



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, APRIL 23, 2024 AT 6:00 P.M.

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

MEETING MINUTES
VOTING SESSION

COUNTY COMMISSIONERS

Luke Singletary, Chairman	District 2
Chris Guarnieri, Vice-Chairman	District 4
Dennis Roland, Commissioner	District 1
Billy Mathis, Commissioner	District 3
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 voting session on Tuesday, April 23, 2024. 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 Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, and Commissioner Billy Mathis. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Commissioner George Walls was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:03pm.

CALL TO ORDER

INVOCATION

Chairman Singletary led the invocation.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

(A) **Consideration to approve the Board of Commissioners meeting minutes for April 9, 2024.**

Commissioner Roland made the **MOTION** to approve the Board of Commissioners meeting minutes for April 9, 2024. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

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

The following employee was recognized for their many years of service to Lee County:

- 35 years: Reggie Rachals, Sheriff
- 15 years as Sheriff

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Environmental Health

(A) **Consideration to adopt an increase in Environmental Health fees.**

Commissioner Roland made the **MOTION** to adopt an increase in Environmental Health fees. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

Public Works

(B) **Consideration to purchase a Kubota Utility Cab Tractor. HANDOUT**

County Manager Christi Dockery summarized the proposed purchase and Public Works Director Mike Sistrunk was also present for any questions. The quote provided is a state contract price and the tractor could be delivered before June 30, 2024. In the current TSPLOST budget, approximately \$100,000.00 was set aside for a crack sealer and approximately \$47,000.00 was set aside for a 6 inch self-priming pump. Instead of purchasing those two items which are not needed, Public Works Director Mike Sistrunk would like to use those funds to purchase the tractor.

Commissioner Roland made the **MOTION** to approve the purchase of a Kubota Utility Cab Tractor for \$45,471.76 from Linder Turf and Tractor to come from TSPLOST funds. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

(C) **Consideration to authorize staff to publish a bid for the design and engineering services for a possible addition to the Public Works building.**

County Manager Christi Dockery summarized the project, stating that it would be for an addition to the Public Works building of approximately 1500 sq. ft. and will include a restroom and office space. Similar to other renovation projects in the County, staff would like to bring in a structural engineer to look at the space and provide plans that may then be put out for bid. Funding for this project could come from ARPA or SPLOST funds. With no objection from the Board, Chairman Singletary advised staff to move forward.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

Elections & Registration

(A) **Consideration to approve a renewal lease for five (5) years for property located at 103 Laramore Road for the use of a Fire Substation and Polling Place.**

Commissioner Mathis made the **MOTION** to table a renewal lease for five (5) years for property located at 103 Laramore Road for the use of a Fire Substation and Polling Place to expire December 31, 2028. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

Probate Court

(B) **Consideration to adopt an amendment to repeal Chapter 2 Article XI relating to the total amount of fees authorized retained as personal compensation by the Probate Judge serving as local custodian, local registrar, or special abstracting agent. FIRST READING**

Items 9B and 9C were discussed together. Item 9C was voted on first.

The First Reading was conducted. County Attorney Jimmy Skipper summarized the amendment stating that if adopted, it would go into effect June 30, 2024.

Commissioner Roland made the **MOTION** to waive the second reading. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

Commissioner Roland made the **MOTION** to adopt an amendment to repeal Chapter 2 Article XI relating to the total amount of fees authorized retained as personal compensation by the Probate Judge serving as local custodian, local registrar, or special abstracting agent. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

(C) **Consideration to approve an agreement with the Judge of Probate Court pursuant to O.C.G.A. §15-9-68 relating to the retention of compensation of fees received in connection with serving as local**

custodian, local registrar, or special abstracting agent.

Items 9B and 9C were discussed together. Item 9C was voted on first.

County Attorney Jimmy Skipper summarized the proposed agreement stating that if approved, it would go into effect July 1, 2024 and would only be in effect for the tenure of the current Judge. Commissioner Mathis stated that he supports the agreement, but would like to see the same supplement for the Superior Court judges as well; perhaps include it in the next year's budget. Chairman Singletary stated that that can be discussed, however, he sees this not as a supplement but compensation for additional duties that she performs but is not required by her office to do.

Commissioner Guarnieri made the **MOTION** to approve an agreement with the Judge of Probate Court pursuant to O.C.G.A. §15-9-68 relating to the retention of compensation of fees received in connection with serving as local custodian, local registrar, or special abstracting agent. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) The bridge repair on New York Road is underway; (2) work will begin this week on the pocket park projects; (3) the road resurfacing project is ongoing and set to be finished next month; (4) the pipe repair project on Bermuda Lane has been completed; and (5) the generators recently approved have been installed and quotes are being obtained for other buildings.

(B) **Discussion of remaining ARPA funds.**

County Manager Christi Dockery explained that there is approximately \$1.8 million of funding remaining and the spending of those funds must be allocated by the end of 2024, with the funds spent by the end of 2026.

(C) **Consideration to approve repairs to the parking lot of the Main Street Governmental Building.**
HANDOUT

County Manager Christi Dockery summarized the proposed project stating that it would cost approximately \$11,000.00 and could be paid for using remaining funds in the Facilities budget as it should be completed by June 30, 2024 if approved. No action was taken.

(D) **Discussion of 2024 Local Road Assistance Administration funds (LRA) and potential projects.**

The eligible activities/projects and application process are the same for these LRA funds as they are for traditional LMIG. The application process is currently open, but will close June 15, 2024. Lee County's formula amount for this grant is \$855,690.09 and no match is required.

Chairman Singletary asked the Board to think and bring back some preferred road projects for further discussion at the next meeting.

(E) **Discussion of a text amendment to Chapter 70, Art. III, Sect. 70-84 with respect to allowable areas and number of accessory buildings on residential lots of five acres or more.**

Chief Building Official/ Interim Planning Director Joey Davenport addressed the Board regarding a potential amendment to the zoning code pertaining to allowable areas and number of accessory buildings in residential lots of five acres or more. Mr. Davenport stated that he wished to bring this to the Board for information purposes and to ask for input before presenting to the Planning Commission. The Board reviewed the presented amendment, and voiced support, with the following changes: (a) The addition of a category for those residential lots of 50 acres or more having no limit for accessory structures, and (b) additional guidelines for buffers/ setbacks.

With the discussed changes, the amendment will be presented to the Planning Commission at their May 2, 2024 meeting and brought back before the Board for Public Hearing on May 14, 2024 and final vote May 28, 2024.

Updates on Other Projects

Regarding previous discussion pertaining to alcohol licenses being approved administratively versus by the Board, Mr. Davenport stated that County Attorney Jimmy Skipper had found no specific prohibition in allowing staff to approve the licenses. Mr. Skipper added that several text amendments would need to be made to the current code defining who exactly makes the decision, so that is something that staff would need to decide. The Board voiced support. Commissioner Mathis also asked that staff look into removing the requirement for applicants to continue fingerprinting every year at time of renewal.

Regarding previous discussion pertaining to the renovation of the E-911 Center, Mr. Davenport presented the Board with a tentative plan and layout for the expansion of the dispatch center. The final plan shows only the removal and erection of walls within the existing center, with no additions being needed. Mr. Davenport added that the IT closet will remain in the same location. With no objection from the Board, Chairman Singletary advised staff to move forward with publishing an RFP for the renovation project.

COMMISSIONER'S MATTERS

(A) Discussion of golf cart communities.

Commissioner Mathis began the discussion by stating citizens have asked that the Board consider creating golf cart friendly neighborhoods. County Attorney Jimmy Skipper stated that state law sets out what a local ordinance would need to include; he will work on a draft and bring it back to the Board.

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

NONE

EXECUTIVE SESSION

(A) Executive Session to discuss real estate matters.

Commissioner Roland made the **MOTION** to adjourn to Executive Session. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

Time: 6:45pm.

Commissioner Mathis made the **MOTION** to adjourn from Executive Session. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

Time: 7:06pm.

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.

Lee Purvis – Complaint that County Manager Christi Dockery has not returned his call

Chairman Singletary asked if anyone else would like to speak.

With no further comments or questions from the audience, the Public Forum was closed.

ANNOUNCEMENTS

(A) A joint meeting of the Lee County Utilities Authority, Development Authority, and Board of Commissioners will be held **Wednesday, May 8, 2024 at 12:00pm** in the Kinchafoonee Room of the T. Page Tharp Governmental Building.

(B) The next regularly scheduled County Commission Meeting is **Tuesday, May 14, 2024 at 6:00pm.**

ADJOURNMENT

Commissioner Mathis made the **MOTION** to adjourn the meeting. Commissioner Roland seconded the **MOTION**. The

MOTION was unanimous with Commissioner Guarnieri voting yea. The meeting adjourned at 7:07 PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/7214573102003539>

CHAIRMAN

ATTEST: _____
COUNTY CLERK

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

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