



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, AUGUST 8, 2023 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
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, August 8, 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

Shane Mullins, Senior Pastor of Move Christian Church, 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 minutes for the Board of Commissioners meeting for July 25, 2023. Commissioner Roland made the **MOTION** to approve the minutes for the Board of Commissioners meeting for July 25, 2023. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

NONE

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Building Inspection/ Business Licensing

- (A) Consideration to approve an alcohol license for consumption on premise of distilled spirits, wine, and malt beverages for Mr. Jaymin Patel, the new owner of Lee Pub, located at 1561 Hwy 19 South Suite 1.

County Attorney Skipper is drafting an amendment to the Code to allow staff to make decisions such as this one, adding that he recalled drafting an amendment several years ago, but was unsure as to why it wasn't adopted then.

Commissioner Roland made the **MOTION** to approve an alcohol license for consumption on premise of distilled spirits, wine, and malt beverages for Mr. Jaymin Patel, the new owner of Lee Pub, located at 1561 Hwy 19 South Suite 1. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

Parks & Recreation

(B) **Consideration to approve a Professional Services Agreement with Lose Design for the development of the 100 acre park.**

Parks and Recreation Director Jeremy Morey discussed the agreement and company stating that Lose Design has come up many times in research and conversation with other Recreation Directors and actually were the developers of the park in Dublin that was mentioned at the last meeting. Based out of Lawrenceville, Georgia, they will complete all consulting, engineering, agricultural design, and landscape design in house and are a recreation-driven company.

This agreement allows for them to come see the property, develop two conceptual designs based on the usable acreage, and sit down with staff to discuss the needs and wants of the property. Vice-Chairman Singletary voiced support stating they are willing to work with staff and address all "must haves" and "want to haves", come up with a master plan, and take the project from start to finish in phases as necessary.

Mr. Morey added that this project could be placed on the ballot for SPLOST VIII. Commissioner Roland asked if this project needed to be put out for bid. County Attorney Skipper confirmed that a bid/ due process is not necessary for a Professional Services Agreement, but will be required once any type of construction starts.

Commissioner Singletary made the **MOTION** to approve a Professional Services Agreement with Lose Design for the development of the 100 acre park at a cost of \$18,750.00 to come from SPLOST VII funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

(A) **Consideration to appoint one (1) member to the Utilities Authority to fill a current vacancy with an unexpired term of one (1) year. Current term expires 01/31/2024. Letter of interest in appointment received from Aaron McCulley.**

Commissioner Walls made the **MOTION** to appoint Aaron McCulley to the Utilities Authority to fill a current vacancy with an unexpired term of one (1) year, expiring 01/31/2024. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Singletary voting yea.

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) Staff is working on the Comprehensive Plan Update, with a survey out and available for community input; and (2) the discussions for SPLOST VIII projects are ongoing.

(B) **Consideration to approve the 2024 Safety Discount Verification Forms for ACCG-IRMA and ACCG-GSIWCF.**

Commissioner Guarnieri made the **MOTION** to approve the 2024 Safety Discount Verification Forms for ACCG-IRMA and ACCG-GSIWCF. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Singletary voting yea.

(C) **Discussion of SPLOST VIII.**

County Manager Christi Dockery stated that Department Heads have been submitting project lists for the Board's consideration for inclusion on the ballot on November 5, 2024. The collection period for SPLOST VIII will be from October 2025 – September 2031. Once the Board decides on which projects to include, meetings with the cities will be scheduled. The ballot amount for SPLOST VII was approximately \$19 million for the County, with the estimate for SPLOST VIII being approximately \$26 million. Chairman Mathis suggested avoiding allotting specific dollar amounts to specific projects as it is hard to know how much something may cost to complete in several years' time.

County Attorney Skipper added that with recent law changes, while collection had to end once that amount was reached, that is now not the case and collection can continue even past the ballot amount. Chairman Mathis asked that staff provide the Board with an outline of the recent law changes. Ms. Dockery added that on page 22 within the packet, there was a list of legal do's and don'ts. Commissioner Walls asked if the Utilities Authority's list (for approximately \$8 million, including a well and tank on the Grand Island property and the expansion of the treatment plant) had been received, to which Ms. Dockery stated that it had and noted that information was included in tonight's packet.

(D) **Discussion of roads.**

The 2024 LMIG application is due in February 2024. Chairman Mathis asked that Board members continue to research and submit their lists to staff for consideration in the grant application.

COMMISSIONER'S MATTERS

(A) **Consideration to authorize staff to put out a bid for the completion of a salary study.**

Commissioner Guarnieri began the discussion stating that he believes the County needs to be looked at as a whole. It has been a long time since a salary study was completed and he believes the time to do one is now so that the Board may make an informed decision on employee pay. Chairman Mathis voiced support, adding that the last time a salary study was completed, the contracted company also developed new job descriptions and classifications, which did not go well. Chairman Mathis and Vice-Chairman Singletary agreed that a salary study was needed, but that the job descriptions and classification aspect were not necessary and would preferably be avoided if possible. With no objection from the Board, staff was instructed to research companies and obtain quotes. This item will be brought back before the Board at a later meeting.

(B) **Consideration to approve an increase in pay for Jail staff.**

All Lieutenants will receive a \$1.00 an hour pay increase and the rest of the Jail staff will receive \$1.93 an hour pay increase. Commissioner Singletary stated items like this were why an overall salary study was needed.

Commissioner Singletary made the **MOTION** to approve an increase in pay for Jail staff. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

(C) **Discussion of approval of a minimum house size.**

County Attorney Skipper stated that the County cannot legally dictate house size, only uphold zoning. House sizes are mostly controlled via a subdivision's specific restrictive covenant.

(D) **Discussion of allowing two houses per acre.**

Commissioner Roland stated that currently on R-1, three (3) houses are allowed to be on one (1) acre of land and he would like to see that number change to two (2) houses per one (1) acre. Chairman Mathis stated the Board should think on this.

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) The next regularly scheduled County Commission Meeting is **Tuesday, August 22, 2023 at 6:00pm.**

ADJOURNMENT

The meeting adjourned at 6:22PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/605057191761204>

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

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The meeting rooms and buildings are handicap accessible.