



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, OCTOBER 24, 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 voting session on Tuesday, October 24, 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, Commissioner Dennis Roland, and Commissioner Chris Guarnieri. 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 Mathis called the meeting to order at 6:00pm. Vice-Chairman Luke Singletary arrived at 6:03pm.

INVOCATION

Reverend Melvin Slappy, Kinchafoonee Baptist 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 October 10, 2023.
Commissioner Roland made the **MOTION** to approve the minutes for the Board of Commissioners meeting for October 10, 2023. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.
- (B) Consideration to approve the minutes for the Special Called Joint Meeting with the City of Leesburg and City of Smithville on October 10, 2023.
Commissioner Roland made the **MOTION** to approve the minutes for the Special Called Joint Meeting with the City of Leesburg and City of Smithville on October 10, 2023. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Chairman Mathis voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) Chairman Mathis recognized the following employees for their years of service to Lee County:
15 years – Audrey Barrett – DETENTION OFFICER - LIEUTENANT
15 years – Bryan Barnes – PT PARAMEDIC
20 years – Leonard Favors – UTILITIES AUTHORITY WASTEWATER DISTRIBUTION OPERATOR

(B) **Mike Talley, Stormwater Engineer with Flint River Consulting, to update the Board of Commissioners on the updated stormwater permit and review steps taken to comply with EPD comments from 2022.**

Mike Talley stated that EPD had reviewed all previous annual reports and then provided comments. The permit was renewed, effective in July 2023. At that time, the Board of Commissioners contracted with a firm to rewrite the stormwater plan. EPD has also changed how inspections are to be reported and how maintenance is reported within the stormwater system. Beginning in August 2023, the County has made improvements in going digital so as to make this reporting easier on staff. The system inventory is now updated in the way EPD wishes to see it and now, Public Works crews are able to submit information to GIS while still onsite so as to make it easier to report the data to EPD. Reporting from Public Works tends to be minimal as the bulk of their work is in the Northern part of the County.

Everything south of Century Road (pipes, ditches, inlets, etc.) needs to be inspected at least once every five years; staff aims to do approximately 25% of these inspections every year. As of today, EPD does not require a certain percentage of maintenance to be performed, but this could come later.

Commissioner Roland asked Mr. Talley if there was anything to report about the solar farm in Northern Lee County, to which Mr. Talley stated that recently an inspection was done of their current phase and the area was very well maintained and are trying their best to do what they are supposed to be doing.

(C) **Mike Talley, Stormwater Engineer with Flint River Consulting, to discuss rectifications for a pipe failure located on Bermuda Lane.**

Several years ago, the County got permission from the Corps of Engineers to fill in some of the ponds on the Grand Island property. Around that time the County elected to fill in the ponds and also build a road bed and install culverts. Unfortunately, what this did was cover up the outfall of this drainage pipe on Bermuda Lane. So when we got a lot of rain, it flooded Bermuda Lane (no one's home was affected), which is what caused staff to realize there was an issue. As a temporary solution, an 8ft – 10ft deep trench has been dug to stop the road from flooding.

A handout was provided to the Board showing a quote from an area contractor to give an idea as to what this project may require to be fixed. Mr. Talley and Joey Davenport, Co-Assistant County Manager and Chief Building Official, summarized the provided quote. The project will include: Removing the existing 18" storm line, constructing a new inlet at the bend in the pipe, replacing the inlet at the pipe failure, reconstruct the storm line as a 24" RCP line, extend the pipe through the roadbed to the pond, create a new inlet/junction box at the end of the existing pipe to connect the new pipe to the pond, and backfill, as necessary.

Commissioner Guarnieri asked if this project would work in conjunction with any new proposed commercial development in that area. Mr. Talley explained that this is far from that area and so would not be impacted, but added that should projects expand that way, the replacement using a 24" pipe would prove beneficial. The replacement pipe will be approximately 300 linear feet. Commissioner Roland asked how we were going to prevent it from filling up with sediment. Mr. Talley stated that these inlets are off the roadway and actually in the yards, so they're surrounded by grass and do not receive the runoff from the roads.

Chairman Mathis asked staff to put the project out for bid.

PUBLIC HEARING

(A) **A Public Hearing will be held to mark the completion of the 2021 Community Development Block Grant Project, which included the extension of the Lee County Utilities Authority Water System to service Palmyra Mobile Home Park. The project benefits 78 people.**

Chairman Mathis opened the Public Hearing.

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

DEPARTMENTAL MATTERS

Fire & EMS

(A) **Consideration to award the bid for Turnout Gear.**

The lowest bidder, Technology International, Inc., did not supply the necessary information for the bid and did not respond when contacted.

Commissioner Singletary made the **MOTION** to award the bid for Turnout Gear to Municipal Emergency Services, Inc. (MES) for \$33,700.00. Commissioner Guarneri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea. This item was included in the FY 23-24 budget for Fire & EMS.

(B) **Consideration to award the bid for the fire truck engine.**

Commissioner Roland made the **MOTION** to award the bid for the reserve fire truck engine to Rush Truck Center for \$28,935.31 to come from the General Fund. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarneri voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

NONE

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) the County is currently at 94% of collections for SPLOST VII; and (2) the County is currently at 94% collection for TSPLOST and is expected to reach 100% by January, however, with the passing of TSPLOST II, collections will continue.

(B) **Consideration to approve the Letter of Intent for the lease for the Department of Audits, located at 116 Leslie Highway.**

County Manager Christi Dockery explained that the rent has been increased by 6% to help cover County expenses.

Commissioner Singletary made the **MOTION** to approve the Letter of Intent for the lease for the Department of Audits, located at 116 Leslie Highway, subject to County Attorney Skipper's review. Commissioner Guarneri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

COMMISSIONER'S MATTERS

(A) **Consideration to approve the Intergovernmental Agreement with the City of Leesburg and the City of Smithville for SPLOST VIII.**

Commissioner Roland made the **MOTION** to approve the Intergovernmental Agreement with the City of Leesburg and the City of Smithville for SPLOST VIII. Commissioner Guarneri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary voting yea.

(B) **Consideration to approve the list of projects to be included in the ballot language for SPLOST VIII.**

Commissioner Roland stated that the Utilities Authority had requested \$5,000,000.00 and asked if anyone knew what they were wishing to do with that funding. Chairman Mathis stated that they have a lot of needs, so it would go towards their projects, citing a possible water tower or sewer extension.

Commissioner Roland made the **MOTION** to approve the list of projects to be included in the ballot language for SPLOST VIII. Commissioner Guarneri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary voting yea.

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

- (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. Public Hearing held October 10, 2023

Commissioner Guarnieri made the **MOTION** to adopt 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. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

- (B) 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 held October 10, 2023

Commissioner Singletary made the **MOTION** 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. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland 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 – Paving 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 Lee County Animal Shelter will be hosting an adoption event **Saturday, October 28, 2023 from 4:00pm to 7:00pm** at the shelter, located at 101 Mossy Dell Road.
- (B) The renewal process for 2024 Occupation Tax/Business Licenses will begin November 1, 2023. Please go to Lee County's website at www.lee.ga.us or contact the Building Inspection office at (229) 759-3326 for more information. **All current business licenses will expire on December 31, 2023.**
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, November 14, 2023 at 6:00pm.**

ADJOURNMENT

The meeting adjourned at 6:26PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/778369967392368>

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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