



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, OCTOBER 10, 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 voting session on Tuesday, October 10, 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 September 26, 2023.

Commissioner Roland made the **MOTION** to approve the minutes for the Board of Commissioners meeting for September 26, 2023. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) Lee County School System Superintendent Dr. Kathleen Truitt addressed the Board.
Dr. Truitt introduced herself to the Board, stating that she was thankful for the support the school system has received from the County and looks forward to a continued positive partnership.
- (B) Consideration to adopt a Proclamation naming October as Careers in Construction Month.
Commissioner Singletary made the **MOTION** to adopt a Proclamation naming October as Careers in Construction Month. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Guarnieri voting yea.

At the conclusion of the meeting, a photo was taken with instructor Mr. Wanner, the construction students of Lee County High School, and the Board.

PUBLIC HEARING

- (A) **A proposed text amendment to the Lee County Code of Ordinances to include the following: Chapter 70, Article XII, Section 70-382 related to the C-2 General Business District, to delete Section 70-382(h) in its entirety and adopt, in lieu thereof a new Section 70-382(h) and adding thereto a new Subsection (m) "Sanitariums and Nursing Homes"; Chapter 70, Article XII Section 70-383 related to the C-2 General Business District adding thereto a new Subsection (g) "Conditional Use"; Chapter 70, Article XIV, Section 70-422 related to the C-4 Traditional Office District, to delete Section 70-422(f) in its entirety and adopting in lieu thereof a new Section 70-422(f) and adding thereto a new Subsection (k) "Permitted Use"; and Chapter 70, Article XIV, Section 70-423 related to the C-4 Traditional Office District, to add point (5) pertaining to the location of free standing ancillary healthcare service providers. Planning Commission members unanimously recommended approval.**
Chairman Mathis opened the Public Hearing.

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

DEPARTMENTAL MATTERS

Building Inspection/ Business Licensing

- (A) **Consideration to approve an application for an alcohol license from Mr. Alpeshkumar Patel for the retail sale of off-premise consumption of liquor, wine and beer. This will be a Package Store named "Philema Liquor & Wine" proposed to be located at 1777 Philema Road South.**

Commissioner Guarnieri made the **MOTION** to approve the application for an alcohol license from Mr. Alpeshkumar Patel for the retail sale of off-premise consumption of liquor, wine and beer for a Package Store named "Philema Liquor & Wine" proposed to be located at 1777 Philema Road South. Commissioner Roland seconded the **MOTION**. The **MOTION** passed with a 3-1 vote with Commissioner Singletary voting yea and Commissioner Walls voting no.

Planning, Zoning & Engineering

- (B) **Consideration to approve a variance request from Tony & Rhonda Clark (Z23-011) to install a freestanding aluminum carport over their parking pad, to be installed 2FT away from the front of the house and 2FT away from one wall of the home. This property is located in the Second Land District of Lee County in Lot 106 of the Brentwood North Subdivision. The address is 127 Marlow Lane, Albany, Georgia 31721. Planning Commission members unanimously recommended denial.**

With no **MOTION**, the application failed.

Public Works

- (C) **Consideration to declare vehicles surplus.**

Commissioner Roland made the **MOTION** to declare the following vehicles surplus, to be sold on GovDeals: a 2008 Ford F-350 6.4L Diesel with 162,600 miles and a 2008 Ford F-350 6.4L Diesel with 136,841 miles. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

- (D) **Consideration to purchase four (4) new vehicles.**

County Manager Christi Dockery stated that staff was preparing to pre-order vehicles in September with the understanding that delivery would not be until May or June; however, for the vehicles up for consideration tonight, staff has been informed that they can be delivered as early as either December or January. Commissioner Roland asked that the item be tabled so as to provide the Dodge dealership an opportunity to provide a quote.

Commissioner Roland made the **MOTION** to table the purchase of four (4) new vehicles for the Public Works Department using T-SPLOST funds to include one (1) Ford F-250 gas engine and three (3) F-350 gas

engine trucks with a total estimated cost of \$194,673.00 (state contract price). Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

Sheriff's Office and Lee County Jail

(A) **Discussion of the Jail control system and HVAC.**

Josh Ban with MetroPower Inc. dba ESS, discussed the current issues with the system at the Lee County Jail and offered recommendations on resolutions to those issues. Chairman Mathis asked if the system needed patching or replacing, to which Mr. Ban stated that it didn't need to be either patched or entirely replaced. The system is approximately 25 years old except for the chillers that were replaced in 2019. Mr. Ban explained that there are a series of small problems throughout the system, mainly resulting from things being missed during preventive maintenance acts. Mr. Ban summarized the proposal from MetroPower Inc. dba ESS, which includes making the necessary changes in the HVAC system over the course of one (1) year along with preventive maintenance services and adding a few new items to help the system run more efficiently. Once this one (1) year is over, it is suggested that an RFP process be conducted for the continued maintenance, and Mr. Ban and MetroPower Inc. dba ESS can provide assistance with that as well.

Commissioner Roland asked how much it would be to completely replace the system, to which Mr. Ban replied that would be approximately \$2 million. Mr. Ban stated that he does not recommend a full replacement as it is not necessary. If well maintained, certain parts within the system should last another 10 – 20 years.

Commissioner Singletary made the **MOTION** to approve a Comprehensive Preventive Maintenance and Repair Agreement with MetroPower Inc. dba ESS at a total cost of \$54,150.00 to come from the General Fund-Facilities. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

Chairman Mathis asked County Manager Dockery to summarize for the Board and audience another issue affecting the jail, the water softener, and the recommendation for action on that item. Ms. Dockery stated that the current water softener has been out for several months and after seeking quotes, staff had only yet to receive one (1) quote, from Culligan, which had been sent to the commissioners prior to the meeting.

Commissioner Singletary made the **MOTION** to approve an agreement with Culligan for the water softener for the Jail at a total cost of \$23,158.52 to come from the General Fund-Facilities. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing project in the County: (1) The County will soon put out bids for the bridge on New York Road and the red light at Capstone Connector; and (2) the Lee County bicentennial celebration is in June 2025 so staff is working to plan and come up with ideas. Chairman Mathis advised Ms. Dockery to contact DOT about the red light bid as the DOT Commissioner had voiced interest in the project to him in a recent conversation.

(B) **Consideration to approve an easement on Dan Green Road for SR DeSoto Phase III.**

Commissioner Roland made the **MOTION** to approve an easement for transmission lines on Dan Green Road for SR DeSoto Phase III. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

(C) **Consideration to approve the Letter of Engagement for Mauldin & Jenkins for the FY2023 Audit.**

Commissioner Singletary made the **MOTION** to approve the Letter of Engagement for Mauldin & Jenkins for the FY2023 Audit. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with

Commissioner Guarnieri and Commissioner Walls voting yea.

COMMISSIONER'S MATTERS

- (A) **Discussion of the "Pocket Park" revitalization project as it relates to Pirate's Cove Nature Park. HANDOUT**

Commissioner Guarnieri asked that the funds and project plans set aside for a pocket park that was put on hold for his district at the meeting on September 26, 2023 (Huntingdon Park) be redirected towards Pirate's Cove.

Commissioner Guarnieri made the **MOTION** to approve an agreement with Hasley Recreation, Inc for Pirate's Cove at a total cost of \$85,645.59 to come from impact fees. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

Chairman Mathis asked that County Manager Christi Dockery check with DOT on the possibility of placing a kayak launch at Pirate's Cove. Ms. Dockery stated that she will reach out to DNR and will bring it back to the Board. Regarding the boat ramp project at the 100 acre property, DNR has six (6) projects ahead of us, so unfortunately will not be starting on ours this Fall as originally hoped.

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

- (A) **Consideration to adopt a text amendment to the Lee County Code of Ordinances to add a Code Of Conduct with Respect to the Use of County Facilities. FIRST READING**

The First Reading was conducted.

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 – State of Old Leslie Road

Chairman Mathis asked if anyone else would like to speak. With no more comments or questions from the audience, the Public Forum was closed.

ANNOUNCEMENTS

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, October 24, 2023 at 6:00pm.**

ADJOURNMENT

The meeting adjourned at 6:24 PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/3308704566057142>

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.