



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, FEBRUARY 13, 2024 AT 6:00 P.M.

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

MEETING MINUTES
WORK 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, February 13, 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 George Walls. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Commissioner Billy Mathis was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00pm.

INVOCATION

Dr. Josh Posey, Senior Pastor for First Baptist Church of Leesburg, 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 Board of Commissioners meeting minutes for January 23, 2024.
Commissioner Roland made the **MOTION** to approve the Board of Commissioners meeting minutes for January 23, 2024. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) Patsy James, Lee County Family Connection, to provide the mid-year update.
Patsy James, Executive Director of Lee County Family Connections, thanked the Board for their continued support and partnership. A mid-year report detailing updates on the different programs within the organization was provided to the Board in their agenda packets.

PUBLIC HEARING

- (A) Muckalee Plantation, LLC. (Z24-001) has submitted an application to the Lee County Planning Commission requesting a Conditional Use to operate a wedding venue and an associated bed and breakfast inn, in the AG-1 (Active Agriculture District). This property is in the First Land District of

Lee County. The total acreage of Tract 2 is 1,693.933 acres. The wedding venue proposes to utilize 23.64 of those acres. The east property line borders the Muckalee Creek and is in flood zone A and AE. All development and uses are located outside the SFHA and in flood zone X. The parcel number is 049 159 at 569 Lovers Lane Road, Leesburg, GA 31763. Planning Commission and Planning Department staff recommend approval.

Chairman Singletary opened the Public Hearing at 6:06pm.

From the audience, a citizen asked what exactly this application/venue entails. Chairman Singletary stated that it was his understanding that this was an event venue that would also allow for overnight accommodations for those events. Interim Planning Director Joey Davenport added that the bed and breakfast is for wedding participants only. This is outside of the existing ordinance, however, conversations with County Attorney Jimmy Skipper resulted in the recommendation for approval as weddings for the most part are religious in nature.

Commissioner Walls asked that with this property being zoned AG, if a conditional use was even necessary, citing the Ocala House. Mr. Davenport stated that while he cannot speak for staff on the approval for the Ocala House as it was years ago, the main difference is that the Ocala House does not also have a bed and breakfast. Commissioner Guarnieri wished to verify that there would be no nuisance or disturbance to neighbors, to which Mr. Davenport stated that the property is approximately 1700 acres, with the event space/ house being located within that acreage and well away from any property lines.

With no further comments or questions, the Public Hearing was closed at 6:11pm.

DEPARTMENTAL MATTERS

Fire & EMS

(A) **Consideration to approve a Mutual Aid Agreement with Albany MCLB.**

County Manager Christi Dockery stated that this is a renewal, as the County have had this agreement for approximately 15 years and in that time, Albany MCLB has aided us several times.

Commissioner Roland made the **MOTION** to approve a Mutual Aid Agreement with Albany MCLB. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

Planning, Zoning & Engineering

(B) **Review of the minutes for the January 4, 2024 Planning Commission meeting.**

The meeting minutes were reviewed as presented.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

(A) **Magistrate Court – Consideration to request Local Legislation present a bill to authorize the assessment and collection of a technology fee by the Magistrate Court of Lee County.**

County Attorney Jimmy Skipper has drafted a resolution (provided to the Board as a handout) and summarized the requested resolution by stating that under this proposed legislation, Magistrate Court could charge a \$5.00 technology fee. The court could charge a \$5.00 fee for filing a civil case and then when a criminal offender is sentenced, an additional \$5.00 surcharge may be added as well. The funds would then have to go in to a separate bank account and are only to be used by Magistrate Court for any technology needs that may arise, with no permission required from the County.

Mr. Skipper stated that it approved as written, the term would this would begin July 1, 2024 and end sunset July 1, 2034. Any funds leftover in the account by this date, will then be made available to the County for technology purposes, not just Magistrate Court As the session has already started, if passed tonight, Mr. Skipper will provide this to local legislation delegation tomorrow and see if they could expedite it.

Commissioner Roland made the **MOTION** to approve requesting Local Legislation present a bill to authorize

the assessment and collection of a technology fee by the Magistrate Court of Lee County. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) Lose Design has provided plans for the 100 acre property (provided to the Board as handouts); (2) DNR will be having an environmental study completed on the proposed boat ramp on the 100 acres; (3) there is a proposed date of April 6, 2024 for the Great American Cleanup, a partnership with Flint Riverkeeper; and (4) the road resurfacing project is moving quickly as next week crews should be in Callaway Lakes and Myers Acres subdivisions.

(B) **Consideration to award the bid for Disaster Recovery Management, Disaster Debris Monitoring, and Disaster Recovery Services.**

County Manager Christi Dockery summarized the bid, scoring procedures, and provided staff's recommendation.

Commissioner Roland made the **MOTION** to award the bid for Disaster Recovery Management, Disaster Debris Monitoring, and Disaster Recovery Services to Tetra Tech. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

(C) **Consideration to award the bid for Disaster Debris Removal and Disposal Services.**

County Manager Christi Dockery summarized the bid, scoring procedures, and provided staff's recommendation.

Commissioner Roland made the **MOTION** to award the bid for Disaster Debris Removal and Disposal Services to DRC Emergency Services. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

(D) **Discussion of the holding pond on North Doublegate Drive.**

Stormwater Engineer Mike Talley was present and discussed the holding pond on North Doublegate Drive that is currently owned by Mr. Joiner. Mr. Talley stated that Mr. Joiner would like us to acquire the pond as he will no longer be paying taxes on it. Mr. Talley also discussed drainage issues at Liberty Pond, just down from this pond, and their current process on draining and pumping from that pond.

The Joiner Pond floods two properties on the north side of North Doublegate. Mr. Talley stated that if the County does acquire the pond, he recommends to do the plans to fix the drainage issues, including those at Liberty Pond; all design work has been done for the Joiner Pond. Mr. Talley stated that Joiner Pond would cost an estimated \$210,000 to construct. Liberty Pond (have a survey but not design) would cost an estimated \$11,500 to engineer and approximately \$200,000 for construction.

Commissioner Guarnieri asked if Liberty Pond could be done now and then Joiner Pond at a later date. Mr. Talley said that this would be fine. Mr. Talley added that right now the cost for a 24" pipe is currently at \$100 a foot.

COMMISSIONER'S MATTERS

NONE

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

(A) **Consideration to approve an amendment to Chapter 38, Article VIII, Division 1, Section 38-318, adding Subsection (f) pertaining to minimum right of way widths on streets without curb and gutter. First**

Reading held January 23, 2024

County Attorney Jimmy Skipper summarized the amendment, stating that the Board of Commissioners had discussed this previously and held the First Reading at the last meeting. This amendment would allow the Board the ability to be flexible regarding right of way widths on street without curb and gutter based on the specific project and location.

Commissioner Roland made the **MOTION** to approve an amendment to Chapter 38, Article VIII, Division 1, Section 38-318, adding Subsection (f) pertaining to minimum right of way widths on streets without curb and gutter. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri 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 – Current state of Old Leslie Road

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) The next regularly scheduled County Commission Meeting is **Tuesday, February 27, 2024 at 6:00pm.**

Regarding recent rain events and flooding concerns, Chairman Singletary announced that EMA is currently monitoring creek levels and there are no major concerns at this time. EMA officials will continue monitoring the creek levels and provide the public with all updates as they become available.

ADJOURNMENT

Commissioner Roland made the **MOTION** to adjourn the meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea. The meeting adjourned at 6:34PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/1472133183651224>

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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