



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, FEBRUARY 22, 2022 AT 6:00 PM

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

MEETING MINUTES
VOTING SESSION

COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
John Wheaton, Vice-Chairman	District 1
Luke Singletary, Commissioner	District 2
Rick Muggridge, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

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

The Lee County Board of Commissioners met in a voting session on Tuesday, February 22, 2022. 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 John Wheaton, Commissioner Rick Muggridge, and Commissioner George Walls. Commissioner Luke Singletary was absent. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Sawyer, and County Attorney Jimmy Skipper. Due to an internet outage, the meeting was not streamed on Facebook Live.

INVOCATION

Pastor Robin Chaplin, Victory 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 February 8, 2022. Commissioner Wheaton made the **MOTION** to approve the minutes for the Board of Commissioners meeting for February 8, 2022. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Muggridge voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) Recognition of employees' years of service.
The following employee was recognized:
5 years – Riccardo Daniels – Water/Wastewater Operator
- (B) Bill Walter, Masonry Restoration Technologies & Services, LLC, to address the Board regarding the following projects: the T. Page Tharp Building, the Gymnasium, and the Courthouse Annex windows.
Mr. Walter stated that the Tharp Building Restoration project was very close to being finished. In terms of the gymnasium, the Board was provided a revised project proposal with new pricing and details. The proposed project will include: embellishing the front alcove, converting the lower left steps, in the rear, to accommodate a wheelchair lift (which will come to the gymnasium floor height), replacing doors and the concrete pad outside,

refinishing the restrooms, all with a focus on bringing the building up to compliance with ADA requirements.

Parks & Recreation Director Jeremy Morey added that all discussed renovations fall in line with the look and accessibility he wishes to achieve with the gym and believes the quote provided was a fair price.

Mr. Walter stated that the Courthouse Annex window sealant project had been completed last week and the windows for the gym had been ordered; however, a firm delivery date is unknown.

Commissioner Muggridge made the **MOTION** to approve the proposal for the gymnasium renovations and payment for the work on the Courthouse Annex windows for a total cost of \$235,740.00 to come from SPLOST VII funds. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Building Inspection/ Business Licenses

- (A) **Consideration to approve an application for an off-premises alcohol license (wine and malt beverages) for Philema Express, LLC.**

Commissioner Walls voiced concern over this business being located across the street from several churches on Philema Road. Chairman Mathis stated that this a renewal of an already existing alcohol license and there is a map and explanation of the distances in the packet. County Manager Christi Dockery confirmed that per the planner's report, the applicant was in compliance with county code. Commissioner Walls questioned how the distance was measured. County Manager Christi Dockery directed the Board to page 26 within the packet, showing the distance on a map.

Commissioner Muggridge made the **MOTION** to approve an application for an off-premises alcohol license (wine and malt beverages) for Philema Express, LLC. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Fire and Emergency Services

- (B) **Consideration to approve the purchase of two Lucas Devices.**

With this purchase, there will now be a Lucas Device available at every fire station. Chairman Mathis stated how the county has three Lucas Devices already but were in need of five, one for each station. Commissioner Muggridge added that one had been purchased outright and two more purchased with a grant. While on the subject of the fire stations, Chairman Mathis stated that he and Commissioner Singletary have discussed building a station in Commissioner Singletary's district and another one eventually in the northern part of the county. Chairman Mathis gave a brief statement on how the Lucas Devices work.

Commissioner Walls made the **MOTION** to approve the purchase of two Lucas Devices for a total cost of \$30,420.36 to come from SPLOST VII funds. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Muggridge voting yea.

Public Works

- (C) **Consideration to approve a 36 month, 2000 hour lease for an Alamo mower with Flint Equipment.**

Public Works Director Danny Keener addressed the Board, stating this tractor is one that is used on a daily basis. The lead time for this machine is approximately 10 months, so if ordered now, the machine would not be delivered until October or November. Chairman Mathis stated that if approved, it could be worked into next budget year. County Manager Christi Dockery stated that this was in the TSPLOST budget (approximately \$34,000.00) for this year, but that it could certainly be added to next year's budget as well.

Commissioner Walls stated that this tractor only had approximately 2,000 hours on it and personnel with the

shop said that the tractor was in good shape. Commissioner Walls added that he would like to see the County get one more year of use out of this tractor. Chairman Mathis stated that we would have it for another year based on the lead time, so that is the point of ordering it now, citing the supply chain issue.

Jay Harrell, Flint Equipment, confirmed that the lead time would be approximately 10 months, with a minimum delivery date of October. If we wait six months, the lead time could very well extend. Chairman Mathis asked Public Works Director Danny Keener how many hours he thought the machine would have on it one year from now, to which Mr. Keener replied that it is hard to know exactly. Commissioner Wheaton asked how many years we had had this machine. Mr. Keener stated that it was originally leased for three years and then subsequently purchased at the end of that lease term. Mr. Harrell confirmed that the lease ended, and the unit was purchased, in September 2020 and the last record indicated approximately 2,500 hours on the tractor.

Mr. Harrell went on to compare tractor hours to vehicle mileage, stating that 4,000 hours on an agricultural tractor is probably the equivalent to 100,000 miles on a vehicle. Commissioner Walls stated that his father would put about 6,500 hours on a tractor, to which Mr. Harrell replied that with these smaller tractors, like the one in question, it is more like 3,000 hours as an equivalent of 300,000 miles on a vehicle. Mr. Harrell stated that he could provide quotes indicating the price to replace or repair aspects of the tractor that could go out soon, including the clutch, the transmission, and the hydraulic pumps. Commissioner Wheaton asked if the tractor in question was a 110hp tractor with a dry clutch, to which Mr. Harrell replied that he believed it to be 95hp with a wet clutch.

Chairman Mathis asked if there was a list of equipment that needs to be examined and potentially added to the next budget year. County Manager Christi Dockery stated that there was. Chairman Mathis asked if all could be approved at one time, to which Ms. Dockery stated that we could, however, we typically bring them up as their leases expire. Chairman Mathis stated it might be beneficial to think several years in advance and order all necessary equipment at one time and asked that the list be provided to the Board for the next meeting.

Ms. Dockery also raised the question of if something happens to the mower attachment itself, if we could lease one. Mr. Harrell replied that it wouldn't be possible at this time as no one has one available. Chairman Mathis clarified that we would just have to get the equipment repaired, to which Mr. Harrell agreed. Commissioner Muggridge stated that this tractor and attachment is currently in the budget and there's a need for it. We provide our employees with great equipment to do the best job possible to serve our constituents in the manner they should be served, as can be seen with purchase of the Lucas Devices.

Mr. Harrell wished to clarify which tractor would be preferable, as two quotes for two tractors was presented. Mr. Keener stated that the department would prefer the tractor with the IVT transmission.

Commissioner Muggridge made the **MOTION** to approve a 36 month, 2000 hour lease for an Alamo mower with Flint Equipment for a total cost of \$202,645.00 to come from TSPLOST funds. Chairman Mathis seconded the **MOTION**. With Commissioner Wheaton and Commissioner Walls voting nay, a 2-2 vote resulted. The item will be tabled until the next meeting.

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 Pheasant Drive Extension project has begun; (2) Windstream representatives will be here at the March 8 meeting to discuss broadband; and (3) the Tharp building (and probably the gym) are celebrating 100 years.

(B) Consideration to approve an Underground Easement with Georgia Power for land located at Wisteria Lane (Tax Parcel ID No. 050B 631GR2) in Land Lot 240 of the 1st District of Lee County, Georgia.

This easement is for the Utilities Authority well project in the Wisteria Lane area and has been reviewed and

approved by County Attorney Jimmy Skipper.

Commissioner Muggridge made the **MOTION** to approve an Underground Easement with Georgia Power for land located at Wisteria Lane (Tax Parcel ID No. 050B 631GR2) in Land Lot 240 of the 1st District of Lee County, Georgia. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

COMMISSIONER'S MATTERS

NONE

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, March 8, 2022 at 6:00 p.m.**

ADJOURNMENT

The meeting adjourned at 6:18PM.

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.

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.