



BOARD OF COUNTY COMMISSIONERS

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

WEDNESDAY, MAY 8, 2024 AT 12:00PM
T. PAGE THARP BUILDING
KINCHAFOONEE CONFERENCE ROOM
WWW.LEE.GA.US

JOINT MEETING
BOARD OF COMMISSIONERS
DEVELOPMENT AUTHORITY
UTILITIES AUTHORITY

COUNTY COMMISSIONERS

Luke Singletary, Chairman
Chris Guarnieri, Vice-Chairman
Dennis Roland, Commissioner
Billy Mathis, Commissioner
George Walls, Commissioner

District 2
District 4
District 1
District 3
District 5

COUNTY STAFF

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

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1. <u>CALL TO ORDER</u>	
2. <u>PRESENTATION: BOARD OF COMMISSIONERS</u>	
(A) Discussion of Current Projects.	1 - 7
(B) Discussion of the Windstream Fiber Project.	
(C) Discussion of the Fund Balance.	8
(D) Discussion of TSPLOST and SPLOST.	9 - 10
3. <u>PRESENTATION: DEVELOPMENT AUTHORITY</u>	
(A) Discussion of Current Projects.	
(B) Discussion of Future Economic Development Plans.	
(C) Information on a New Economic Development Tool, Alpha Map.	11 - 19
4. <u>PRESENTATION: UTILITIES AUTHORITY</u>	
(A) Discussion of the Wastewater Treatment Plant.	20 - 26
(B) Discussion of the Meter Project.	27
(C) Discussion of the Five (5) Year Water and Sewer Expansion Project.	28 - 31
5. <u>PUBLIC FORUM</u>	
<i>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.</i>	
6. <u>ANNOUNCEMENTS</u>	
(A) The next regularly scheduled County Commission meeting is <i>Tuesday, May 14, 2024 at 6:00pm.</i>	

7. ADJOURNMENT

AGENDA MAY CHANGE WITHOUT NOTICE

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.



LEE COUNTY

Life Works Well Here

PUBLIC NOTICE

Special Called Meeting

A Special Called Joint Meeting with the Lee County Board of Commissioners, Lee County Development Authority, and Lee County Utilities Authority will be held Wednesday, May 8, 2024 at 12:00PM in the Kinchafoonee Conference Room of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, GA 31763. The purpose of this meeting is to discuss ongoing and future projects.

Media Notified: 04/26/2024

Published in Legal Organ: 05/01/2024

Posted on Website and Official Board: 04/26/2024

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Chairman
Luke Singletary
District 1

Vice-Chairman
Chris Guarnieri
District 3

Commissioner
Dennis Roland
District 1

Commissioner
Billy Mathis
District 3

Commissioner
George Walls
District 5

County Manager
Christi Dockery

County Attorney
Jimmy Skipper

102 Starksville Avenue North
Leesburg, Georgia 31763



Office: (229) 759-6000
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www.lee.ga.us



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

Agricultural/ Recreation Complex

- Located on 100 acres on Leesburg Bypass — 231 State Route 3
- Proposed plans provided July 29, 2020
- Resolution adopted and lease agreement signed on September 22, 2020 with Georgia Department of Natural Resources for a Boat Ramp
 - Renewed January 11, 2022
 - Estimated Start Date: Fall 2023
 - DNR hired EMC Engineering to survey property for canoe/kayak ramp
 - DNR staff notified us that the DNR Commissioner has signed the Boat Ramp agreement for the Lee County construction project
 - Engineering design began in January 2023
 - An Environmental study will be conducted in the next few weeks
- Improvements to the Property
 - Renovation of Covered Building: New roof, fresh paint, picnic tables, electrical system, well
 - Bobby Donley, Lanier Engineering, provided proposed site plan
 - Proposal submitted to the BOC for review
 - Trails: ¼ mile walking trail that runs along a 46 foot high ridgeline above the Kinchafoonee Creek and has a seasonal view of the waterway
 - Eight (8) picnic tables as well as a number of trash cans have been placed along this trail on the creek side
 - Directional signs for the area ordered (i.e. Parking, No Parking, trail markers, boundary signs, etc.)
- Future Improvements
 - Define the location of the road
 - Grade and place compacted crushed stone GAB/recycled asphalt on the area on top of the ridgeline for a parking area
 - Placing a gate at the trailhead so that the area can be closed to public for safety during high water events
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting
 - **Committee Members:** Art Ford, Tim Sumners, Tom Sumners, Bobby Donley, Lisa Davis, David Dixon, Judy Powell, Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey
 - **Meetings:** June 14, 2021, November 15, 2021, January 11, 2022
 - Staff is working with a local engineering firm to develop a plan
- Professional Services Agreement with Lose Designs approved and signed on August 8, 2023
- Onsite meeting held Friday, September 15, 2023
- Concept plan meeting held Friday, February 2, 2024
- Final plans presented to BOC on March 12, 2024
 - To be completed in phases

- Includes: Multipurpose building, tennis courts, pickleball courts, RV campsite, walking and cross country trail, pavilions, amphitheater, practice fields, and a flexible lawn area
- Next Step: Development of bid documents for construction

Bicentennial Anniversary – June 9, 2025

- Preliminary discussions ongoing with staff and Chamber of Commerce staff on projects and ideas for a community celebration for Lee County's first 200 years

2020 Census Numbers

- Lee County: 33,179
- Smithville: 593
- Leesburg: 3,480

Commercial Land Development Permits

- Boaters World – Ridezilla – Hwy 19
- City of Leesburg Water Improvements
- Dawson Road Commercial Subdivision Lots 3-8 – US Hwy 82
- DeSoto Silicon Ranch Phase II & III
- Drake Properties – Downtown Leesburg Restaurant Passion
- Eliano's Coffee – US Hwy 19
- Flint Ventures Commercial Subdivision – US Hwy 19
- Forrester Crossing Phase I – New Office Building
- Giovingo Properties Sanitary Sewer Expansion – US Hwy 82
- Gold Star EMS – Fussell Road
- Hibachi Express Drive-thru Expansion – US Hwy 19
- Lamon Office Building – Ledo Road
- Lee County Utilities Authority Water & Sewer Improvements
- Marlow Lane Sewer Utilities Extension – US Hwy 82
- Mavis Tire – US Hwy 19
- New Jerusalem Grove Baptist Church – Smithville
- Oakland Express convenience store – US Hwy 82
- Oxford Business Park
- Seven Brew – US Hwy 82 (to include proposed package store)
- Three (3) Proposed Package Stores – US Hwy 19, Philema Road, and US Hwy 82
- Gas Station – US Hwy 82
- Woodgrain Millwork Expansion – US Hwy 82

DeSoto Solar Project

- Staff anticipates pushing power to the grid on both the DeSoto II and the DeSoto III projects by the end of this year
- Both projects to be fully completed by the end of Spring 2024
- Received first \$235,000.00 annual payment
- DeSoto I is fully completed and operating well
 - Sheep expected to be on the DeSoto I project by the end of summer or early fall 2024

GEMA

- GEMA representatives will be working with local government, businesses, and citizens to create a Disaster Recovery and Redevelopment Plan
 - There will be at least three stakeholder meetings
- Consists of a zero-cost match
 - First meeting was held in the Kinchafoonee Room on Friday, April 26, 2024
 - A representative from the County and from the school system was in attendance
 - The City of Leesburg was also invited but was not in attendance
- Next meeting will be held Tuesday, June 25, 2024

GIS

- Implemented Pictometry

Road Layer

- Including road width, length, and speed limits

Utilities Mapping Project

- Purpose: To map all utilities in Lee County
 - Includes water mains, water valves, water towers, fire hydrants, sewer lines, sewer manholes, sewer pump stations, fiber, gas, telephone, etc. as well as feature type, pipe size, pipe material, valve size
 - Also mapping greenspace, stormwater holding ponds, Hazard Mitigation lots, etc.
- Goal: To have an internet map in ArcGIS Online where utility workers can view utility maps on a tablet in the field

Great American Clean-up

- April 6, 2024
- Event included Amnesty Day at the Landfill, Flag turn in, and prescription pill take back

LMIG Funds

- **FY2024**
 - Funds Received from GDOT: \$690,908.06
 - Total, with 30% match from Lee County: **\$898,180.48**
 - Application approved September 18, 2023
 - Grant Funds received September 19, 2023
 - BOC awarded bid on December 12, 2023 to Oxford Construction Company
 - Roads: Chokey Road, Country Drive, Knollwood Drive, Springlake Drive, and Wiregrass Way
 - Project ongoing

LRA Funds

- March 2024: Governor Kemp announced an additional \$250 million in Local Road Assistance Administration funds (LRA) was to be included in the amended FY 2024 budget
- Same application process and eligible activities/ projects as for the traditional LMIG
- No required match
- Lee County's formula amount for this grant is **\$855,690.09**
- Application portal is open now and will close June 15, 2024

New York Road Bridge Repair

- BOC approved the Bridge repair for the Chokey Creek Bridge on New York Road
- April 9, 2024: Southern Concrete Construction Company awarded this bid for \$30,000.00
- April 12, 2024: Official Notice to Proceed issued

Oakland Library Roof Repair

- BOC approved the emergency repair of the roof at the Oakland Library & Bindery
- April 9, 2024: Whitt's Quality Roofing, LLC was awarded this bid for \$22,509.00
- April 18, 2024: Official Notice to Proceed issued

Sidewalks

- Georgia Department of Transportation, GDOT, has approved the City of Leesburg's request for funding assistance for sidewalks on State Route 3, State Route 32, and Firetower Road
- GDOT is committing up to \$304,000.00, or 70% of the project cost, whichever is less
- December 22, 2022: Board voted to pay the County's share of the cost for sidewalks on Firetower Road (\$13,500.00)
- Ongoing project

Smithville Road Bridge

- Georgia Department of Transportation, GDOT, plans to replace the bridge over the Muckaloochee Creek on Smithville Road

- Construction and Maintenance Easements received from adjoining property owners and recorded
- Estimated Start Date: August 15, 2024
 - Detour will be implemented during this construction as bridge will be closed to thru traffic
 - Estimated completion date: January 7, 2025

Speed Limit Ordinance

- Approved by BOC at April 26, 2022 meeting
- Staff has submitted documents to GDOT
- Requested DOT examine Old Leesburg Road/State Route 133
- Awaiting GDOT review and approval

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- Ballot amount: \$20,825,603.00
 - Current collection: \$21,429,270.00 as of March 2024 (1.03%)

SPLOST VIII

- Citizens voted on referendum March 12, 2024
 - Vote passed
- Collection Period: October 1, 2025 - September 30, 2031
- September 12, 2023: BOC approved placing on the March 2024 ballot
- Meeting with Lee County, Leesburg, and Smithville officials held Tuesday, October 10, 2023 with all entities in agreement
- IGA and projects list approved by the BOC on October 24, 2023
- Completed IGA submitted to the Elections and Registration Office November 10, 2023

Stocks Dairy Cross Drain Pipe Repair

- BOC approved the repair for drain pipe Stocks Dairy Road
- April 9, 2024: POPCO, Inc. was awarded this bid for \$49,573.00
- April 15, 2024: Official Notice to Proceed issued

Storm Drainage Repair/ Holding Ponds

- Lumpkin Road
 - BOC approved a contract with Lanier Engineering to survey in March 2020
 - Survey completed June 2020
 - BOC currently reviewing plans and options
- Liberty Holding Pond (Doublegate)
 - BOC approved a contract with engineer Mike Talley to design
 - BOC approved a contract with Lanier Engineering to survey in February 2019
 - Under review

TSPLOST

- Collection Period: April 1, 2019 - March 31, 2024
 - Ballot amount: \$16,995,017.00
 - Final collection: \$18,894,449.38 as of March 2024 (111%)

TSPLOST II

- Joint meeting held Tuesday, June 21, 2022 at 5:00pm
- Voters approved continuation of TSPLOST II in November 2022
- Collection Period: April 1, 2024 – March 31, 2029

Telecommunications Tower

- To be located at the Smithville Fire Station
- Partnering with Motorola
- Conditional Use and Variance to before the Planning Commission on May 2, 2024 with a Public Hearing before the BOC May 14, 2024 and final vote on May 28, 2024
- Estimated Completion: July 2024

Westover Extension

- GDOT project - DARTS support
- Will connect Westover Road and Ledo Road at Capstone Connector
- Oxford Construction Company awarded bid from GDOT
 - Project ongoing
- Staff is working with GDOT and DARTS on signal and safety issues for Ledo Road intersection
- Estimated Completion Date: December 2024
- Discussions with GDOT regarding a traffic study and signal installation ongoing
- GDOT committed to conducting a traffic study of this intersection once the project is completed

Windstream – Kinetic Fiber Installation

- Kinetic staff is currently staking installation areas throughout the County
- Engineering design is expected to be completed by January 2024
- Crews will begin fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by the end of 2026
- Project is required to be completed by 2026 with minimum speeds of 100 Mbps download and 100 Mbps upload
- Funding for this project includes:
 - Grant award from Georgia's State & Local Fiscal Recovery Funds - \$12,541,241.00
 - Kinetic funding of \$7,337,804.00 with Lee County's match of \$1,200,000.00
 - ARPA funding
 - Total Investment: \$21,079,046.00
 - Groundbreaking held Wednesday, February 7, 2024 at Oakland Court

RFPs and RFQs

Open

No RFPs or RFQs are currently open.

Recently Awarded

Coston Road Paving Project

- Approved by BOC at September 26, 2023 meeting
- Pre-Bid Meeting: November 16, 2023
- Re-published February 2024
- Pre-Bid Meeting: March 14, 2024
- Bid Opening: April 4, 2024
- BOC awarded the bid to Advanced Engineering Services on April 9, 2024 for \$49,800.00
- April 10, 2024: Notice of Award
- April 25, 2024: Notice to Proceed

Disaster Recovery Management, Disaster Debris Monitoring, and Disaster Recovery Services

- Bid Opening: January 16, 2024
- Approved by BOC at June 13, 2023 meeting
- To be brought before the BOC on February 13, 2024
- BOC awarded bid on February 13, 2024 to Tetra Tech
- April 5, 2024: Contract Completed

Disaster Debris Removal and Disposal Services

- Bid Opening: January 16, 2024
- Approved by BOC at June 13, 2023 meeting
- To be brought before the BOC on February 13, 2024

- BOC awarded bid on February 13, 2024 to DRC Emergency Services
- April 30, 2024: contract Completed

Road Resurfacing Projects (including LMIG 2024)

- **Pre-Bid Meeting:** November 28, 2023
- **Bid Opening:** December 11, 2023
- Approved by BOC at September 12, 2023 meeting
- BOC awarded bid on December 12, 2023 to **Oxford Construction Company** at a total cost of **\$5,032,661.75**
- **Roads:** Argyll Place, Aylesbury Place, Berkeley Road, Cambridge Road, Carillon Court, Carowinds Drive, Chokee Road, Coosaw Court, Country Drive, Creek Isle Drive, Creekshire Court, Creekview Drive, Danbury Lane, Doris Drive, Foxworth Drive, Halifax Place, Huntingdon Drive, Johns Drive, Knollwood Drive, Lavender Lane, Longleaf Drive, Margate Drive, Marion Court, Midway Street, Morning Mist Drive, Muckalee Lane, New York Road, Pebble Ridge Drive, Pineview Drive, Pinewood Road, Red Bay Court, Springlake Drive, Towne Lane, Victorian Court, Village Lane, Warrington Road, Willard Court, Winnstead Drive, and Wiregrass Way
 - **Roads currently being worked on:** Creek Isle Drive, Creekshire Court, Creekview Drive, and Muckalee Lane
 - **Roads to be Completed:**
 - **Estimated Completion Date:** May 2024

Bermuda Lane Pipe Repair

- **Pre-Bid Meeting:** November 9, 2023
- **Bid Opening:** November 28, 2023
- Approved by BOC at October 24, 2023 meeting
- February 27, 2024: \$12,540.00 change order approved by BOC
- BOC awarded bid on December 12, 2023 to **Oxford Construction Company** at a total cost of **\$74,095.00**
- Completion Date: April 2024

Future

Painting for the Interior of the Tharp Building

- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Staff writing RFP documents
- Projected Bid Opening: June 2024

Flooring for the Interior of the Tharp Building

- Approved by BOC at April 27, 2021 meeting
- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Staff writing RFP documents
- Projected Bid Opening: June 2024

Renovation of the E-911 Center

- Approved by BOC at April 23, 2024 meeting
- Staff writing RFP documents
- Projected Bid Opening: June 2024

Expansion of the Public Works Office Building

- Approved by BOC at April 23, 2024 meeting
- Staff writing RFP documents
- Projected Bid Opening: June 2024

Sewer Extension on Hwy 19

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
- Projected Bid Opening TBD
- The plans and easement plats are completed and ready for submittal from Lanier Engineering
- Estimated Completion: December 2024

Fencing

- Approved by BOC at April 25, 2023 meeting
- Staff writing RFP documents
- To be placed at several County facilities
- Projected Bid Opening: TBD

LED Lighting in the Fire Stations

- Previous Pre-Bid Meeting: September 20, 2022
- Previous Bid Opening: October 19, 2022
- Results brought to the Board on October 25, 2022
 - Bids rejected
- Project to be reopened at a future date

LED Lighting in all County Buildings

- Approved by BOC at March 23, 2021 meeting
- Projected Bid Opening: TBD

ADA Compliant Website

- Staff writing RFP documents
- Projected Bid Opening: TBD



LEE COUNTY

FUND BALANCE

OVER THE YEARS



SPLOST VII Payment History and Projection

	Month Earned	Month Received	basis		Amt Recvd
1	Oct-2019	Nov-2019	actual	SPLOST 7	245,128
2	Nov-2019	Dec-2019	actual	SPLOST 7	244,462
3	Dec-2019	Jan-2020	actual	SPLOST 7	350,237
4	Jan-2020	Feb-2020	actual	SPLOST 7	288,399
5	Feb-2020	Mar-2020	actual	SPLOST 7	262,188
6	Mar-2020	Apr-2020	actual	SPLOST 7	307,112
7	Apr-2020	May-2020	actual	SPLOST 7	331,652
8	May-2020	Jun-2020	actual	SPLOST 7	423,656
9	Jun-2020	Jul-2020	actual	SPLOST 7	361,295
10	Jul-2020	Aug-2020	actual	SPLOST 7	365,189
11	Aug-2020	Sep-2020	actual	SPLOST 7	690,743
12	Sep-2020	Oct-2020	actual	SPLOST 7	347,883
13	Oct-2020	Nov-2020	actual	SPLOST 7	345,809
14	Nov-2020	Dec-2020	actual	SPLOST 7	362,852
15	Dec-2020	Jan-2021	actual	SPLOST 7	406,264
16	Jan-2021	Feb-2021	actual	SPLOST 7	346,858
17	Feb-2021	Mar-2021	actual	SPLOST 7	322,295
18	Mar-2021	Apr-2021	actual	SPLOST 7	418,036
19	Apr-2021	May-2021	actual	SPLOST 7	392,119
20	May-2021	Jun-2021	actual	SPLOST 7	418,102
21	Jun-2021	Jul-2021	actual	SPLOST 7	407,009
22	Jul-2021	Aug-2021	actual	SPLOST 7	410,116
23	Aug-2021	Sep-2021	actual	SPLOST 7	398,596
24	Sep-2021	Oct-2021	actual	SPLOST 7	389,497
25	Oct-2021	Nov-2021	actual	SPLOST 7	392,341
26	Nov-2021	Dec-2021	actual	SPLOST 7	436,107
27	Dec-2021	Jan-2022	actual	SPLOST 7	490,498
28	Jan-2022	Feb-2022	actual	SPLOST 7	391,639
29	Feb-2022	Mar-2022	actual	SPLOST 7	393,990
30	Mar-2022	Apr-2022	actual	SPLOST 7	447,371
31	Apr-2022	May-2022	actual	SPLOST 7	408,887
32	May-2022	Jun-2022	actual	SPLOST 7	431,471
33	Jun-2022	Jul-2022	actual	SPLOST 7	491,033
34	Jul-2022	Aug-2022	actual	SPLOST 7	450,001
35	Aug-2022	Sep-2022	actual	SPLOST 7	411,031
36	Sep-2022	Oct-2022	actual	SPLOST 7	432,401
37	Oct-2022	Nov-2022	actual	SPLOST 7	412,816
38	Nov-2022	Dec-2022	actual	SPLOST 7	409,067
39	Dec-2022	Jan-2023	actual	SPLOST 7	486,958
40	Jan-2023	Feb-2023	actual	SPLOST 7	348,159
41	Feb-2023	Mar-2023	actual	SPLOST 7	375,121
42	Mar-2023	Apr-2023	actual	SPLOST 7	423,021
43	Apr-2023	May-2023	actual	SPLOST 7	407,394
44	May-2023	Jun-2023	actual	SPLOST 7	430,216
45	Jun-2023	Jul-2023	actual	SPLOST 7	423,862
46	Jul-2023	Aug-2023	actual	SPLOST 7	552,231
47	Aug-2023	Sep-2023	actual	SPLOST 7	436,804
48	Sep-2023	Oct-2023	actual	SPLOST 7	456,975
49	Oct-2023	Nov-2023	actual	SPLOST 7	432,351
50	Nov-2023	Dec-2023	actual	SPLOST 7	443,613
51	Dec-2023	Jan-2024	actual	SPLOST 7	497,674
52	Jan-2024	Feb-2024	actual	SPLOST 7	390,174
53	Feb-2024	Mar-2024	actual	SPLOST 7	470,570
54	Mar-2024	Apr-2024	actual	SPLOST 7	429,856
55	Apr-2024	May-2024	actual	SPLOST 7	
56	May-2024	Jun-2024	actual	SPLOST 7	
57	Jun-2024	Jul-2024	actual	SPLOST 7	
58	Jul-2024	Aug-2024	actual	SPLOST 7	
59	Aug-2024	Sep-2024	actual	SPLOST 7	
60	Sep-2024	Oct-2024	actual	SPLOST 7	
61	Oct-2024	Nov-2024	actual	SPLOST 7	
62	Nov-2024	Dec-2024	actual	SPLOST 7	
63	Dec-2024	Jan-2025	actual	SPLOST 7	
64	Jan-2025	Feb-2025	actual	SPLOST 7	
65	Feb-2025	Mar-2025	actual	SPLOST 7	
66	Mar-2025	Apr-2025	actual	SPLOST 7	
67	Apr-2025	May-2025	actual	SPLOST 7	
68	May-2025	Jun-2025	actual	SPLOST 7	
69	Jun-2025	Jul-2025	actual	SPLOST 7	
70	Jul-2025	Aug-2025	actual	SPLOST 7	
71	Aug-2025	Sep-2025	actual	SPLOST 7	
72	Sep-2025	Oct-2025	actual	SPLOST 7	\$ -
\$ 21,859,126					\$ 404,798.64
TOTAL FUNDING					\$ 21,859,126
Less Allocated to City of Leesburg					10.230% \$ 2,236,189
Less Allocated to City of Smithville					2.030% \$ 443,740
Net funds available to County					\$ 19,179,197

TSPLOST II Payment History and Projection

	Month Earned	Month Received	basis		Amt Recvd
1	Mar-2024	Apr-2024	actual	TSPLOST II	346,738.58
2	Apr-2024	May-2024	actual	TSPLOST II	
3	May-2024	Jun-2024	actual	TSPLOST II	
4	Jun-2024	Jul-2024	actual	TSPLOST II	
5	Jul-2024	Aug-2024	actual	TSPLOST II	
6	Aug-2024	Sep-2024	actual	TSPLOST II	
7	Sep-2024	Oct-2024	actual	TSPLOST II	
8	Oct-2024	Nov-2024	actual	TSPLOST II	
9	Nov-2024	Dec-2024	actual	TSPLOST II	
10	Dec-2024	Jan-2025	actual	TSPLOST II	
11	Jan-2025	Feb-2025	actual	TSPLOST II	
12	Feb-2025	Mar-2025	actual	TSPLOST II	
13	Mar-2025	Apr-2025	actual	TSPLOST II	
14	Apr-2025	May-2025	actual	TSPLOST II	
15	May-2025	Jun-2025	actual	TSPLOST II	
16	Jun-2025	Jul-2025	actual	TSPLOST II	
17	Jul-2025	Aug-2025	actual	TSPLOST II	
18	Aug-2025	Sep-2025	actual	TSPLOST II	
19	Sep-2025	Oct-2025	actual	TSPLOST II	
20	Oct-2025	Nov-2025	actual	TSPLOST II	
21	Nov-2025	Dec-2025	actual	TSPLOST II	
22	Dec-2025	Jan-2026	actual	TSPLOST II	
23	Jan-2026	Feb-2026	actual	TSPLOST II	
24	Feb-2026	Mar-2026	actual	TSPLOST II	
25	Mar-2026	Apr-2026	actual	TSPLOST II	
26	Apr-2026	May-2026	actual	TSPLOST II	
27	May-2026	Jun-2026	actual	TSPLOST II	
28	Jun-2026	Jul-2026	actual	TSPLOST II	
29	Jul-2026	Aug-2026	actual	TSPLOST II	
30	Aug-2026	Sep-2026	actual	TSPLOST II	
31	Sep-2026	Oct-2026	actual	TSPLOST II	
32	Oct-2026	Nov-2026	actual	TSPLOST II	
33	Nov-2026	Dec-2026	actual	TSPLOST II	
34	Dec-2026	Jan-2027	actual	TSPLOST II	
35	Jan-2027	Feb-2027	actual	TSPLOST II	
36	Feb-2027	Mar-2027	actual	TSPLOST II	
37	Mar-2027	Apr-2027	actual	TSPLOST II	
38	Apr-2027	May-2027	actual	TSPLOST II	
39	May-2027	Jun-2027	actual	TSPLOST II	
40	Jun-2027	Jul-2027	actual	TSPLOST II	
41	Jul-2027	Aug-2027	actual	TSPLOST II	
42	Aug-2027	Sep-2027	actual	TSPLOST II	
43	Sep-2027	Oct-2027	actual	TSPLOST II	
44	Oct-2027	Nov-2027	actual	TSPLOST II	
45	Nov-2027	Dec-2027	actual	TSPLOST II	
46	Dec-2027	Jan-2028	actual	TSPLOST II	
47	Jan-2028	Feb-2028	actual	TSPLOST II	
48	Feb-2028	Mar-2028	actual	TSPLOST II	
49	Mar-2028	Apr-2028	actual	TSPLOST II	
50	Apr-2028	May-2028	actual	TSPLOST II	
51	May-2028	Jun-2028	actual	TSPLOST II	
52	Jun-2028	Jul-2028	actual	TSPLOST II	
53	Jul-2028	Aug-2028	actual	TSPLOST II	
54	Aug-2028	Sep-2028	actual	TSPLOST II	
55	Sep-2028	Oct-2028	actual	TSPLOST II	
56	Oct-2028	Nov-2028	actual	TSPLOST II	
57	Nov-2028	Dec-2028	actual	TSPLOST II	
58	Dec-2028	Jan-2029	actual	TSPLOST II	
59	Jan-2029	Feb-2029	actual	TSPLOST II	
60	Feb-2029	Mar-2029	actual	TSPLOST II	
	Total Collected				346,738.58
			Average		346,738.58



AlphaMap

NextSite



All the insights, **one tool**

AlphaMap is a user-friendly web-based GIS tool that works similar to Google Maps, so you'll know how to use it instantly. Whether it's to dazzle a client, get a leg up on competition, or to deeply analyze a deal — this will likely be the last tool you'll need.

AlphaMap has selected NextSite as its Preferred Partner focused on Public Sector client opportunities! If your community is looking to grow commercial development, support your existing businesses, analyze visits to your tourist/sports destinations, understand your labor shed or target specific retail concepts- AlphaMap puts decision critical data at your fingertips.



Property
Records



Population
& Demographics



Foot-Traffic Data
& Trends



Property Records

Get info related to official records that we've collected from numerous different sources:

- | Current Property Owners and contact info
- | Ownership History
- | Tax history
- | Debt History
- | Tenant Details
- | Building, Lot, and Location Details




Population & Demographics

For any property or place, easily get the population and demographic statistics you need.

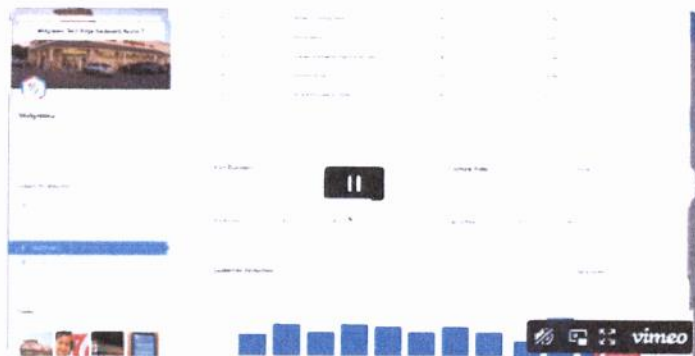
- | Current & Five Year forecast for all population & demographic stats
- | Current & Five Year forecast for consumer expenditure



Foot Traffic

We analyze data from over 100 million cell-phones so you can get detailed foot-traffic insights on properties across the US:

- | Foot-Traffic Visitation Trends over time
- | Hourly Foot-Traffic
- | Daily Foot-Traffic
- | Average Visit Duration & Cross-Visitation
- | Capture Rate & Customer Retention
- | Customer Demographic Profile





Trade Area
Analysis



Performance
Benchmarks



Market Overlaps
& Voids




Trade Area

Gain actionable consumer insights on population, demographics, shopping behavior and more!

Trade Area by Foot-Traffic

See where actual customers live and work (using data from over 100M cell phones). This is arguably the most accurate way to analyze a real trade area, but is just beginning to get adoption in the industry.

Trade Area by Drive-Time

Usually see how long it takes to drive from a property.

Trade Area by Radius

Analyze an area with the city block grid using a radius.



Performance Benchmarks

Using our powerful foot-traffic data, we allow you to check the performance of a property or brand in numerous ways:

Same Brand

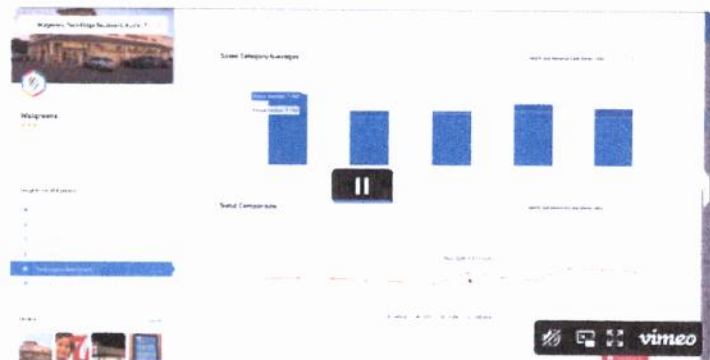
Compare performance of a location against the rest of the same brand — within a city, state, or the whole nation.

Same Category

Compare performance of a place against other locations in the same category of business — within a city, state, or across the whole nation.

Trends

See how relative performance has changed over time.



Whole Foods Market

Autosave weights

Autosave weights

Autosave weights

Autosave weights

Autosave weights

Market Overlap & Void

Add places to compare Trade Areas

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

Whole Foods Market

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Whole Foods Market

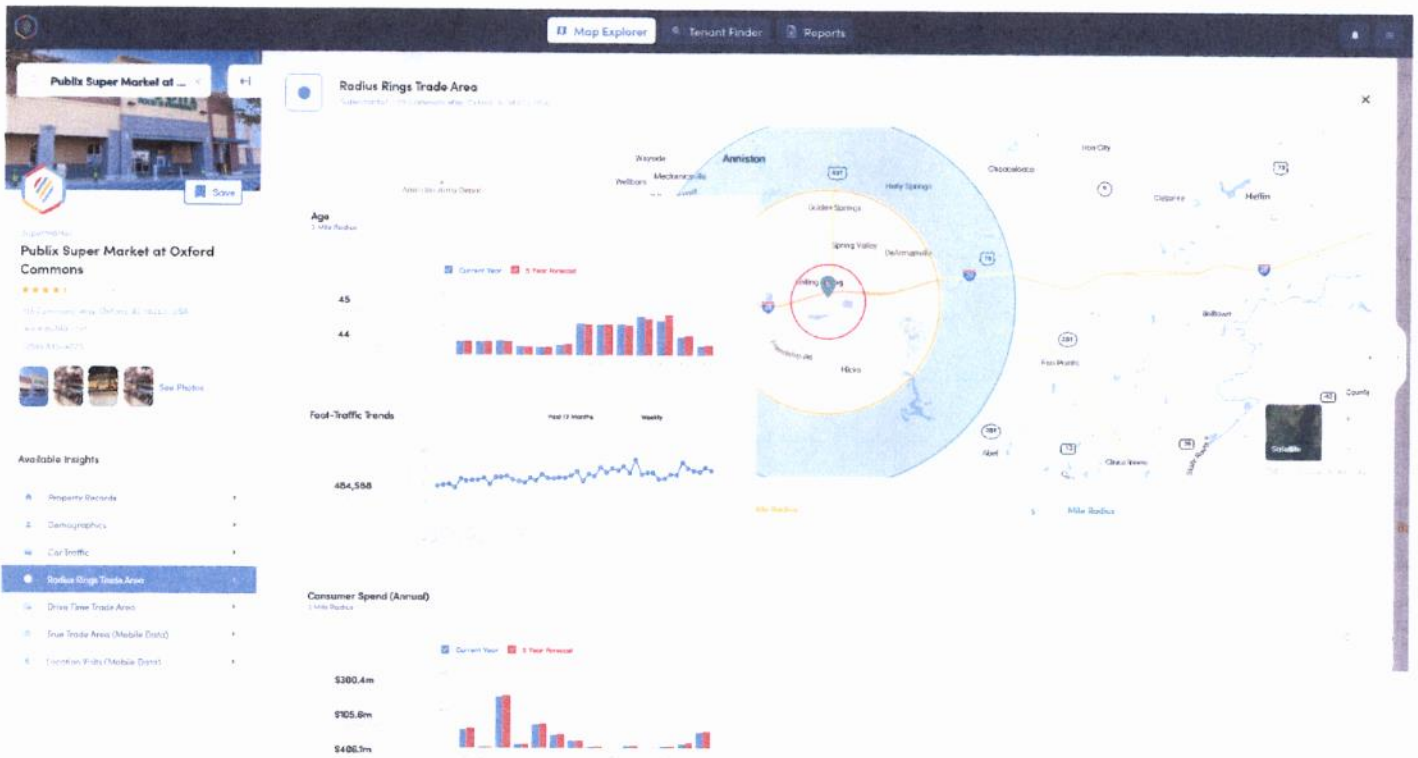
Whole Foods Market



Market Overlap & Void

Visualize overlapping trade areas to avoid cannibalization or over-saturation. Or, see where there are gaps in the market to find new opportunities.

Get started with AlphaMap



NextSite is the leading provider of Commercial Development Advisory solutions to communities across the Southeast and Upper Midwest. Over the past 23 years, our executives have successfully recruited over 30 million square feet of new commercial and high density residential projects to 300+ communities.

Our work includes providing your community with decision critical market analysis, customer journey analytics, VOID analysis and our most important deliverable – connecting developers, tenant reps and concepts to the opportunities in your market.

For those communities that prefer to manage their research & recruitment efforts in-house, NextSite was recently selected as AlphaMap's Preferred Partner focused on Public Sector client opportunities. Through this partnership, your community can license a robust, cost effective solution that provides the data and analytics needed to proactively market your community.

We would welcome the opportunity to connect and demonstrate how AlphaMap can support your community growth initiatives. For more information or to schedule a demo, **contact Charles Branch at charles@nextsite.net/205.218.9578.**

What's New

Introducing our BIGGEST mobility product release, a game-changer in mobility analytics!

Added 6 Million POIs with Visitation Data 📍

- Bringing the total to 7.5 million with pre-vetted visitation data! Over 6.5 million more than any other provider.

Includes Over 34,000 Shopping Center POIs 🏬

- With tenant overviews for Shopping Centers

Trusted Insights Derived from Advanced Algorithms 🧠

- **AlphaMap Composite:** Our algorithm takes data from several sources and intelligently combines them to create a more accurate estimation. An algorithm that helps paint an accurate picture from several data sources.
- **Rank Over Time:** See how a location's in-brand rank has changed over time. Is it climbing in the rankings or falling?
- **The Ensemble Strategy:** We have applied this strategy (ie taken different models that try to predict the same thing, and combined them to create a better predictive model) so you can more accurately state your case.

True Trade Area Updates 🗺️

- **Timelapse:** Visually see how a location's True Trade Area changes and shifts over time
- **True Trade Area by Origin:** Now based on zip codes and census block groups (CBGs)

Compare Mode 📊

- Allows you to compare metrics for multiple locations at once

Advanced Mode 🔒

- Unlock advanced controls to get more detailed and granular insights

Easier Navigation 🗺️

- Reports are now separated out into color-coded categories for ease of use: Parcel, Area, and Mobility

What's next?

Owner Reveal

- AlphaMap has created the most accurate owner database allowing you to discover the owner of any property, their contact info and their portfolio breakdown.

Product Features

- Buyer Search
- Seller Search
- Site Selector
- Aggregate Listings
- TenantRep

Data Upgrades

- Shopping Center Rankings
- Comp Data
- Migration Patterns

New Release: Quick PDF Download

October, 2023

We're excited to introduce our latest feature update – Quick PDF Download!  Exporting AlphaMap data is now simpler and faster than ever before.

What's new:

- Directly from Map Explorer, effortlessly download customizable PDFs from Parcel, Area, and/or Mobility Reports sections in the left sidebar with your selected location.
- Generate personalized offline materials specific to your location swiftly.
- Any modifications made within the page will be automatically reflected in the exported PDF.
- Construct maps with Map Builder directly in the Print Preview window for easy integration into your PDFs.

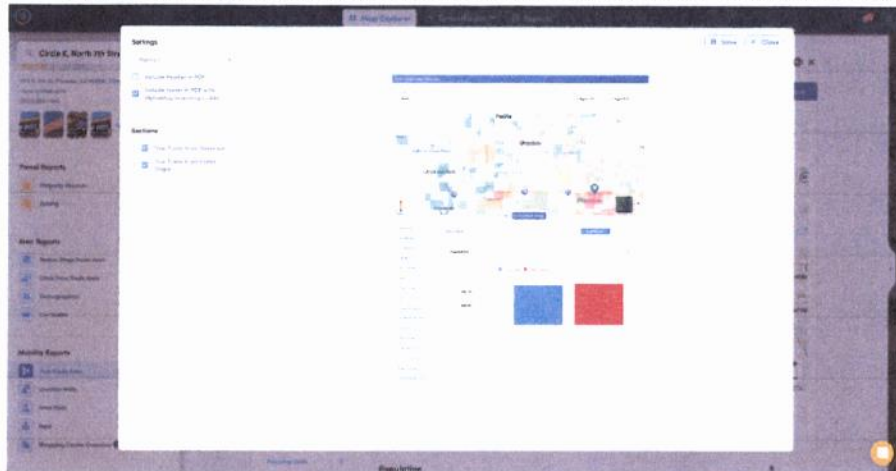
New Release: Seamless Report Builder

November, 2023

Excited about crafting seamless reports within AlphaMap? Get ready for an even smoother experience!

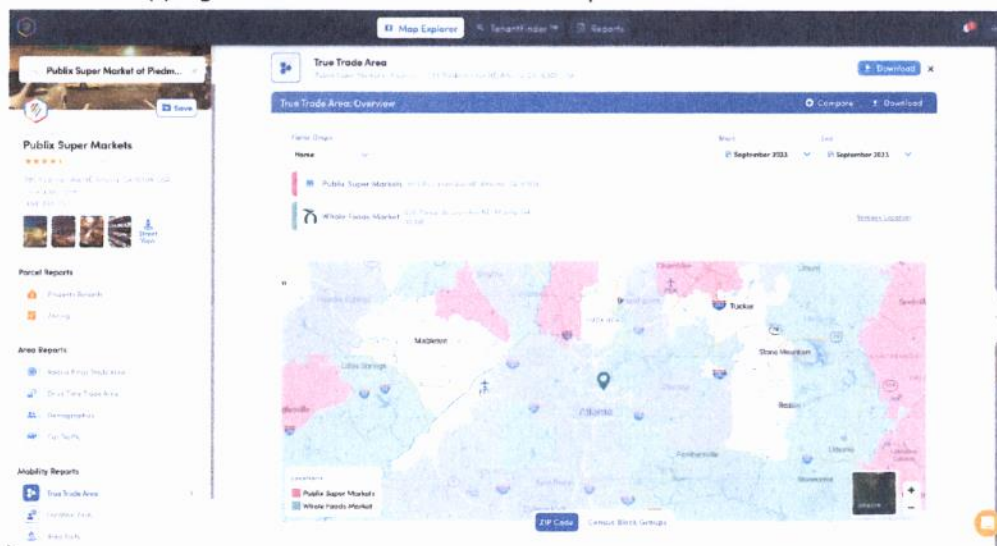
Reports Overhaul

- Building reports is now done within Map Explorer for a more cohesive customer experience
 - With our new "Download" modal, you can build a custom report using insights directly from within Map Explorer.
 - Toggle on/off which widgets are needed, then save your report as a PDF to share!



Compare: True Trade Area Overviews

- View overlapping True Trade Areas with the Compare feature in True Trade Area Overview!



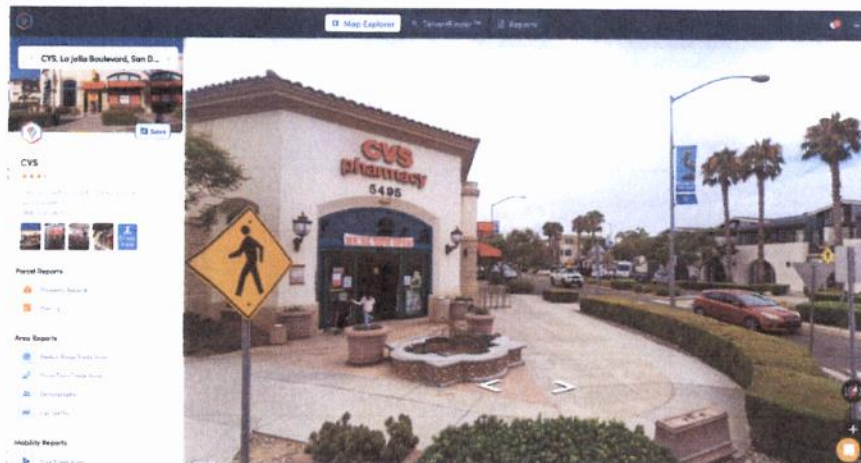
Mobility Chart Visualization Upgrades

- You can now see specific visitation data when hovering over mobility charts
 - Also includes compared locations (up to eight!)
 - Toggle specific providers' data on and off still as needed



Street View

- Get "boots on the ground" views by entering into Street View.



Property records redesign

- Gain a more concise view of all the insights our Property Records report has to offer.

Building, Lot, and Location		
Building Details	Lot Details	Location Details
Year Built: 2000	Lot Sq. Footage: 5,225	Address: San Diego - Chula Vista, Coronado, CA
# of Stories: 1	Lot to Stage: 0.164	County: San Diego County
# of Buildings: 1	Depth: 100	City/County: LA JOLLA
Commercial Units: 1	Frontage: 783	Neighborhood: MIA
	Project Type: COMMERCIAL	Legal Description: BLK 22 (33 ALLEY 3076 BL 22 18 90183)
	zoning: 2001	
Possible Owners		
Registered Owners		
CYS HEALTH 0288-01	100.00%	1 COVED DRIVE # MC2226 WOODSOCKET RI 62265
LORDS DRUG STORES CALIFORNIA INC (LA JOLLA BLDG DEL LLC SUB	100.00%	1 COVED DRIVE # MC2226 WOODSOCKET RI 62265
Other Possible Owners		
CYS HEALTH CORPORATION		

Take a Look at the Difference

	Leading Competitor	 AlphaMap
Mobility Data	★★★★☆	★★★★★
Demographics	★★☆☆☆	★★★★★
Car Traffic	★★★★☆	★★★★☆
Void / TenantFinder	★★☆☆☆	★★★★★
Ownership	No 🗨️	Yes 👍
Zoning	No 🗨️	Yes 👍
Map Builder	No 🗨️	Yes 👍
Mobile App	No 🗨️	Yes 👍
Total Places	~800k 🗨️	> 7.5 Million 👍
Cell Phone Panel Size	~28M 🗨️	~100M 👍
Total Brand Count	~2,994 🗨️	>41,000 👍

Comparison

	Leading Competitor	 AlphaMap
Total Places <small>with mobility data</small>	800k	7.5 Million
Total Brands	2,994	41,000
Load Time (avg.)	~5.75 seconds	~2.5 seconds
Data Providers	Single source	5 multi-source providers
Cell Phone Panel Size	~28M	~100M provider avg

Lee County Utilities Authority

GEORGE WALLS

Chairman
Victor Stubbs
Vice-Chairman

Authority Members:

Art Ford
Levent Gokcen
Robert (Bob) Usry
Amy Addison
Aaron McCulley

905 US Hwy 19 S
Leesburg, GA 31763

Tel: (229) 759-6056
Fax: (229) 759-3319

CHRIS BOSWELL
General Manager

Tricia Holmes
Director of Administrative Operations

Ira Houston
Director of Field Operations

Regular Scheduled Meeting
6:00 P.M. Thursday, January 18, 2024
Page Tharp Governmental Building
Opal Cannon Auditorium
102 Starksville Avenue North
Leesburg, Georgia

MEETING MINUTES

1. CALL TO ORDER

The Lee County Utilities Authority met for their regular scheduled meeting on January 18, 2024. The meeting was held in the Opal Cannon Auditorium of the Page Tharp Governmental building in Leesburg, Georgia. Those present were Chairman George Walls and Board members Art Ford, Robert (Bob) Usry, Amy Addison and Aaron McCulley. Also present were Chris Boswell, General Manager and Tricia Holmes, Director of Administrative Operations. Not in attendance were Levent Gokcen and Vice Chairman Victor Stubbs. Chairman George Walls called the meeting to order at 6:00 P.M.

2. INVOCATION

Chris Boswell, General Manager, led the invocation.

3. APPROVAL OF MINUTES

Approval of December 21, 2023 regular scheduled meeting minutes

Amy Addison made a motion to approve the minutes from the December 21, 2023 meeting. Bob Usry seconded the motion. Voting yea were Bob Usry, Art Ford, Aaron McCulley and Amy Addison with no opposing votes. The motion passed.

4. NEW BUSINESS

- A. Chris Boswell advised the Board that Joey Davenport, from Planning and Zoning, has emailed concerning the existing titled resolution "Resolution of the LEE COUNTY UTILITIES AUTHORITY with respect to imposition of limitation on the amount of wastewater which can be treated by the Authority on the daily basis and for other purposes" adopted August 18, 2022.

After discussion by the Board and hearing concerns from Barry Carr, developer of Whisperwood Subdivision that is being affected by the current restricting resolution, **Bob Usry made a motion to lift the existing restriction by 100,000 gallons a day on residential usages. Amy Addison seconded the motion. Voting yea were Bob Usry, Art Ford, Aaron McCulley and Amy Addison with no opposing votes. The motion passed.**

5. OLD BUSINESS

A. S. T. A. G. Grant Water/Sewer ARPA Funds

Chris Boswell advised the board that Lee County did not receive the grant for the well and tank and that Christi Dockery, Lee BOC County Manger, advised that \$1,761,878 remain in ARPA funds.

Boswell asked the Board for permission to ask the Lee County Board of Commissioners for the use of the ARPA funds for a new well and tank for the system.

Amy Addison made a motion for Chris Boswell to request funds from the ARPA funds for a new well and tank from the Lee BOC. Aaron McCulley seconded the motion. Voting yea were Bob Usry, Art Ford, Aaron McCulley and Amy Addison with no opposing votes. The motion passed

B. Authority Committee Bond Fund/Project List

Bob Usry made a motion to table this item until after the bid opening of the meter reading system and lead and copper inventory projects. Art Ford seconded the motion. Voting yea were Bob Usry, Art Ford, Aaron McCulley and Amy Addison with no opposing votes. The motion passed

6. PUBLIC PERIOD TO ADDRESS THE BOARD - NONE

7. EXECUTIVE SESSION - NONE

8. PAYMENT OF BILLS

WWTP Improvements

Payable with 2022 Bond Proceeds

<u>Vendor</u>	<u>Amount</u>
Parrish Construction Group, INC (Request 03)	249,713.68
Hofstadter & Associates, Inc. (Inv306535504)	56,706.25
Hofstadter & Associates, Inc. (Inv306535506)	14,953.75
Hofstadter & Associates, Inc. (Inv306535509)	6,857.36

Total REQUESTED Payments \$ 328,231.04

Amy Addison made a motion to pay the invoices presented for \$328,231.04 Bob Usry seconded the motion. Voting yea were Bob Usry, Art Ford, Aaron McCulley and Amy Addison with no opposing votes. The motion passed

9. ADJOURNMENT

Bob Usry made a motion to adjourn the meeting at 6:55 P.M. Amy Addison seconded the motion. Voting yea were Bob Usry, Art Ford, Aaron McCulley and Amy Addison with no opposing votes. The motion passed



Tricia Holmes, Secretary/Treasurer

Adopted.

Lee County Utilities Authority

GEORGE WALLS

Chairman

Ed Duffy

Vice-Chairman

Authority Members:

Victor Stubbs

Troy Golden

Levent Gokcen

Johnny Barthlein

Art Ford

905 US Hwy 19 S

Leesburg, GA 31763

Tel: (229) 759-6056

Fax: (229) 759-3319

CHRIS BOSWELL

General Manager

Tricia Holmes

Director of Administrative Operations

Ira Houston

Director of Field Operations

**Regular Scheduled Meeting
6:00 P.M. Thursday, August 18, 2022
Page Tharp Governmental Building
Opal Cannon Auditorium
102 Starksville Avenue North
Leesburg, Georgia**

MEETING MINUTES

1. CALL TO ORDER

The Lee County Utilities Authority met for their regular scheduled meeting on August 18, 2022. The meeting was held in the Opal Cannon Auditorium of the Page Tharp Governmental building in Leesburg, Georgia. Those present were Chairman George Walls, Vice Chairman Ed Duffy, Board members Art Ford, Troy Golden, Victor Stubbs, and Johnny Barthlein. Also present were Chris Boswell, General Manager and Kelvin Seagraves, Engineer of Hofstadter and Associates. Those not present were Levent Gokcen and Tricia Holmes, Director of Administrative Operations. Chairman George Walls called the meeting to order at 6:00P.M.

2. INVOCATION

Chris Boswell, General Manager, led the invocation.

3. APPROVAL OF MINUTES

Approval of June 16, 2022 regular scheduled meeting minutes

Art Ford made a motion to approve the minutes from the June 16, 2022 meeting. Johnny Barthlein seconded the motion. Voting yea were Ed Duffy, Art Ford, Johnny Barthlein, Troy Golden, and Victor Stubbs with no opposing votes. Motion passed.

Approval of June 15, 2022 special called meeting minutes

Victor Stubbs made a motion to approve the minutes from the June 15, 2022 meeting. Ed Duffy seconded the motion. Voting yea were Ed Duffy, Art Ford, Johnny Barthlein, Troy Golden, and Victor Stubbs with no opposing votes. Motion passed.

4. NEW BUSINESS

A. Discussion of draft resolution limiting residential sewer services

The discussion began with General Manager Boswell talking about Authority W.W.T.P. average daily flows and plant discharge treatment standards. The board discussed cost associated with repairs needed at the referenced plant and improvements (cost) that will be required so that the plant can provide water re-use treatment (5mg/LB.O.D./5mg/L T suspend solids once a 700,000 gallon daily average) when daily flow is reached. These costs will be very expensive. Residential development generates more gallons of sewerage than commercial development.



Johnny Barthlein made a motion to approve a resolution drafted by Authority lawyer Jimmy Skipper (date of revised resolution was August 15, 2022) Victor Stubbs seconded the motion. Voting yea were Ed Duffy, Art Ford, Johnny Barthlein, Troy Golden, and Victor Stubbs with no opposing votes. Motion passed.

B. Discussion of Authority personnel policy relating to social media activity and compensation time

General Manager Chris Boswell stated that Lee County Board of Commission had taken action on the personnel relating to social media and compensation time. A brief discussion about Lee Board of Commissioners action was had. Chairman Walls stated he would check with Lee Board of Commission staff and inform Utilities Authority of their action taken. These two (2) referenced items were tabled until September Authority meeting.

No Action

C. Request deed from Lee County Board of Commissioners for Lovers Lane new well per EPD/DNR rules

Mr. Boswell provided a copy of exacted deed from Lee B.O.C. Authority Board acknowledged receipt of deed.

No Action

D. Discussion of Drinking Water Projects to Support Increased Population

Mr. Boswell gave a brief explanation of possible grant for cities/counties in the state of Georgia. Applications must be submitted to Governor's Office of Planning and Budget by September 9, 2022 (midnight). Chairman Walls asked that Mr. Boswell work with Lee County Board of Commissioners staff and provide information to submit an application for the referenced grant.

No Action

5. OLD BUSINESS

A. Authority discussion of selection of engineering services for the Kinchafoonee Creek Water Pollution Control Plant improvement/repairs

General Manager Chris Boswell began the discussion about the referenced issue and engineer (Hofstadter and Associates), Kelvin Seagraves left the room as discussion began. Mr. Boswell explained that receiving the three (3) request proposals (Stillwater Engineering, Hofstadter and Associates Engineering, and Sowega Engineering). General Manager Chris Boswell explained that these were "Requests for Qualifications" and selection should be based on qualifications. A lengthy discussion was had that included conversation about the complexity of the design for repairs and improvements to be completed at the Kinchafoonee Creek WWT Plant. The work will have to be done while the existing plant and staff continue to operate and treat the daily flow of sewerage to the plant. EPD will require approval of the design before the approved design can be offered for bid.

Ed Duffy made a motion to select Hofstadter and Associated Engineering to be the engineer for the referenced plant repair and improvements. Troy Golden seconded the motion. Voting yea were Ed Duffy, Art Ford, Johnny Barthlein, Troy Golden, and Victor Stubbs with no opposing votes. Motion passed.

6. PUBLIC PERIOD TO ADDRESS THE BOARD

Mike Hammock asked permission to speak to the Authority Board about liquidated damages (Lovers Lane Deep Well Project) liquidated Damages (132 days at \$500.00 per day) \$66,000.00. Mr. Hammock explained the problems that Covid virus had caused his business over the last (20) or so months due to death of family members/staff/crew illness and equipment/part delays. A lengthy discussion/conversation was had. Mr. Hammock asked the Authority Board to please consider cutting the liquidated damages in half.

Art Ford made a motion to decrease the liquidated damage by half to \$33,000. Ed Duffy seconded the motion. Voting yea were Ed Duffy, Art Ford, Johnny Barthlein, Troy Golden, and Victor Stubbs with no opposing votes. Motion passed

7. **EXECUTIVE SESSION**

None

8. **PAYMENT OF BILLS**

A. Lovers Lane Well

B. GEFA Draw No. 12 request

The Authority Board discussed the final bill minus \$33,000 from liquidated damages/change order for Schmidt Environmental Construction \$119,228.11.

Johnny Barthlein made a motion to pay Schmidt Environmental Construction \$119,228.11. Victor Stubbs seconded the motion. Voting yea were Ed Duffy, Troy Golden, Art Ford, Johnny Barthlein and Victor Stubbs with no opposing votes. Motion passed.

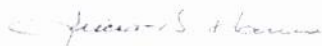
C. Hofstadter and Associates Engineering and Construction observation cost \$24,176.61

Discussion

Troy Golden made a motion to pay Hofstadter and Associates Engineering \$24,176.61. Johnny Barthlein seconded the motion. Voting yea were Ed Duffy, Troy Golden, Art Ford, Johnny Barthlein and Victor Stubbs with no opposing votes. Motion passed.

9. **ADJOURNMENT**

Johnny Barthlein made a motion to adjourn the meeting at 7:48 P.M. Ed Duffy seconded the motion. Voting yea were Ed Duffy, Troy Golden, Art Ford, Johnny Barthlein and Victor Stubbs with no opposing votes. Motion passed.



Tricia Harris, Secretary/Treasurer

Adopted September 15, 2022



**RESOLUTION OF THE LEE COUNTY UTILITIES AUTHORITY
WITH RESPECT TO IMPOSITION OF LIMITATIONS ON THE
AMOUNT OF WASTEWATER WHICH CAN BE TREATED BY THE
AUTHORITY ON A DAILY BASIS AND FOR OTHER PURPOSES**



WHEREAS, the Lee County Utilities Authority (“Authority”) operates a water system and a sanitary sewer system in the unincorporated area of Lee County; and

WHEREAS, the Authority also operates the Kinchafoonee Creek Wastewater Pollution Control Plant (“WPCP”) a wastewater treatment plant with respect to such sewer system which has a current average daily flow of approximately 630,000 gallons; and

WHEREAS, at present, WPCP is limited to the treatment of 700,000 gallons per day in accord with the Authority’s NPDES Permit No. GA0026603, (the “Permit”) previously issued by the Georgia Department of Natural Resources, Environmental Protection Division as of July 13, 2017; and

WHEREAS, the Permit includes certain limits on the WPCP’s discharge on a daily basis; and

WHEREAS, if the plant’s daily discharge exceeds 700,000 gallons per day, then the Authority will have to make certain changes to the WPCP to accommodate the excess discharge under the NPDES permit; and

WHEREAS, the Authority deems it appropriate to adopt this Resolution to establish discharge limitations with respect to the WPCP under its NPDES permit.

NOW THEREFORE, be it resolved by the Board of the Lee County Utilities Authority, and it is hereby resolved by authority of the same, as follows:

1. Effective as of midnight on August 18, 2022, discharges from the Kinchafoonee Creek Water Pollution Control Plant shall not exceed 700,000 gallons per day absent emergency conditions.

2. The Authority shall not be authorized to issue any permits for connections for residential sewerage use customers to the Authority’s wastewater treatment system where such permit request is for a location or locations which does not have existing sewer connections if the new sewer connection could result in the likelihood, as determined by Authority staff, that the addition of the new location or locations would cause the daily discharge from the WPCP to exceed 700,000 gallons per day.

3. The provisions of this Resolution may be subject to amendment, revision, or rescission by the Authority at a future date at such time as the Authority deems the restrictions provided in this Resolution are no longer required for its wastewater treatment plan and wastewater system.

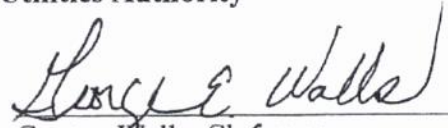
BE IT FURTHER RESOLVED that this Resolution shall become effective as of midnight on the August 18, 2022.

BE IT FURTHER RESOLVED that all previous resolutions or parts of resolutions in conflict herewith are hereby rescinded.

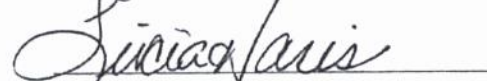
SO RESOLVED effective this 18th day of August, 2022.

Lee County Utilities Authority

By:


George E. Walls, Chairman

Attest:


Secretary

Lee County Utilities Authority

GEORGE WALLS

Chairman

Victor Stubbs

Vice-Chairman

Authority Members:

Art Ford

Levent Gokcen

Robert (Bob) Usry

Amy Addison

Aaron McCulley

905 US Hwy 19 S
Leesburg, GA 31763

Tel: (229) 759-6056

Fax: (229) 759-3319

CHRIS BOSWELL

General Manager

Tricia Holmes

Director of Administrative Operations

Ira Houston

Director of Field Operations

May 7, 2024

Lee County Utilities Authority Mass Meter Change Update

The LCUA began a three-phase project on March 21, 2024.

Phase 1 and 2 are being implemented simultaneously.

Phase 1: Includes placement of poles, repeater, and base station for reading meters from a fixed location on the as needed bases.

Expected completion by June 14, 2024

Phase 2: Replacing all manual read meters with Allegro (tower read) meters. Along with the meter replacement, the UA has replaced meter boxes and lids as well as installed back flow prevention devices allowing the system to be closed off and overall improving the safety of the drinking water system.

Expected completion by May 31, 2024

Phase 3: Replacing a third of the current 3G Meters (drive by) meters with a retrofit device allowing these meters to be tower read.

Expected completion by June 14, 2024

As funding becomes available the remaining drive by meters will be retro fitted to allow for reading via tower.

The LCUA has invested \$2.5 million in this project. This project improves reading accuracy, time and money saving on reading 6700 meters each month, as well as, improves the water accountability **as required by the EPD.**

Example of accuracy.

Canuga Area Consumption RPT	April 2023	April 2024	Increase Difference
TOTALS	381,557	854,777	473,220

Chris Boswell

From: Chris Boswell
Sent: Wednesday, April 24, 2024 11:11 AM
To: kelvin seagraves
Cc: Chris Boswell; Ira Houston
Subject: Joint Meeting Lee BOC, Lee Economic Development Authority, and Lee County Utilities Authority May 8, 2024 Kinchafoonee Rm..

Importance: High

Kelvin,

As we discussed today I am currently working on a (5) five year project plan for the Authority.

I need your help with project identification and cost:

New 1100 GPM well cost possible location

New 2 Million Gallon Elevated storage tank and location

New 500,000 gallon a day WWTP expansion
Design Engineering cost by 2029

These are the items I need you to work on and send me and email by May 3, 2024 so I can share the info with Lee BOC and economic Development Authority(By Email before meeting).

Thanks and keep up with your time on this work for payment.

Chris

Chris Boswell

From: Kelvin Seagraves <kelvin@hofstadter.com>
Sent: Friday, May 03, 2024 10:59 AM
To: Chris Boswell; Tricia Holmes
Subject: Lee Co - 5 Yr. Plan
Attachments: Lee 5 yr Improvements.pdf

Chris

For your review and approval, attached please find the Cost Estimates you requested.

Thanks, Kelvin



May 03, 2024

Mr. Chris Boswell
General Manager
Lee County Utilities Authority
905 US Highway 19
Leesburg, GA 31763

RE: General
5-Year Project Plan
Lee County Utilities Authority
H&A File No. 3065-010

Dear Chris:

As per your April 24, 2024 e-mail, we have evaluated the proposed infrastructure improvements for the 5-year project plan. Due to the length of the project planning period, we have prepared the project budgeting cost for each project. Once the project time table is determined, more detailed project budgets must be developed.

1,100 GPM Deep Well:

To achieve this volume of water, the proposed deep well will have to be drilled in the eastern portion of South Lee County. With the addition of the Lovers Lane Deep Well, we have seen the stress on the water distribution system and a new 12" to 16" water main will be required to convey the water to the western portion of south Lee County.

1,100 GPM Deep Well @ \$3,125/gpm \$3,437,500.00

12" C-900 PVC water main @ \$156.00/LF

16" C-900 PVC water main @ \$200.00/LF

It is estimated that 12,000 to 15,000 LF of new water main will be required to alleviate the issue.

An alternative to drilling a new well in the eastern portion of the county is to acquire the existing deep well at Woodgrain Millworks. The issue with the well is that the column pipe is stuck in the casing. Someone in the past placed an 8" column pipe in an 8" well and I feel like the calcium has built up around the column pipe and has caused the problem. Muriatic acid can be used to loosen up the calcium and then the column pipe can be removed. I want to stress that this may not work and the funds to perform this project would be lost. If this works, I believe the well could safely yield 500-600 gpm.

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Elevated Storage Tank:

Currently the Utilities Authority has four (4) elevated storage tanks with a total capacity of 1,750,000 gallons. As the system develops, additional storage will be required. I feel like the best location for a new elevated storage tank is adjacent to the Fussel Rd Deep Well.

1,000,000-gallon composite tank @ \$5.06/gallon	\$ 5,060,000.00
2,000,000-gallon composite tank @ \$4.81/gallon	\$ 9,620,000.00

Wastewater Treatment Plant (WWTP) Expansion

The Kinchafoonee Creek WWTP will reach its 1.00 mgd capacity in the future and will need to be upgraded. The first step would be requesting a Waste Load Allocation (WLA) from EPD. This would establish the stream limits and these limits will determine what improvements will be required to meet the New Permit. Assuming the current limits, a budgetary cost estimate is as follows:

Add 0.500 mgd of capacity @ \$50.00/gal	\$ 25,000,000.00
Add 1.000 mgd of capacity @ 43.75/gal	\$ 43,750,000.00

Chris, the budgetary cost estimates presented in this letter are based on current market conditions plus 25%, which would cover engineering, contingencies and a 5% inflation factor.

If you should have any questions or need additional information, please don't hesitate to call.

Sincerely,

HOFSTADTER AND ASSOCIATES, INC.

Kelvin S. Seagraves, P.E.
Vice President

KSS/jlh

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