the Board or audience, the Public Hearing was closed.

Consideration to adopt a resolution to set the 2022 millage rate.

Commissioner Wheaton made the **MOTION** to adopt a resolution to set the 2022 millage rate as outlined in the 2022 tax levy. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

DEPARTMENTAL MATTERS

Building Inspection/Business Licensing

(A) **Consideration to approve an alcohol license application for Kenny Yelton, Family Dollar, for the off-premises retail sale of malt beverages & wine.**

Chairman Mathis if the Board had determined that situations such as this could be administrative decisions and not ones that had to come before the Board. County Manager Christi Dockery stated that she would check on that. County Attorney Jimmy Skipper added that he doesn't recall changing that protocol, but stated that it could be done. Chairman Mathis asked that we look into updating that respective code.

Commissioner Wheaton made the **MOTION** to approve an alcohol license application for Kenny Yelton, Family Dollar, for the off-premises retail sale of malt beverages & wine. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

E-911

(B) **Consideration to approve the construction of the new telecommunications tower.**

Chairman Mathis stated that there had been discussions in the past about the need for a tower and improved

coverage in the northern part of the County for Public Safety radio communications. Staff has looked into a few prospective properties/ existing towers, with one tower not being structurally adequate for our equipment and one landowners wanting too much of a lease payment every month to be on their tower, and we would be better off building our own tower.

Commissioner Walls stated that the other night, 911 went down for approximately 1.5 hours. E-911 Director Nikkie Celinski summarized that that issue was not due to a failure of the equipment on our end, stating that as part of Albany's P25 System, if there is a power outage or interruption of any kind at the core, it affects all the surrounding entities that are on the system, including Mitchell County, Thomasville, and Decatur-Grady. In that scenario, the E-911 Center is run using what is called site-trunking. Commissioner Walls asked, with it being due to a power outage, if the generator came on, to which Ms. Celinski replied that it would not have mattered if our generator came on because the issue was in Albany, not here. Citizens in Lee County did not lose the ability to contact 911. Chairman Mathis asked Ms. Celinski to look into what it may take for Lee County to be self-contained in this regard. Ms. Celinski will put together a plan.

Commissioner Wheaton made the **MOTION** to authorize staff to put out a bid for the purchase and construction of a new telecommunications tower. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

NONE

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery and Chairman Mathis discussed ongoing projects in the County: (1) Popco should complete the water extension project on Hwy 82 in the next two weeks, weather permitting; (2) the RFP for the CDBG project for Palmyra Mobile Home Park is out, to be awarded in the next 30 days, and staff is working on the necessary easements; and (3) there is an upcoming grant opportunity that staff will look into for water/sewer infrastructure improvements; at a future meeting, staff may request matching funds from the Board.

(B) **Consideration to approve an updated Schedule of Fees and Charges.**

County Manager Christi Dockery stated that this was simply a way to have all fees in one place within the County's Code of Ordinances, which will make it easier to update any in the future; there are no changes to the fees, they are in this document as they are found currently in the code. This item was tabled until the next meeting.

(C) **Consideration to declare vehicles and equipment surplus.**

Commissioner Walls made the **MOTION** to declare the following vehicles and equipment surplus: A 2011 Ford F-150 XL 4X4; VIN: 0045, a 2003 Ford F-150 XLT 4x4 Off Road; VIN: 7276, a 2007 Ford Crown Victoria; VIN: 3087, a 8 Foot Dog Box by Wolverine Coach, a 2015 Bad Boy 852 Outlaw Zero Turn Mower 61" Deck; SN: 1008, a Woods Turf Batwing Mower 12' Cut-PTO Driven; SN: 26131; Model: 9180-RD/, four (4) office chairs, 16 Computer Monitors (Viewsonic, Dell, and TG brands), and one (1) HP printer. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

(D) **Consideration to approve the application for FY 2023 LMIG funds.**

County Manager Christi Dockery stated that Commissioner Walls had asked that the portion of Graves Springs Road be added to the list. Chairman Mathis stated the Board would look over the provided information. The grant application is due February 1, 2023. This item was tabled until the next meeting.

COMMISSIONER'S MATTERS

NONE

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

- (A) **Consideration to approve the Assignment of Bonds, Lease and Other Bond Documents by and between SR DeSoto LLC, SR DeSoto I, LLC, the Lee County Development Authority, the Lee County Board of Commissioners, the Lee County Board of Tax Assessors, and the Lee County Tax Commissioner.**

County Attorney Jimmy Skipper summarized the document and the need for such in connection to the Silicon Ranch solar project. When the land was purchased for the solar project, SR DeSoto LLC believed they would have one customer, however, this one entity decided they were not going to be able to take all the electricity that was to be generated. Two more customers (EMCs) have now become attached to the project to take the rest of the power generated by the solar facility. The three entities now involved are referred to as SR Desoto I, SR DeSoto II, and SR DeSoto III.

Mr. Skipper stated that at the end of 2020 all parties, including SR DeSoto LLC and the County, amended the original MOU to assign the bonds. What this document does is simply allow all bond documents from 2020 under SR DeSoto LLC to be reassigned to SR DeSoto I, LLC. The Development Authority will consider this item as well at their next scheduled meeting on September 15.

Commissioner Wheaton made the **MOTION** to approve the Assignment of Bonds, Lease and Other Bond Documents by and between SR Desoto LLC, SR DeSoto I, LLC, the Lee County Development Authority, the Lee County Board of Commissioners, the Lee County Board of Tax Assessors, and the Lee County Tax Commissioner. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

- (B) **Consideration to approve Amendment No. 1 to the Amended and Restated Memorandum of Understanding between SR Desoto LLC, SR DeSoto I, LLC, the Lee County Development Authority, the Lee County Board of Commissioners, the Lee County Board of Tax Assessors, and the Lee County Tax Commissioner.**

County Attorney Jimmy Skipper summarized the document and the need for such, stating that in connection to the Silicon Ranch solar project, this document amends the existing MOU to acknowledge an increase in scholarship funds provided to Lee County students from SR DeSoto LLC from the original \$10,000.00 to now \$20,000.00 per year over the life of this solar project, which should be 25 years.

Commissioner Wheaton made the **MOTION** to approve Amendment No. 1 to the Amended and Restated Memorandum of Understanding between SR Desoto LLC, SR DeSoto I, LLC, the Lee County Development Authority, the Lee County Board of Commissioners, the Lee County Board of Tax Assessors, and the Lee County Tax Commissioner. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

- (C) **Consideration to approve an Intergovernmental Contract with the Lee County Development Authority with respect to the development and construction of a hospital.**

Chairman Mathis stated that this was an agreement with the Development Authority to provide some funding for the hospital project. The Development Authority will consider this item as well at their next scheduled meeting on September 15.

Commissioner Wheaton made the **MOTION** to approve an Intergovernmental Contract with the Lee County Development Authority with respect to the development and construction of a hospital. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

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 spoke regarding the state of Old Leslie Road.

ANNOUNCEMENTS

(A) The next regularly scheduled County Commission Meeting is **Tuesday, September 27, 2022 at 6:00pm.**

ADJOURNMENT

The meeting adjourned at 6:24PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/1384701238726361>

CHAIRMAN

ATTEST: _____
COUNTY CLERK

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**MEMORANDUM
LEE COUNTY BOARD
OF COMMISSIONERS**

TO: Honorable Board of County Commissioners
SUBJECT: Employee Years of Service Recognition
MEETING DATE: Tuesday, September 27, 2022

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

5 years – Jonathan Sangster – Lieutenant/EMT-B



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 Waters Engineering, verified the property lines
- Final Design complete
- Deeds being drafted and easements to be requested from the property owner
- Utilities Authority will approve easements on September 15, 2022.
- RFP for Water Extension services published September 6, 2022
 - Bid Opening: October 11, 2022
 - Results will be brought to the Board on October 11, 2022

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
- Feasibility study will be conducted by Valdosta State University
- 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: $\frac{3}{4}$ 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 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: 33,179
- Smithville: 593
- Leesburg: 3,480

2021 Census Numbers

- Lee County: 33,411

Commercial Land Development Permits

- Ace Hardware Store
- Action Building
- Artesian City Federal Credit Union
- Brittany Lakes 2
- Buck Run 5
- Cypress Cove 3
- DeSoto Silicon Ranch Phase II
- Finish Line Storage 2
- Ledo Self Storage 2
- Live Oak 3
- Mini Warehouse Office, Hwy 82
- Oakland Crossings Drive Extension
- Oaklee Investment, LLC
- Plantation Storage 2
- Quail Chase 7
- Woodgrain Millwork

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
- Estimated Start Date: August 2022
 - Delay due to supply shortage

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.**
- EPD Southwest District Office is currently reviewing the project.
- RFP for Construction
 - BOC awarded bid on January 11, 2022 to **Popco, Inc.** to not exceed \$829,621.26

- Project estimated to be complete within the next 2 weeks

GIS

Road Layer

- Including road width, length, and speed limits

Utilities Mapping Project

- Purpose: To map all utilities in Lee County
 - Includes water mains, water valves, water towers, 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.

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
- Phoebe has filed multiple objections
- 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
 - Start Date: February 2022
 - Completion Date: June 2022
- August 2022: Georgia Department of Community Health approved modifications to the CON
 - Phase I Proposed Completion Date: December 15, 2022
 - Phase II Proposed Completion Date: March 15, 2024
- September 15, 2022: Development Authority Public Hearing

LMIG Funds

- **FY2023**
 - Application Due: February 1, 2023
 - Project discussions ongoing
 - Funds to be Received from GDOT: \$627,424.76
 - Total, with 30% match from Lee County: **\$815,652.19**
- **FY2022**
 - Application Approved: January 25, 2022
 - Completed Roads: Palmyra Road, Story Lane, Pineridge Drive, Southill Drive, East Century Road, Cookville Road, Stocks Dairy Road, Woodstone Circle, Waterbury Court, Wayside Court, Winners Court, Groover Street, and Gus Martin Road
 - Estimated Start for Haley Drive: September 2022
 - Funds to be Received from GDOT: \$612,489.86
 - Total, with 30% match from Lee County: **\$796,236.82**
 - Start Date: May 2022
 - Completion Date: August 2022

Sidewalks

- Georgia Department of Transportation, GDOT, has approved the City of Leesburg's request for funding assistance for sidewalks on State Route 3, State Route 32, and Firetower Road
- GDOT is committing up to \$304,000.00, or 70% of the project cost, whichever is less
- Awaiting notice regarding the status of this grant

Speed Limit Ordinance

- Approved by BOC at April 26, 2022 meeting
- Staff has submitted documents to GDOT
- Requested DOT examine Old Leesburg Road/State Route 133
- Awaiting GDOT review and approval

SPLOST VII

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

SPLOST VIII

- Possible Ballot Year: 2024

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
 - Under review

TSPLOST

- Collection: April 1, 2019 - March 31, 2024
- Cities and County began receiving revenue in May 2019

TSPLOST II

- Ballot Year: November 2022
- Joint meeting held Tuesday, June 21, 2022 at 5:00pm
- If voters approve continuation of TSPLOST II it will begin on April 1, 2024

RFPs and RFQs

Open

Storage Building for Parks and Recreation

- Approved by BOC at August 23, 2022 meeting
- Pre-Bid Meeting: September 22, 2022
- Bid Opening: September 29, 2022
- Results to be brought to the Board on October 11, 2022

LED Lighting in the Fire Stations

- Pre-Bid Meeting: September 20, 2022
- Bid Opening: October 4, 2022
- Results to be brought to the Board on October 11, 2022

Water System Improvements (2021 CDBG- Palmyra MHP)

- Overseen by Chad Griffin, Still Waters Engineering
- Bid Opening: October 11, 2022
- Results to be brought before the Board on October 11, 2022

Recently Awarded

Residential and Commercial Curbside Garbage Services

- Pre-Bid Meeting: August 9, 2022

- Bid Opening: August 23, 2022
- BOC awarded bid on August 23, 2022 to **Express Disposal** for an annual savings of \$144,885.12
- Previous Bid Opening: June 7, 2022
- Results brought before the Board on June 28, 2022
 - Bids rejected
- Services to begin September 2023
- Contract to be drafted

Landfill Retaining Wall Phase II

- Pre-Bid Meeting: July 28, 2022
- Bid Opening: August 11, 2022
- BOC awarded bid on August 23, 2022 to **Griffin Grading & Concrete** for \$127,164.10

Resurfacing of Haley Drive

- Pre-Bid Meeting: July 12, 2022
- Bid Opening: August 2, 2022
- BOC awarded bid on August 9, 2022 to **Oxford Construction** for \$289,893.15
- Start Date: September 12, 2022, weather permitting

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
- Estimated Completion: October 2022

Future

Courthouse Window Coverings

- Approved by BOC at May 25, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: October 2022

LED Lighting in all County Buildings

- Approved by BOC at March 23, 2021 meeting
- Projected Bid Opening: TBD

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

Flooring Services for County Buildings

- 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

Date: September 12, 2022

To: County/City Clerks

From: Suzanne Angell, Executive Director

Re: Authorizing Resolution for 5311 Program

It is again time for the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation (GDOT). The application deadline for FY2024 is October 31, 2022. As we do each year, the Southwest Georgia RC applies on behalf of the participating Counties/Cities in the Southwest GA region to provide rural public transportation.

Enclosed, please find an authorizing resolution allowing the Southwest Georgia RC to once again apply for 5311 funds on your County/City's behalf. We are asking for you to please place this item on your NEXT meeting agenda to seek approval of the 5311 authorizing resolution.

Once you have placed this action item on your agenda, please call or email Heather White at (229) 522-3552 (ext. 113) or hwhite@swgrc.org for confirmation and to inform her of the date of the meeting. When the resolution has been approved, signed and notarized, please return it by emailing to Heather or by US Postal Service to the address listed above.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you in advance for your assistance with this matter.

Serving Local Communities in ..

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR A GRANT FOR PUBLIC TRANSPORTATION ASSISTANCE UNDER TITLE 49 U.S.C., SECTION 5311.

WHEREAS, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Lee County Board of Commissioners
hereinafter referred to as the "Applicant",

1. That the Designated Official, SWGA Regional Commission hereinafter, referred to as the "Official" is authorized to execute and file an application on the behalf of the Applicant, a City/County government, with the Georgia Department of Transportation to aid in the financing of public transportation assistance pursuant to Section 5311 of the Federal Transit Act.
2. That the Official is authorized to execute and file such application and assurances or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.
3. That the Official is authorized to execute and file all other standard assurances or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.
4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.

5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.
6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9040.1G, FTA Certifications and Assurances for Federal Assistance 2022 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.
7. That the applicant has or will have available the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this _____ day of _____, 2022.

Authorized Official

Type Name and Title

Signed, sealed and delivered this _____ day of _____, 2022 **in the presence of**

Witness

Notary Public/Notary Seal

CERTIFICATE

The undersigned duly qualified and acting _____ of _____ (*Title of Certifying/Attesting Official*) (*Applicant's Legal Name*) certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on _____, 2022.

Name of Certifying/Attesting Officer

Title of Certifying/Attesting Officer

(Place Seal Here)

Transit Activity Report

Lee County

July 1, 2021 - June 30, 2022

Report Period

<i>Operation Parameters</i>	
Operation Hours 6:00am to 8:00pm M-F	
Office Hours 8:00am to 5:00pm M-F	
Vehicles in Service -	4

Total Statistics

Trips Performed	2,449
<i>Public Trips*</i>	30
Service Hours**	8,830
Service Miles**	141,885

Monthly Averages

Trips Per Vehicle -	612
Percentage of Total Trips That Are Public -	1.22%

Peak – 6:00am to 10:00am / 2:00pm to 6:00pm
Off Peak – 10:00am to 2:00pm / 6:00pm to 8:00pm

Trip Purpose

DCH Non-Emergency Medical	0
DHS - Division of Aging	1,066
DHS - DBHDD (Disabilities)	1,353
Public - Personal	30
Private Pay	0
Not Specified	0

* Public Trips are those trips that a general resident has paid out of pocket for transit services (i.e. a fare)

** Service Hours or Miles are defined by miles or hours that a transit vehicle is being operated while a consumer is on board.



September 1, 2022

Chairman and Members of the Lee
County Board of Commissioners
Lee County, Georgia
102 Starksville Avenue North
Leesburg, Georgia 31763

Attn: Christi Dockery, County Manager

We are pleased to confirm our understanding of the services we are to provide Lee County, Georgia (the "County") for the year ended June 30, 2022.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of Lee County, Georgia as of and for the year then ended. These statements will include the budgetary comparison information for the General Fund and any major special revenue funds. We will obtain and place reliance on the report of other auditors for the Lee County Board of Health, a discretely presented component unit, and the Development Authority of Lee County, a blended component unit of the County. Accounting standards generally accepted in the United States of America ("GAAP") provide for certain required supplementary information ("RSI"), such as management's discussion and analysis ("MD&A"), to supplement the County's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the County's RSI in accordance with auditing standards generally accepted in the United States of America ("GAAS"). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. Management has elected to exclude the MD&A from the financial statements. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Schedule of Changes in the County's Net Pension Liability and Related Ratios.
2. Schedule of County Contributions – Pension Plan.

We have also been engaged to report on supplementary information other than RSI that accompanies the County's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves,

and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole:

1. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.
2. Community Development Block Grant Program Project Cost Schedule.
3. Community Development Block Grant Program Source and Application of Funds Schedule.
4. Combining and individual fund statements.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of Lee County, Georgia and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from: 1) errors, 2) fraudulent financial reporting, 3) misappropriation of assets, or 4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or

governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

We plan to obtain and place reliance on the report of other auditors for the Lee County Board of Health, a discretely presented component unit of the County, and the Development Authority of Lee County, a blended component unit of the County, assuming that our communications with the other auditors and review of their audit report and the financial statements of the Lee County Board of Health and the Development Authority of Lee County provide sufficient and appropriate audit evidence on which to base our overall opinion on the aggregate blended and discretely presented component units.

We have identified the following significant risk of material misstatement as part of our audit planning:

1. Management's override of internal controls.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Lee County, Georgia's compliance with provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the County in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with: 1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; 2) additional information that we may request for the purpose of the audit; and 3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. You are also responsible for coordinating our access to information relevant to the preparation and fair presentation of the financial statements of component units which may include discussions with component unit management and their auditors. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving: 1) management, 2) employees who have significant roles in internal control, and 3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, or grant agreements that we report.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document. In the event that Mauldin & Jenkins is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that: 1) you are responsible for presentation of the supplementary information in accordance with GAAP; 2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; 3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and 4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

You acknowledge Lee County will not utilize Mauldin & Jenkins, LLC to store documents, data, or records on behalf of the County in accordance with the "Hosting Services" (see ET section 1.295.143) interpretation of the AICPA Code of Professional Conduct. The County is solely responsible for maintaining its own data and records.

In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the County's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.

Engagement Administration, Fees and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to Lee County, Georgia; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Georgia Department of Audits and Accounts or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately October 3, 2022 and to issue our reports no later than December 31, 2022. Meredith Lipson is the engagement partner and Justin Johnson is the engagement director. They are responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be \$42,500 for the year ended June 30, 2022, which includes \$7,500 for the audit of the Lee County Utilities Authority. Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

Reporting

We will issue written reports upon completion of our audit of Lee County, Georgia. Our report will be addressed to the Members of the County Commission for Lee County, Georgia. We will make reference to other auditor's reports on the Lee County Board of Health and the Lee County Development Authority in our report on your financial statements. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state: 1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and 2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that Lee County, Georgia is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to Lee County, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC



Justin Johnson



Meredith Lipson

RESPONSE:

This letter correctly sets forth the understanding of the Lee County, Georgia.

By: _____

Title: _____

Administration Fees

Open Records
If Printed: \$0.10 per page
If Mailed: \$0.20 envelope
CD or DVD: \$0.20 per disc
Postage: Varies by weight
Processing Time: The first 15 minutes of processing is free, with any time after that being charged the hourly rate of the lowest paid full-time employee with the necessary skill and training to respond to the request. <i>O.C.G.A. § 50-18-71</i>

Building Inspection Fees

Residential Building Fees

Living Area: \$50.00 per square foot (*See Valuations Below*)

Porch area: \$15.00 per square foot

Carport area: \$15.00 per square foot

Storage area: \$20.00 per square foot

Garage area: \$20.00 per square foot

Commercial Building Fees

Industrial Building: \$40.00 per square foot

Office Building: \$40.00 per square foot

Other Commercial \$40.00 per square foot

Valuations

Valuations up to and including \$15,000.00, the fee shall be \$6.00 per thousand.

Valuations over \$15,000.00 and up to and including \$100,000.00, the fee shall be \$90.00 for the first \$15,000.00 plus \$4.00 for each additional thousand or fraction thereof.

Valuations over \$100,000.00 and up to and including \$500,000.00, the fee shall be \$350.00 for the first \$100,000.00 plus \$4.00 for each additional thousand or fraction thereof.

Valuations over \$500,000.00 and up to and including \$1,000,000.00, the fee shall be \$800.00 for the first \$500,000.00 plus \$1.00 for each additional thousand or fraction thereof.

Valuations over \$1,000,000.00, the fee shall be \$1,000.00 for the first \$1,000,000.00 plus \$0.75 for each additional thousand or fraction thereof.

Minimum Fee: \$35.00

Electrical Fees

Residential - Site Built & Mobile Homes: \$0.30 per amp

Residential - Apartments: \$0.30 per amp

Commercial/Industrial: \$0.40 per amp

Change out service: \$35.00 flat fee

Swimming Pool: \$35.00 flat fee

Plumbing Fees

Base fee: \$6.00

Drain fee: \$6.00 per drain

Heating and Air Conditioning Fees

Base Fee: \$25.00

Cooling Fee: \$5.00 per ton

Electrical Heat Fee: \$1.00 per kw

Natural Gas/LP Heat Fee: \$5.00 per 50,000 BTU and \$0.25 for each additional 1,000 BTU

Miscellaneous

House Moving: \$150 per home

Signs - Temporary or Permanent: \$50.00 minimum (*See Planning & Dev. Fees*)

Open Shed: \$7.00 per square foot

Swimming Pool Installation: \$10.00 per each \$1,000.00 value

Headwalls: \$40.00 per pair unless permitted with main building

Brick Mailboxes per pair unless permitted with main building: \$40.00

Demolition: \$120.00

Re-Inspections: \$35.00

Work Prior to Permit: Half the Cost of the Permit Fee

Temporary Construction Trailers: \$35.00

Minimum Miscellaneous Fee: \$35.00

Residential Impact Fees: \$770.35

E-911 Fees

Prepaid Wireless Charge

Pursuant to O.C.G.A. § 46-5-134.2(b)(1), there is imposed a prepaid wireless 9-1-1 charge and the amount of such 9-1-1 charge shall be \$1.50 per retail transaction occurring within the jurisdiction of public safety answering point.

Phone Service Companies

(a) Pursuant to O.C.G.A. § 46-5-133(a), there is imposed a monthly 9-1-1 charge upon each telephone service, subscribed to by a telephone subscriber, whose exchange access lines are in the areas served or which could be served by the 9-1-1 service. Pursuant to O.C.G.A. § 46-5-134(a)(1)(A), the amount of such 9-1-1 charge shall be \$1.50 per month per telephone service provided to the telephone subscriber.

(b) Pursuant to O.C.G.A. § 46-5-133(a), there is imposed a monthly wireless enhanced 9-1-1 charge upon each wireless telecommunications connection, other than a connection for prepaid wireless service, subscribed to by a telephone subscriber whose place of primary use is within the geographic area that is served by Lee County, Georgia, or that would be served by Lee County, Georgia, for the purpose of such an emergency 9-1-1 system. Pursuant to O.C.G.A. 46-5-134(a)(2)(A), the amount of such enhanced wireless 9-1-1 charge shall be \$1.50 per month per wireless telecommunications connection provided to the telephone subscriber.

Finance Fees

Utility Billing

Garbage Rate: \$23.00

Second Can Rate: \$12.75

4 yard dumpster: \$88.61 (*once a week pick up*)

6 yard dumpster: \$132.92 (*once a week pick up*)

8 yard dumpster: \$177.22 (*once a week pick up*)

Extra pick up: \$50.00 (*Commercial only*)

Street Light Fee: \$4.50

Driveway Permits

18 x 24: \$1,175.00 (double pipe: \$1,575.00)

18 x 34: \$1,375.00 (normal size of state pipe - can vary)

24 x 24: \$1,250.00

30 x 24: \$1,350.00

36 x 24: \$1,475.00

Extra Length: \$30.00 per foot

Rock: \$30.00 per ton on all state pipes - 10 tons: \$300.00

Flared Ends: \$550.00 each (required on all state pipes)

Set: \$1,100.00

Magistrate Court Fees

Statement of Claim: \$101.00

Trover: \$101.00

Dispossessory: \$101.00

Sheriff's service on a writ of possession: \$25.00

Writ of Possession (*foreclosure*) : \$101.00

Sheriff's service on a writ of possession: \$50.00

2nd Service Fee (*for any additional service*) : \$50.00

Garnishment: \$101.00

FIFA: \$4.00 to Clerk of Magistrate, \$25.00 to Clerk of Superior Court

Abandoned Motor Vehicles: \$40.00

Certified Copy of Judgement: \$14.00

Warrant Applications: \$20.00

Deposit Account Fraud Processing: \$20.00

Parks & Recreation Fees

Registration
Basketball: \$68.00
Fast Pitch Softball: \$86.00
Men's Softball: \$525.00 <i>per team</i>
Cheer: \$98.00
Football: \$98.00

Planning & Zoning Fees

Subdivision

General Development Plan: No Fee

RESIDENTIAL Zoning District Subdivision fee per subdivided lot

Minor (1-3 lots)

Zoning District: R-1, R-1L \$127.50

Zoning District R-2, R-3, R-3L \$150.00

Preliminary/Major/Final (4 or more lots)

Zoning District: R-1, R-1L \$127.50

Zoning District: R2, R-3, R-3L \$195.00

*(1/2 of total fees paid at preliminary
subdivision submittal; remainder paid at
final subdivision submittal)*

COMMERCIAL Zoning District Subdivision fee per subdivided lot

Zoning District: C-1, C-2, C-3, C-4 \$270.00

INDUSTRIAL Zoning District Subdivision fee per subdivided lot

Zoning District I-1, I-2 \$270.00

AGRICULTURAL Zoning District Subdivision fee per subdivided lot

Zoning District AG, AG-1 \$90.00

Land Development Application Fees

Major Subdivision Base Fee: \$255.00

Additional Per Lot Fee: \$75.00

Minor & Existing Subdivision Base Fee: \$450.00

Additional Per Lot Fee: \$105.00

NOI/EPD Fee: \$80 per disturbed acre

(\$40 per disturbed acre payable to Lee County; \$40 per disturbed acre payable to EPD)

**Legal Document Recording Fees with Clerk of Court: \$25.00 per document
made payable to Lee County Clerk of Superior Court**

Zoning Certification Letter: \$50.00

Rezoning Application Fee (based on total acreage to be rezoned)

Acres to be rezoned	0 - 5	5.01 - 10	10.01 - 20	20.01 - 50	50.01 - 100	100.01 or more
R-1, R-3, R-4, AG	\$450	\$675	\$1,200	\$1,500	\$2,250	\$2,625
R-2	\$750	\$1,200	\$1,800	\$2,250	\$3,000	\$3,375
C-1, C-2, C-3, C-4, I-1, I-2	\$900	\$1,500	\$2,100	\$3,000	\$4,500	\$2,250

Miscellaneous Application Fees

Cell Tower Co-Location: \$200.00

Cell Tower: \$500.00

Conditional Use Application: \$375.00

Subdivision Name Change: \$187.50

Variance to any Ordinance: \$150.00/Residential

\$300.00/Commercial

*(Zoning, Conditional Use, and Variance Applications are due on the 10th of each month, or next
business day should the 10th fall on a weekend day)*

Planning & Zoning Fees

Sign Permit Fee: \$0.50 per square foot of each face at minimum fee of \$50.00, whichever is greater

Banner Permit Fee: \$30 per 14 day period/up to 6 times per calendar year

Work prior to permit issued: TRIPLE permit fee plus court costs and/or fines

Gas & Fiber

\$0.94 per linear foot as laid by any local government
entity

Printing/Laminating Fees

8 1/2 x 11 Black & White - \$0.25 per page

8 1/2 x 11 Color - \$0.50 per page

8 1/2 x 14 Black & White - \$0.25 per page

8 1/2 x 14 Color - \$0.75 per page

GIS Maps

8 1/2 x 11: \$2.00

11 x 17: \$2.00

17 x 22: \$5.00

22 x 34: \$10.00

34 x 44: \$20.00

Maps created from the plotter costs \$20.00/hour for
labor and \$10.00 for each additional print

Laminating: 8 1/2 x 11: \$2.00

Laminating: 11 x 17: \$3.00

Probate Court Fees

Weapons Carry Licenses
New: \$78.25
Renewals: \$38.25
Replacements: \$7.00 (<i>lost, stolen, or change of address</i>)

Marriage Licenses: \$76.00 \$36.00 with proof of 6 hours of premarital counseling

Vital Records (Birth or Death Certificates)
First Certified Copy: \$25.00
Any Additional Certified Copies: \$5.00

Will in Safekeeping: \$15.00

Traffic Fines: Vary

Sheriff's Office Fees

Jail Fees (Cash Only)

Background Checks, Local Resident: \$15.00
Background Checks, Non Resident: \$25.00
Accident/Incident Report: \$5.00 <i>(Victim incidents are free)</i>
Fingerprints: \$10.00
Record Restriction: \$50.00 <i>per arrest</i>

O.C.G.A. 15-16-21

Sheriff's Services

Action from another county, <i>to be paid in advance</i> : \$50.00
Summoning each witness: \$50.00
Each levy or writ of fieri facias: \$10.00
Search and return of nulla bona: \$50.00
Serving summons of garnishment or rule against garnishee: \$50.00
If more than one, <i>for each additional copy</i> : \$6.00

Commissions on sales of property

On sums of \$50.00 or less: 8%
On excess above \$50.00 up to 550.00: 6%
For all sums exceeding \$550.00, on excess: 3%
No commissions shall be charged unless property is actually sold.

Making and executing titles to land: \$50.00

If presented by purchaser: \$20.00

Executing bill of sale to personal property,
when demanded by purchaser: \$20.00

Forthcoming Bonds: \$13.00

Serving process against tenant over or intruder upon
land to dispossess them: \$25.00

For dispossessing tenant or intruder: \$25.00

Taking and returning counter-affidavit when summary
process to dispossess tenant or intruder is resisted:
\$13.00

Sheriff's Office Fees

O.C.G.A. 15-16-21

Settling each execution in his or her hands, settled
without sale: \$20.00

Levying an attachment: \$50.00

Collecting tax fi. Fas. \$100.00 or less, each: \$10.00

Collecting tax fi. Fas. over \$100.00, each: \$20.00

Removing prisoner when habeas corpus is sought for
his or her relief: \$15.00

Removing prisoners under habeas corpus when no
mileage is paid, per day: \$15.00

Attending prisoners taken by warrant to judge's
chamber, for each time: \$4.50

Conducting prisoner before judge or court to and from
jail: \$4.50

Executing and returning any warrant: \$25.00

Serving any citation issued pursuant to Article 10 of
Chapter 10 of this title, relating to bad check
prosecutions or any warrant: \$25.00

Summoning each witness: \$10.00

Taking bonds in criminal cases: \$20.00

Executing a warrant of escape: \$10.00

Service in every criminal case before a judge or a judge
and jury: \$10.00

Superior Court Fees

Civil Cases
Civil, Modification, Garnishment: \$209.00 Includes Law Library fee up to \$5.00 and ADR fees up to \$10.00, if any
Post-Judgment proceedings: \$58.00
Family Violence: No fee
Incoming transfer from Superior and State Court: \$50.00
Incoming transfer from Probate Court: \$175.00 ((\$50.00 plus JOF fee of \$125)
Incoming transfer from Magistrate Court: \$184.00 (\$58.00 base fee, \$1.00 Sheriff's ret, and \$125.00 JOF)
Appeals from Lower Courts: \$209.00 (same as General Civil fee)
Appeal for Tax Assessment: \$25.00 (effective January 1, 2016)
Includes ADR fees up to \$10.00, if any
Condemnation and Validation of Bond Action Per Bond (To be collected at conclusion of action, in addition to General Civil Costs) Up to 500 bonds: \$1.00 Over 500 bonds: \$0.50 Per page for recording: \$150.00
Subpoena: \$5.00
Issuing Execution: \$0.00

Appeals to Supreme Court and Court of Appeal
Preparation of Record, per page: \$1.00
Copying Transcript Where Required, per page: \$1.00
Preparation off transcript when clerk is not required to recopy: \$35.00
Per Seal and Certifications: \$2.00 (<i>in addition to all other costs</i>)
Costs for preparation and furnishing copy of the record of appeal in capital felony case to the <u>Attorney General</u> in accordance with OCGA 5-6-42: No fee

Publication Costs - Standard Note
Adoption: \$60.00
Divorce and Name Change: \$80.00
Trade Name: \$40.00

Superior Court Fees

Sheriff's Service Fees
Per Copy Served, General: \$50.00
Action from another county: \$50.00
Per Garnishee Served (1st copy): \$50.00
Second and Subsequent Copy(s): \$6.00
Per Tenant in Dispossessory Action: \$25.00
Levying on attachment: \$50.00
Summoning each witness: \$10.00
Taking bonds in criminal cases: \$20.00
Search/return of nulla bona: \$20.00

Recording Costs - Deeds and Real Estate
Deeds or any instrument pertaining to real estate: \$25.00
Cancellation, Satisfaction, Release, or Assignment per instrument listed on filing: \$25.00 each
Plats, Maps, and Condominium floor plans: \$10.00
Cross-indexing to previous instrument: No fee

Liens and General Execution Docket
General Execution or Lien Recordings, Materialman's Liens, Notices, Bonds, Lis Pendens, Hospital Lien, Federal Tax Liens, etc: \$25.00
Cancellation, Satisfaction, Release, or Assignment per instrument listed on filing: \$25.00 each
Cross-indexing to previous instrument: No fee
Tax Liens by a State or Local Government agency: \$5.00 * Additional per page after the first page: Plus \$2.00 each
*Additional sum For each tax cancellation, satisfactions, release, notice, withdrawal, or other document reference: Plus \$2.00 each

Uniform Commercial Code
Financing Statement (UCC-1): \$25.00
Financing Statement with Assignment (UCC-1): \$50.00
Financing Atatement Amendment (UCC-3): \$25.00
Information Statement (UCC-5): \$25.00

Superior Court Fees

Other Recording

Veteran Discharge

1st page: No fee, 2nd and over: No fee

Bar Admission Documents

1st page: No fee, 2nd and over: No fee

All Other Recording

1st page: \$5.00, 2nd and over: \$2.00

Notary Public

Issue of New Certificate: \$51.00

Includes Law Library fee up to \$5.00 & ADR fees

Renewal: \$51.00

Includes Law Library fee up to \$5.00 & ADR fees

Certificate of Authority: \$2.00

Partnerships

General, Limited and Amendments: \$214.00 each

Includes Law Library & ADR fees, if any

Trade Name Registration

Registration: \$171.00

Includes Law Library fee up to \$5.00 & ADR fees

Plus Publication Cost to Publisher: \$40.00

Miscellaneous Costs

Copy, Uncertified, if no assistance required, per page:

\$0.50

Copy, Uncertified, if assistance is required, per page:

\$1.00

Copy, Certified or Exemplified, first page: \$2.50

Each page after first: \$0.50

Copy, Oversize, Larger than 8 1/2" x 14", per page: \$2.00

Computer Printouts, per page or equivalent: \$2.50

Copy, Faxed or Electronic, first page: \$2.50

Each page after first: \$1.00

Certificate of pending action or unsatisfied judgement as provided in OCGA 40-9-40 & 40-9-60: \$30.00

Superior Court Fees

State Court Civil Cases

General Civil: \$214.00

Includes Law Library fee up to \$5.00 and ADR fees up to \$10.00, if any

Plus applicable service fees

Magistrate Court Civil Cases

General Civil and Dispossessory: \$57.00

Includes Law Library fee up to \$5.00 & ADR fees up to \$10.00, if any

Plus applicable service fees. The Sheriff's service fee for general civil is \$50.00.

The Sheriff's service fee for a dispossessory is \$25.00.

Abandoned Motor Vehicle

Filing petition: \$11.00

Plus per Certified Copy of Order Authorizing Sale of Vehicle to be provided to purchaser/DMV pursuant to OCGA 40-11-19.3: \$14.00

Application for an arrest warrant: \$20.00

Transfer from Magistrate Court to Superior Court (civil action): \$184.00 - Magistrate base filing fee payable to Superior Court

Plus cost of preparation of record to be made payable to Magistrate Court

Deduct fee transferred from Magistrate Court

*Note: Law Library, ADR, and POPIDF-B fund do not have to be recollected in Superior Court since collected and paid out in Magistrate Court

Appeal to Superior Court

Same as Superior Court filing fee

Plus cost of preparation of record payable to Magistrate Court

Issuance of Fi. FA.: \$4.00

Plus recording fee to Clerk of Superior Court for entry in Lien Records: \$25.00

Probate Court Civil Cases

Transfer from Probate Court to Superior Court (*Civil Action*) \$175.00 - (*\$50 plus add JOF fee of \$125*)

Appeal to Superior Court: Same as Superior Court filing fee



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: LMIG 2023

MEETING DATE: Monday, September 26, 2022

MOTION/RECOMMENDATION

Motion to approve the application for FY2023 LMIG funds.

BACKGROUND

This month, the Georgia Department of Transportation will begin accepting applications for the FY 2023 LMIG Program. The county's formula amount for 2023 is \$627,424.76, plus our 30% local match of \$188,227.43 comes to a total of \$815,652.19 to put towards various road projects. **All electronic LMIG applications must be received no later than February 1, 2023.**

The estimated cost to resurface a road is \$230,000.00 per mile and the estimated cost to pave a road is \$1.25 million per mile.

ATTACHMENTS

Letter from GDOT
Proposed Project List
Maps



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

June 29, 2022

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

RE: Fiscal Year 2023 Local Maintenance & Improvement Grant (LMIG) Program

Dear Chairman Mathis:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2023 LMIG Program in July 2022. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2023 LMIG Application, please visit the Department's website at 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 2020 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2020, 2021, and 2022. 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, 2023. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2023 Program is **\$627,424.76** 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 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Carden Summers, Georgia State Senate
The Honorable Bill Yearta, Georgia House of Representatives
The Honorable Johnny Floyd, State Transportation Board
Scott Chambers, District Engineer
Shannon Bradford, District State Aid Coordinator

2023 LMIG PROJECT REPORT

COUNTY / CITY Lee County

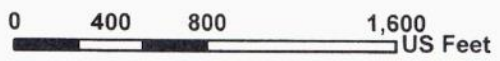
ROAD NAME	BEGINNING	ENDING	LENGTH (Miles)	DESCRIPTION OF WORK	EST. PROJECT SCHEDULE
Lumpkin Road	US Highway 19 North	Smithville Road	1.03	Resurfacing	Begin December 2022
Quail Street	Cannon Drive	Private Property Entrance	0.14	Resurfacing	Begin December 2022
Northwood Drive	Quail Street	Cul de Sac	0.34	Resurfacing	Begin December 2022
Stanley Street	Cannon Drive	Cul de Sac	0.09	Resurfacing	Begin December 2022
Cannon Drive	US Highway 19 South	Cul de Sac	0.43	Resurfacing	Begin December 2022
Balmoral Drive	Palmyra Road	Montrose Drive	0.53	Resurfacing	Begin December 2022
Elgin Court	Balmoral Drive	Cul de Sac	0.11	Resurfacing	Begin December 2022
Montrose Drive	Cul de Sac	Cul de Sac	0.31	Resurfacing	Begin December 2022
Brittany Lakes Drive	End of Pavement	Cul de Sac	0.19	Resurfacing	Begin December 2022

Fairethorne Drive	US Highway 82	Cul de Sac	0.53	Resurfacing	Begin December 2022
Heathridge Court	Hearthstone Drive	Cul de Sac	0.12	Resurfacing	Begin December 2022
Hearthstone Drive	Fairethorne Drive	Willow Lake Drive	0.33	Resurfacing	Begin December 2022
Sterling Drive	Fairethorne Drive	Cul de Sac	0.10	Resurfacing	Begin December 2022
Pewter Court	Hearthstone Drive	Cul de Sac	0.21	Resurfacing	Begin December 2022
Willow Lake Drive	Cul de Sac	Cul de Sac	0.94	Resurfacing	Begin December 2022
Fair Oaks Court	Willow Lake Drive	Cul de Sac	0.20	Resurfacing	Begin December 2022
Hickory Ridge Court	Willow Lake Drive	Cul de Sac	0.09	Resurfacing	Begin December 2022
Cedric Street	US Highway 19 South	Old Leesburg Road	0.81	Resurfacing	Begin December 2022
Ravenwood Court	Maplewood Court	Cul de Sac	0.24	Resurfacing	Begin December 2022
Maplewood Court	Philema Road South	Cul de Sac	0.10	Resurfacing	Begin December 2022

Sportsmans Club Road	Philema Road South	Lee/ Dougherty County Line	1.33	Resurfacing	Begin December 2022
		<u>Est. Total:</u>	8.17 mi		

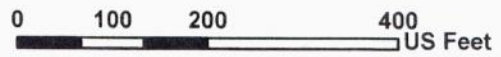


— Lumpkin Road West
5,413 feet or 1.03 miles



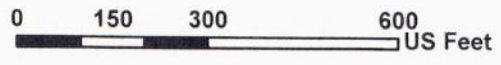


— Quail Street
716.6 feet or .14 miles



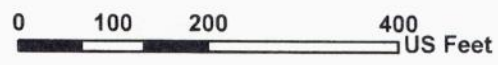


— Northwood Drive
1,792 feet or .34 miles



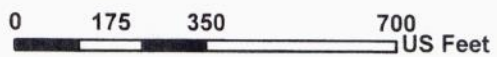


— Stanley Street
497 feet or .09 miles



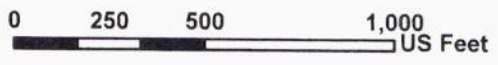


— Cannon Drive
2,276 feet or .43 miles





— Balmoral Drive
2,783 feet or .53 miles

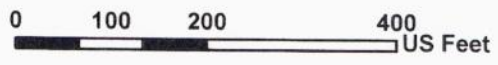




Max Wood

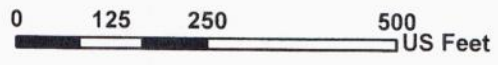


— Elgin Court
573 feet or .11 miles





— Montrose Drive
1,617 feet or .31 miles

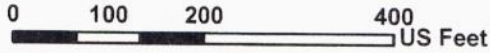




Maxer Microsoft



— Brittany Lakes Drive
969 feet or .19 miles

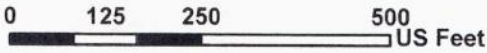




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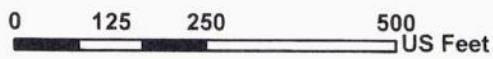


— Fairethorne Drive
2,824 feet or .53 miles



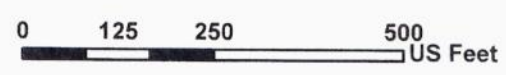


— Heathridge Court
642 feet or .12 miles





— Hearthstone Drive
1,732 feet or .33 miles

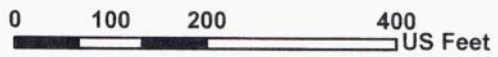




Maxar, V. Crockett

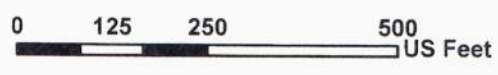


— Sterling Drive
540 feet or .10 miles



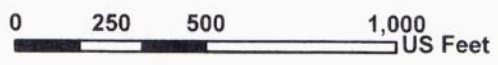


— Pewter Court
1,113 feet or .21 miles



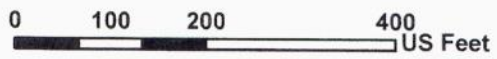


— Willow Lake Drive
4,965 feet or .94 miles



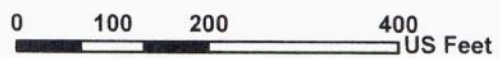


— Fair Oaks Court
1,050 feet or .20 miles

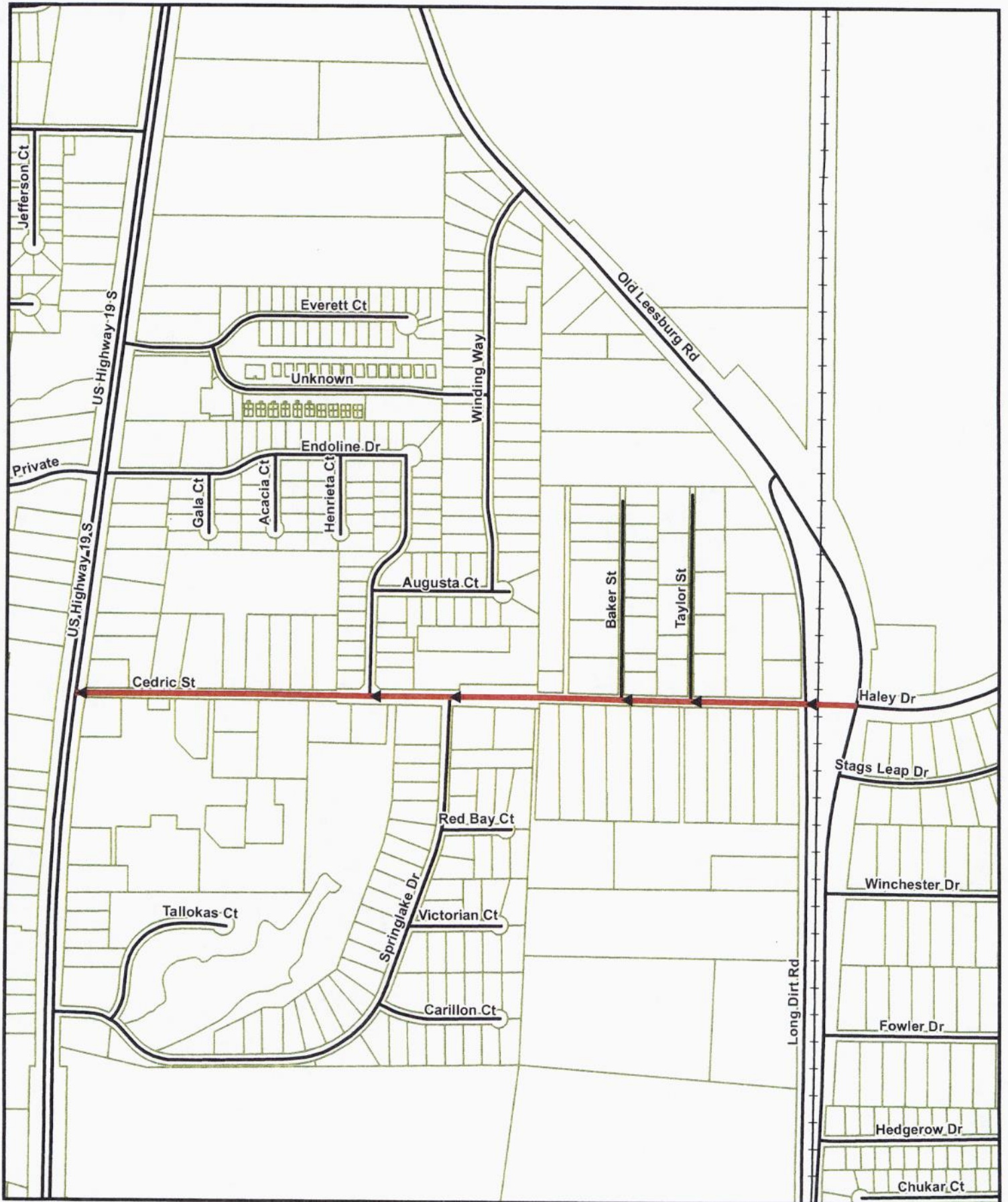




— Hickory Ridge Court
498 feet or .09 miles



Cedric St



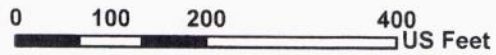
Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



0 0.05 0.1 0.2 Miles

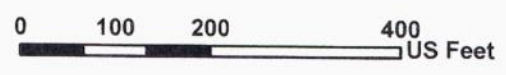


— Ravenwood Court
1,288 feet or .24 miles



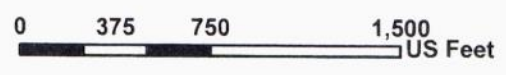


— Maplewood Court
538 feet or .10 miles





— Sportsmans Club Road
7,023 feet or 1.33 miles



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
LEE COUNTY, GEORGIA APPROVING THE PLAN OF
FINANCE FOR THE BENEFIT OF LCMC OPCO, LLC
D/B/A LEE COUNTY MEDICAL CENTER**

WHEREAS, the Development Authority of Lee County (the "*Authority*") proposes a plan of finance (the "*Plan of Finance*") for the benefit of LCMC OPCO, LLC d/b/a Lee County Medical Center (the "*Borrower*"); and

WHEREAS, attached as **Exhibit A** is copy of the Plan of Finance the Plan; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*") requires that the elected legislative body of the governmental unit having jurisdiction over the issuer of tax-exempt bonds and over the area in which any facility financed with the proceeds of tax-exempt bonds is located approve the issuance of the tax-exempt bonds (or any plan of finance related thereto) following a public hearing; and

WHEREAS, the Authority has conducted the public hearing; and

WHEREAS, a notice of the intention of the Authority to hold the public hearing with respect to the Plan of Finance was published at least seven days prior to the public hearing in *The Lee County Ledger*, a newspaper of general circulation in Lee County, Georgia; and

WHEREAS, the Authority provided the Board of Commissioners of Lee County (the "*Board of Commissioners*") a certificate regarding public hearing evidencing the fact that the public hearing and the notice complied with Section 147(f) of the Code; and

WHEREAS, the Authority has recommended and requested that the Board of Commissioners approve the Plan of Finance, including the issuance of the Bonds, as required by Section 147(f) of the Code; and

WHEREAS, the Authority issues its revenue bonds on behalf of Lee County, Georgia (the "*County*"); the Facilities (as defined in the Plan of Finance) are located in the County; and the Board of Commissioners constitutes the elected legislative body of the County; and

WHEREAS, the Board of Commissioners is therefore the proper body to give the consent required by Section 147(f) of the Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. The Plan of Finance, including the issuance of the Bonds and the nature and location of the Facilities, is hereby approved to the extent required by Section 147(f) of the Code, as follows:

(a) The Facilities will be located on land in Land Lot 266 of the 2nd Land District of Lee County, Georgia (the "*Land*"). The Land consists of approximately 29.137 acres, is a portion of the northeast part of the former Grand Island Golf Course, and is bounded on the north, east, and west by Grand Island subdivision.

(b) The Authority will be the initial owner of the Facilities. The Facilities will be leased to the Borrower. QHR Health, LLC will be the initial operator of the Facilities.

(c) The maximum amount of Bonds that will be issued as part of the Plan of finance is \$200,000,000.

Section 2. Such approval by the Board of Commissioners does not constitute an endorsement to a prospective purchaser of the Bonds or of the creditworthiness of the Borrower. The Bonds shall not constitute an indebtedness or obligation of the State of Georgia or the County, but will be payable solely from the revenues derived from the Borrower and pledged to the payment thereof.

Section 3. This resolution shall take effect immediately upon its adoption.

ADOPTED this 27th day of September, 2022.

BOARD OF COMMISSIONERS
OF LEE COUNTY

(SEAL)

By: _____
Chairman

Attest:

Clerk

EXHIBIT "A"

PLAN OF FINANCE

LCMC OPCO, LLC D/B/A LEE COUNTY MEDICAL CENTER

The Plan of Finance involves the issuance by Authority from time to time of up to \$200,000,000 in aggregate principal amount of its revenue bonds (the "*Bonds*"). The proceeds of the Bonds will be used to finance (a) the cost of the acquisition, construction, installation, furnishing and equipping of an acute care hospital and related facilities (the "*Facilities*"), (b) capitalized interest on the Bonds, (c) start-up costs for the Facilities, (d) working capital for the Facilities, (e) a debt service reserve or reserves and (f) the costs of issuing the Bonds. The Facilities will be located on land in Land Lot 266 of the 2nd Land District of Lee County, Georgia (the "*Land*"). The Land consists of approximately 29.137 acres, is a portion of the northeast part of the former Grand Island Golf Course, and is bounded on the north, east, and west by Grand Island subdivision. The Authority will be the initial owner of the Facilities. The Facilities will be leased to LCMC OPCO, LLC d/b/a Lee County Medical Center (the "*Borrower*"). The Borrower will enter into a management agreement for the operation of the Facilities with QHR Health, LLC.

CLERK'S CERTIFICATE

The undersigned Clerk of the Board of Commissioners of Lee County (the "*Board of Commissioners*") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on September 27, 2022 by a majority of the members of the Board of Commissioners in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of such resolution appears of record in the Minute Book of the Board of Commissioners ,which is in my custody and control.

WITNESS my hand and the official seal of Lee County, Georgia, this 27th day of September, 2022.

(SEAL)

Clerk

**RESOLUTION
OF THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA,
TO ESTABLISH A TEMPORARY MORATORIUM
ON THE ZONING, PERMITTING, AND CONSTRUCTION OF MINI WAREHOUSES
IN THE UNINCORPORATED AREAS OF LEE COUNTY UNTIL JANUARY 20, 2023;
AND FOR OTHER PURPOSES**

WHEREAS, in accord with Chapter 70, Article XII, Section 70-383 of the Code of Ordinances of Lee County, Georgia, mini warehouses are authorized to be located in the Commercial (C-2) zoning district in the unincorporated areas of Lee County, subject to the approval of the mini-warehouse as a conditional use; and

WHEREAS, there has been a substantial proliferation of mini-warehouses constructed in the unincorporated area of Lee County recently; and

WHEREAS, given recent developments regarding mini-warehouses, it is evident that the proliferation of mini-warehouses in the unincorporated areas of Lee County will continue for the foreseeable future; and

WHEREAS, because so many mini-warehouses are being constructed in various areas of Lee County, there are concerns regarding the appropriate location or locations, from a zoning standpoint, with respect to such mini-warehouses, and the governing body of Lee County needs time to plan and provide for orderly location of mini-warehouses in geographical areas of the unincorporated areas of Lee County where such mini-warehouses are suitable land uses given the surrounding properties and developments in the vicinity of such mini-warehouses in order to protect the real property values of persons and businesses owning real property adjacent to or in the vicinity of real property where mini-warehouses are being located or could be located under the County's current zoning Code, and in order to deal with potential traffic issues caused by the location of large mini-warehouse facilities; and

WHEREAS, the current growth regarding the construction of mini-warehouses in the unincorporated areas of Lee County was not expected or anticipated by the governing body of Lee County or by Planning and Zoning staff in Lee County; and

WHEREAS, the development of such mini warehouses in the unincorporated areas of Lee County appears to be occurring in locations where mini-warehouses are not suitable, given the surrounding land uses, traffic congestion, and other relevant factors; and

WHEREAS, Lee County needs sufficient time to review and revise its existing Lee County Land Use Plan and the Lee County Code of Ordinances in order for there to be an orderly plan for the development of mini-warehouses in the unincorporated areas of Lee County; and

WHEREAS, mini-warehouses are authorized as conditional uses in the general business district (C-2), but such conditional use requires that there is another authorized primary use on the same lot as the proposed mini-warehouse exists and that the mini-warehouses shall be considered to be subordinate and accessory structures to the principal authorized structure on the property where the mini-warehouses are located or are to be located, and it appears that some of the mini-warehouses which have been granted conditional use approval in Lee County do not meet the accessory structure requirement provided in Section 70-383(a) of the Code of Ordinances of Lee County; and

WHEREAS, in order to have the time necessary to review and revise the County's Land Use Plan and Zoning Code relative to such mini warehouses, the governing body of Lee County deems it appropriate to adopt this temporary moratorium on the zoning and rezoning applicable to such mini warehouses, and on the development, permitting,

and construction of such mini warehouses; and

WHEREAS, this temporary moratorium is adopted pursuant the police powers of the governing body of Lee County for the purpose of protecting the public interest, the property values of residential and commercial property owners in the unincorporated areas of Lee County, and to avoid relatively uncontrolled development of such mini-warehouses in the future, the moratorium is narrowly tailored to meet such purposes, and the moratorium is being established for the shortest reasonably possible duration so that the purposes of the moratorium can be met in a reasonable time period.

NOW, THEREFORE, BE IT RESOLVED by the governing body of Lee County, and it is hereby resolved by authority of the same, as follows:

1. There is hereby imposed in the unincorporated areas of Lee County a temporary moratorium on the zoning, rezoning, development, permitting, and construction of mini-warehouses. Such moratorium shall be in effect within all of the unincorporated areas of Lee County during the term thereof as set out in Paragraph 2 below.

2. This moratorium shall be effective as of the date and time it is adopted by the governing body of Lee County and shall continue in effect until January 20, 2023, at midnight, unless such time period is amended by the governing body of Lee County.

3. During the moratorium period, the Lee County Planning and Zoning staff and the Lee County Board of Commissioners shall seek to establish and adopt appropriate amendments to the Lee County Comprehensive Land Use Plan and the Lee County Code of Ordinances to provide for the orderly zoning, rezoning, development, permitting, and construction of mini-warehouses within the unincorporated areas of Lee County.

4. This moratorium shall not be applicable to any mini-warehouses for which a building permit has been issued by the appropriate Lee County department prior to the effective date hereof.

5. (A) The term "mini-warehouse" shall mean a building with separate lockable storage areas within the building which are rented to persons or businesses for storage of personal property in accord with a short-term or long-term lease or license.

(B) The term "Lee County Land Use Plan" shall mean the Land Use Plan presently in existence in the unincorporated areas of Lee County adopted by the Lee County Board of Commissioners on February 12, 2019.

(C) The term "Lee County Zoning Code" shall mean the Lee County Zoning Code adopted in accord with Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983, as amended, said Zoning Code being codified in Chapter 70 of the Code of Ordinances of Lee County, Georgia.

BE IT FURTHER RESOLVED that all Resolutions or parts of Resolutions in conflict herewith are hereby rescinded.

BE IT FURTHER RESOLVED that this Resolution shall be effective as of the date and time of its adoption as set out below.

SO RESOLVED this _____ day of _____, 2022, at _____ o'clock ____m. by the governing body of Lee County.

**Board of Commissioners
of Lee County, Georgia**

By: _____
Billy Mathis, Chairman

Attest: _____
Kaitlyn Sawyer, Clerk

**RESOLUTION
OF THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA,
IMPOSING A TEMPORARY MORATORIUM UPON THE ZONING, PERMITTING,
CONSTRUCTION, AND OPERATION OF PACKAGE STORES
IN THE UNINCORPORATED AREAS OF LEE COUNTY
UNTIL JANUARY 20, 2023,
AND FOR OTHER PURPOSES**

WHEREAS, the Board of Commissioners of Lee County adopted a Resolution requesting that a referendum election be held on November 8, 2022, to authorize the issuance of licenses for the package sale of distilled spirits in the unincorporated areas of Lee County; and

WHEREAS, in accord with such Resolution, the Lee County Election Superintendent called a special election for such purpose to be held on November 8, 2022; and

WHEREAS, as far as is known, Lee County has never been authorized to grant licenses for the package sale of distilled spirits in the unincorporated areas of Lee County; and

WHEREAS, neither the provisions of the Lee County Land Use Plan nor the provisions of the Code of Ordinances of Lee County relating to zoning provide for the location of such package stores within the unincorporated areas of Lee County; and

WHEREAS, in order to have the time necessary to review and revise the County's Land Use Plan and Zoning Code relative to the appropriate zoning district or districts for the location and operation of commercial establishments to be authorized to undertake the package sale of distilled spirits, the governing body of Lee County deems it appropriate to adopt a temporary moratorium on the zoning and rezoning applicable to

such package stores and on the permitting, construction, and operation of such package stores for and during the term of such temporary moratorium; and

WHEREAS, this temporary moratorium is adopted pursuant to the police powers of the governing body of Lee County for the purpose of protecting the public interest in order to avoid issues relating to the proper location of package stores within Lee County upon the adoption of said referendum, and the moratorium is narrowly tailored to meet such purposes, and the moratorium is established for the shortest reasonably possible duration so that the purpose of the moratorium can be met in a reasonable time.

NOW, THEREFORE, BE IT RESOLVED by the governing body of Lee County, and it is hereby resolved by authority of the same, as follows:

1. There is hereby imposed in the unincorporated areas of Lee County a temporary moratorium on the zoning, rezoning, development, permitting, construction, and operation of package stores for the sale of distilled spirits. Such moratorium shall be in effect within all of the unincorporated areas of Lee County during the term thereof as set out in Paragraph 2 below.

2. This moratorium shall be effective as of the date and time it is adopted by the governing body of Lee County and shall continue in effect until January 20, 2023, unless such time period is hereafter amended by the governing body of Lee County.

3. During the moratorium period, the Lee County Planning and Zoning staff and the Lee County Board of Commissioners shall seek to establish and adopt appropriate amendments to the Lee County Comprehensive Land Use Plan and the Lee County Code of Ordinances to provide for the orderly zoning, rezoning, development, permitting, construction, and operation of package stores for the sale of distilled spirits within the unincorporated areas of Lee County.

4. In the event that the referendum authorizing the County to issue licenses for the package sale of distilled spirits does not receive sufficient votes from the voters at the referendum to be held on November 8, 2022 to pass as required under State law, then upon the official certification of the vote tally with respect to such referendum by the Lee County Board of Elections and Registration, this Resolution shall thereupon be considered rescinded and of no further force or effect.

5. (A) The term "Lee County Land Use Plan" shall mean the Land Use Plan presently in existence in the unincorporated areas of Lee County adopted by the Lee County Board of Commissioners on February 12, 2019.

(B) The term "Lee County Zoning Code" shall mean the Lee County Zoning Code adopted in accord with Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983, as amended, said Zoning Code being codified in Chapter 70 of the Code of Ordinances of Lee County, Georgia.

BE IT FURTHER RESOLVED that all Resolutions or parts of Resolutions in conflict herewith are hereby rescinded.

BE IT FURTHER RESOLVED that this Resolution shall be effective as of the date and time of its adoption as set out below.

SO RESOLVED this _____ day of _____, 2022, at _____ o'clock ____m. by the governing body of Lee County.

**Board of Commissioners
of Lee County, Georgia**

By: _____
Billy Mathis, Chairman

Attest: _____
Kaitlyn Sawyer, Clerk

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
LEE COUNTY, GEORGIA IMPOSING A MORATORIUM UPON
THE ZONING, REZONING, DEVELOPMENT, PERMITTING AND
CONSTRUCTION OF CERTAIN ANCILLARY HEALTHCARE FACILITIES IN
LEE COUNTY
UNTIL JANUARY 20, 2023 AND FOR OTHER PURPOSES**

WHEREAS, the Georgia Department of Community Health previously approved a Certificate of Need (“CON”) for the construction of a Hospital in Lee County, Georgia by LCMC OPCO, LLC d/b/a Lee County Medical Center (“LCMC”); and

WHEREAS, by a Letter of Determination dated August 5, 2022, the terms of the CON were revised to separate the Hospital Project into two (2) separate phases, with Phase 1, scheduled to end on December 15, 2022, being the phase during which the financing for the construction of the Hospital would be completed, and Phase 2, which is the Hospital construction phase beginning after the financing has been closed; and

WHEREAS, while the actual location of the Hospital in Lee County is already established, the development and construction of a Hospital in Lee County has brought about concerns regarding the appropriate location or locations, from a zoning standpoint, of additional and Ancillary Healthcare Facilities in Lee County that will likely result from the presence of the Hospital, and the governing body of the County needs time to plan and provide for orderly growth and expansion of such ancillary health care opportunities for the citizens of Lee County; and

WHEREAS, such development in Lee County will likely result in increased demands for roads, water connections, sewer connections, other public utilities, off-street parking, traffic control devices, and similar improvements that are consistent with proper and comprehensive planning; and

WHEREAS, Lee County needs sufficient time to review and revise its existing Lee County Land Use Plan and the Lee County Code of Ordinances in order for there to be orderly development and growth of Ancillary Healthcare Facilities within the County; and

WHEREAS, in order to have the time necessary to review and revise the County’s Land Use Plan and Zoning Code relative to such Ancillary Healthcare Facilities, the governing body of the County deems it appropriate to adopt a temporary moratorium on the zoning and rezoning applicable to such ancillary healthcare facilities, and on the development, permitting and construction of such ancillary healthcare facilities for the period of time as established in this moratorium; and

WHEREAS, this temporary moratorium is adopted pursuant to the police powers of the governing body of Lee County for the purpose of protecting the public interest in order to

avoid uncontrolled development of Ancillary Healthcare Facilities within the County, the moratorium is narrowly tailored to meet such purposes, and the moratorium is being established for the shortest reasonably possible duration so that the purposes of the moratorium can be met in a reasonable time period.

NOW THEREFORE, be it resolved by the governing body of Lee County, and it is hereby resolved by authority of the same, as follows:

1. There is hereby imposed on the unincorporated areas of Lee County a temporary moratorium upon the zoning, rezoning development, permitting, and construction of Ancillary Healthcare Facilities as herein defined. Such moratorium shall be in effect within the unincorporated areas of Lee County for the time period established in Paragraph 2 below.

2. This moratorium shall be effective as of the date and time it is adopted by the governing body of Lee County, and shall continue in effect until January 20, 2023, at midnight, unless such time limitation is hereafter amended by the governing body of Lee County.

3. During the moratorium period, the Lee County Planning and Zoning staff and the Lee County Board of Commissioners shall seek to establish and adopt appropriate amendments to the Lee County Comprehensive Land Use Plan and the Lee County Zoning Code of Ordinances to provide for the orderly zoning, rezoning, development, permitting and construction of Ancillary Healthcare Facilities within the unincorporated areas of Lee County.

4. This moratorium shall not be applicable to any Ancillary Healthcare Facilities for which a building permit has been issued by the appropriate Lee County department as of or prior to the date hereof.

5. For the purposes of this Resolution, the following shall be applicable:

(A) The term "Hospital" shall mean an institution providing health services, primarily for in-patients and medical or surgical care of the sick or injured, including as an integral part of such institution, such related facilities such as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

(B) The term "Ancillary Healthcare Facilities" shall mean medical doctor offices (not including dental offices, optometry offices, or physical therapy services), free-standing emergency clinics or facilities, free-standing surgical, x-ray, medical imaging, and out-patient medical services.

(C) The term "Lee County Comprehensive Land Use Plan" shall mean the Land Use Plan presently in existence for the unincorporated area of Lee County adopted by the Lee County Board of Commissioners on February 12, 2019.

(D) The term "Lee County Zoning Code" shall mean the Lee County Zoning Code adopted in accord with Article IX, Section II, Paragraph IV of the Constitution of the

State of Georgia of 1983, as amended, said Zoning Code being codified in Chapter 70 of the Code of Ordinances of Lee County, Georgia.

All Resolutions or parts of Resolutions in conflict herewith are hereby rescinded.

This Resolution shall be effective as of the date and time of its adoption as set out below.

SO RESOLVED, effective this _____ day of _____, 2022, at _____ o'clock, _ M. by the governing body of Lee County.

**Board of Commissioners
of Lee County, Georgia**

By: _____
Billy Mathis, Chairman

Attest: _____
Kaitlyn Sawyer, County Clerk