



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, MARCH 28, 2023 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING MINUTES
VOTING SESSION

COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
Luke Singletary, Vice-Chairman	District 2
Dennis Roland, Commissioner	District 1
Chris Guarnieri, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

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

The Lee County Board of Commissioners met in a work session on Tuesday, March 28, 2023. 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 Luke Singletary, Commissioner Dennis Roland, Commissioner Chris Guarnieri, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Attorney Jimmy Skipper, and County Clerk Kaitlyn Good. The meeting was also streamed on Facebook Live. Chairman Mathis called the meeting to order at 6:00pm.

INVOCATION

Pastor Lee Smith, First United Methodist Church of Leesburg led the invocation.

PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

APPROVAL OF MINUTES

- (A) **Consideration to approve the Board of Commissioners meeting minutes for March 14, 2023.**
Commissioner Guarnieri made the **MOTION** to approve the Board of Commissioners meeting minutes for March 14, 2023. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) **Recognition of employees' years of service.**
The following employees were recognized for their years of service to Lee County:
5 years – Peyton Wade – Firefighter/Paramedic
10 years – Tracy Smith – Administrative Assistant, Parks & Recreation
15 years – James Burgess – 2nd Lieutenant – Sheriff's Office
15 years – Michelle Watson – Administrative Assistant, Utilities Authority
- (B) **Tommy Gregors, Director of Artesian Alliance, to present an update on Chehaw Park, Thronateeska, and the Flint Riverquarium. HANDOUT**
Tommy Gregors, Director of Artesian Alliance, provided an update on Chehaw Park, Thronateeska, and the

Flint Riverquarium, including the following information:

Chehaw Park & Zoo	Flint Riverquarium	Thronateeska
2022 Park Attendance: 110,761	2022 Attendance: 31,695	2022 Attendance: 15,070
2022 Zoo Attendance: 41,369		
Attendance from Lee County: 32%	Attendance from Lee County: 15%	Attendance from Lee County: 20%
Attendance from Dougherty: 23%	Attendance from Dougherty: 36%	Attendance from Dougherty: 39%
Attendance from Others: 45%	Attendance from Others: 49%	Attendance from Others: 39%
FY 23 Budget: \$1,940,000.00	FY 23 Budget: \$1,280,000.00	FY 23 Budget: \$519,000.00
Personnel, Insurance, Utilities: 72%	Personnel, Insurance, Utilities: 73%	Personnel, Insurance, Utilities: 76%
Public Support: 45%	Public Support: 16%	Archival Services: 56%

Mostly funded through the City of Albany’s hotel/motel tax as tourist destination, Mr. Gregors emphasized the importance of tourism in the area. Mr. Gregors also added that there would be improvements made to the attractions, including the introduction of zip lines (one at Chehaw and one at the river downtown) and the addition of more exotic animals at the Flint Riverquarium. Mr. Gregors thanked Commissioner Walls for serving on the Chehaw Park Authority Board and thanked the County for the support the park has received through in-kind donations.

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Fire & EMS

(A) **Consideration to ratify a quote from Reliant Specialties for the ambulance remount.**

In December 2022, one of Lee County’s ambulances was involved in motor vehicle accident that totaled the chassis. In January 2023, after appraisal and research on comparable chassis, the County received a check in the amount of \$36,401.25 from the ACCG Insurance program.

In March 2023, with the consent of the Board and Fire and EMS personnel, County Manager Christi Dockery authorized the Purchase Order for the purchase of the remount 2023 Dodge Ram 3500 2WD Regular Cab Chassis to replace the one (M2) that was totaled from Reliant Specialties at a cost of \$115,106.00. With the reimbursement from insurance (\$36,401.25), and a \$5,000.00 reduction as authorized by President Donald Evans of Reliant Specialties, the total remaining cost will be \$73,704.75, to come from SPLOST funds.

Additionally, in December 2022, the Board unanimously voted to approve the purchase two (2) ambulance chassis using funds to be received from insurance and SPLOST funds. These two new chassis would be the totaled unit, M2 and the oldest unit, M8. At this time, staff recommends getting the first remount for the totaled ambulance (M2) and then see what the cost will be on the second one (M8) and make a decision at that time.

Chairman Mathis asked if the Board had any questions to staff regarding the remount. The Board showed unanimous agreeance.

Planning, Zoning, and Engineering

(B) **Consideration to approve an application from Langford & Associates, Inc. (Z23-002) requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, Lee County, Georgia. Planning Department staff and the Planning Commission recommend approval. Public Hearing held March 14, 2023**

Mr. Franklin was present and available to answer any questions the Board or staff had on the application and stated that he is wishing to split 6.201 acres from that total acreage on which a residence is already built so as to clearly separate the residential property from the planted pines.

Clarification was sought from the Commissioner Walls as to why a previous similar application was recommended for denial, yet this application was recommended for approval. Commissioner Singletary and County Manager Christi Dockery stated that to complete a division of land zoned AG, per code, there must be a remaining 25 acres; this applicant property abides by that code whereas the previous applicant property did not.

Commissioner Singletary made the **MOTION** to approve an application from Langford & Associates, Inc. (Z23-002) requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, Lee County, Georgia. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- (C) **Consideration to approve an ordinance to amend Chapter 70, Article V, Section 70-162 (T23-001) of the Lee County Code of Ordinances with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes. Planning Department staff and the Planning Commission recommend approval. Public Hearing held March 14, 2023**

Commissioner Roland made the **MOTION** to approve an ordinance to amend Chapter 70, Article V, Section 70-162 (T23-001) of the Lee County Code of Ordinances with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) **Consideration to appoint one (1) member to the Community Foundation Board of Trustees for a term of two (2) years. Current term expires 03/25/2023. New term expires 03/25/2025. Letter of interest in reappointment received from Judy Powell.**

Commissioner Roland made the **MOTION** to reappoint Judy Powell to the Community Foundation Board of Trustees for a term of two (2) years, expiring 03/25/2025. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

- (B) **Probate Court – Consideration to approve a five (5) year Correctional Services Agreement between the Southwestern Judicial Circuit Misdemeanor Probation Department and the Probate Court of Lee County, Georgia.**

Commissioner Singletary made the **MOTION** to approve a five (5) year Correctional Services Agreement between the Southwestern Judicial Circuit Misdemeanor Probation Department and the Probate Court of Lee County, Georgia, subject to the Probate Court, the Probation Services provider, and the County Attorney approving the final version of the contract. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Guarnieri voting yea.

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) the gym renovation project is nearly complete; (2) the expansion project at the Landfill is working well; (3) the CDBG project is progressing;

(4) a new garbage service will be starting May 1; and (5) the water extension project on Hwy 82 is complete.

(B) **Consideration to partner with TargetCare for the Lee County Wellness program.**

County Manager Christi Dockery summarized the program from TargetCare stating it would be a decrease of \$10,000.00 and provides many resources including a risk factor scorecard and the availability of nurses. This partnership is recommended by Chad Slaughter (Marsh McLennan Agency) and staff.

Commissioner Singletary made the **MOTION** to approve partnering with TargetCare for the Lee County Wellness program. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

COMMISSIONER'S MATTERS

(A) **Discussion of the 100 acre property.**

Commissioner Singletary began the discussion by summarizing the plans and ideas discussed and provided by the 100 Acre Committee that include parking, roadways, green fields, a multipurpose building, lift station placement, and infrastructure opportunities. Commissioner Singletary stated that it was his opinion that the first project on the property be the perimeter road going around the property providing direct public access to the boat ramp that DNR will be working on. The Board members were all in agreement to put out the bid for the roadway.

(B) **Discussion of security in County buildings.**

Colonel Chris Owens with the Lee County Sheriff's Office, at the request of staff and the Board, had completed a security assessment of all County buildings and provided an analysis prior to the meeting. Colonel Owens was present and broadly summarized the report. The Board thanked him for his work on this project and asked that he send them with what he believed were priorities so that actions may begin to be taken.

Colonel Owens took a moment of personal liberty to commend the BOC for partnering with Windstream for fiber service.

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

NONE

EXECUTIVE SESSION

NONE

PUBLIC FORUM

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

No citizens took part in the Public Forum.

ANNOUNCEMENTS

- (A) This year's **Annual Great American Cleanup**, Amnesty Day at the Landfill, and Prescription Drug Take Back event will be held **Saturday, April 1, 2022** beginning at 9:00am and ending at 4:00pm.
- (B) The offices of the Lee County Board of Commissioners will be **closed Friday, April 7, 2023** in recognition of **Good Friday**.
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, April 11, 2023 at 6:00pm**.

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.

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