



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, JUNE 11, 2024 AT 6:00 P.M.
 T. PAGE THARP BUILDING
 OPAL CANNON AUDITORIUM
 WWW.LEE.GA.US

MEETING AGENDA
 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

- | | <u>PAGE</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1. <u>INVOCATION</u>
Apostle Malden Batten, The Church of Leesburg, to lead invocation. | |
| 2. <u>PLEDGE OF ALLEGIANCE</u> | |
| 3. <u>CALL TO ORDER</u> | |
| 4. <u>APPROVAL OF MINUTES</u> | |
| (A) Consideration to approve the minutes for the Board of Commissioners meeting for May 28, 2024. | A - D |
| (B) Consideration to approve the minutes for the Budget Workshop on May 14, 2024. | E - G |
| 5. <u>CONSENT AGENDA</u>
NONE | |
| 6. <u>NEW BUSINESS</u> | |
| (A) Lee County Republican Party members to address the Board regarding recent appointments and the mission statement. | |
| 7. <u>PUBLIC HEARING</u> | |
| (A) The Lee County Board of Commissioners will hold a public hearing regarding the proposed 2024-2025 Budget . | 1 |
| 8. <u>DEPARTMENTAL MATTERS</u> | |
| <u>Planning, Zoning & Engineering</u> | |
| (A) Consideration to approve an amendment to the zoning ordinance Chapter 70, Article III, Section 70-84 (T24-001) of the Lee County Code of Ordinances with respect to accessory building allowance for lots of five acres or more, located in Residential Districts. <i>Planning Commission recommends approval with the following changes: (a) The maximum number of accessory buildings to be five for lots 43,561 square feet to five acres, (b) seven maximum number of accessory buildings for lots five acres to 25 acres, (c) seven maximum number of accessory buildings for lots 25 acres or more, (d) the accessory building square footage for lots 43,561 square feet to five acres to be 1,000 square feet for the first five acres, plus 750 square feet for each additional ½ acre, not to exceed a total of</i> | 2 - 6 |

7,000 square feet of floor area, (e) accessory building square footage on lots five acres to 25 acres to be 7,000 square feet for the first five acres, plus 250 square feet for each additional acre, not to exceed a total of 12,000 square feet of floor area, and (f) accessory building square footage for lots 25 acres or more to the maximum total allowable floor area shall be determined in accordance with AG-1 requirements. Public Hearing held May 14, 2024 and Second Reading held May 28, 2024

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) Consideration to appoint **one (1) member** to the **Southwest Georgia Housing Task Force** for a term of two (2) years. Current term expires 05/31/2024. New term expires 05/31/2026. Letter of interest in appointment received by Marian Grant-Whitlock (reappointment) 7 - 8
- (B) Consideration to appoint **one (1) member** to the **Hospital Authority** for a term of three (3) years. New term expires 12/31/2026. The Hospital Authority provides the following nominees: Robert Davis, Rick Muggridge (reappointment), and Mary Ann Pollock. 9 - 12
- (C) Chief Appraiser Doug Goodin to discuss new legislation regarding the Tax Assessor's Office.

10. COUNTY MANAGER'S MATTERS

- (A) Updates on County projects. 13 - 19
- (B) Discussion of the General Obligation of Sales Tax Bonds for SPLOST VIII. 20 - 31

11. COMMISSIONER'S MATTERS

NONE

12. UNFINISHED BUSINESS

NONE

13. COUNTY ATTORNEY'S MATTERS

NONE

14. EXECUTIVE SESSION

NONE

15. 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.

16. ANNOUNCEMENTS

- (A) Events for the **Juneteenth Celebration** will be held Thursday, June 13, 2024 – Sunday, June 16, 2024, with the **parade and festival being held Saturday, June 15, 2024 at 10:00am in Leesburg**. For the full schedule and more information, please visit www.georgiaroots.org or contact Mrs. Trish Batten.
- (B) The offices of the Lee County Board of Commissioners will be **closed Wednesday, June 19, 2024** in observance of Juneteenth. County offices will reopen for regular business on Thursday, June 20, 2024. **Garbage services will not be affected.**
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, June 25, 2024 at 6:00pm.**

17. 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.



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, MAY 28, 2024 AT 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING MINUTES
VOTING 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, May 28, 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, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Vice-Chairman Chris Guarnieri was absent. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. The meeting was also streamed on Facebook Live.

CALL TO ORDER

Chairman Singletary called the meeting to order at 6:00pm.

INVOCATION

Pastor Cole Frier, First Baptist Church of Albany, to lead the invocation.

PLEDGE OF ALLEGIANCE

The Board and the audience said the Pledge of Allegiance in unison.

APPROVAL OF MINUTES

- (A) **Consideration to approve the Board of Commissioners meeting minutes for May 14, 2024.**
Commissioner Mathis made the **MOTION** to approve the Board of Commissioners meeting minutes for May 14, 2024. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.
- (B) **Consideration to approve the minutes from the Special Called meeting on May 8, 2024 with the Lee County Development Authority and Lee County Utilities Authority.**
Commissioner Roland made the **MOTION** to approve the minutes from the Special Called meeting on May 8, 2024 with the Lee County Development Authority and Lee County Utilities Authority. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) **Recognition of County employee years of service.**
The following employee were recognized for their many years of service to Lee County:
5 years: Adron Bennett – Firefighter/EMT

5 years: Dudley Guerrero – Lieutenant Firefighter/AEMT
15 years: Marcia Brooks – Lieutenant Detention Officer
25 years: Jason Scott – Property Appraiser

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Planning, Zoning & Engineering

- (A) Consideration to approve an amendment to the zoning ordinance Chapter 70, Article III, Section 70-84 (T24-001) of the Lee County Code of Ordinances with respect to accessory building allowance for lots of five acres or more, located in Residential Districts. Planning Commission recommends approval with the following changes: (a) The maximum number of accessory buildings to be five for lots 43,561 square feet to five acres, (b) seven maximum number of accessory buildings for lots five acres to 25 acres, (c) seven maximum number of accessory buildings for lots 25 acres or more, (d) the accessory building square footage for lots 43,561 square feet to five acres to be 1,000 square feet for the first five acres, plus 750 square feet for each additional ½ acre, not to exceed a total of 7,000 square feet of floor area, (e) accessory building square footage on lots five acres to 25 acres to be 7,000 square feet for the first five acres, plus 250 square feet for each additional acre, not to exceed a total of 12,000 square feet of floor area, and (f) accessory building square footage for lots 25 acres or more to the maximum total allowable floor area shall be determined in accordance with AG-1 requirements. Public Hearing held May 14, 2024

Chairman Singletary noted a few small changes as discussed in the previous meeting such as property with acreage over 25 acres will be treated as if in an AG district and any building setbacks will be at the judgment of the Planning Director or his/her designee. Assistant Planning Director Amanda Nava was available to answer any questions or address any concerns. Ms. Nava summarized the existing ordinance and the differences between the staff proposal and Planning Commission proposal.

Commissioner Mathis made the **MOTION** to table an amendment to the zoning ordinance Chapter 70, Article III, Section 70-84 (T24-001) of the Lee County Code of Ordinances with respect to accessory building allowance for lots of five acres or more, located in Residential Districts. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) Consideration to appoint four (4) members to the Development Authority for a term of four (4) years. Current term expires 05/31/2024. New term expires 05/31/2028. Letters of interest in appointment received from Tim Davis (reappointment), Bobby Donley (reappointment), Joey Kirksey, and Al Manry (reappointment).

Commissioner Mathis made the **MOTION** to appoint Tim Davis, Bobby Donley, Joey Kirksey, and Al Manry to the Development Authority for a term of four (4) years expiring 05/31/2028. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- (B) Consideration to appoint one (1) member to the Tax Assessors Board for a term of three (3) years. Current term expires 05/31/2024. New term expires 05/31/2027. Letter of interest in appointment received from Richard Brown and Bobbie Yandell (reappointment).

Commissioner Roland made the **MOTION** to appoint Bobbie Yandell to the Tax Assessors Board for a term of three (3) years, expiring 05/31/2027. Commissioner Mathis 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) the Bermuda Lane Pipe Repair project is complete; (2) shoulder work and striping are being completed on portions of the road resurfacing

project; and (3) the Stocks Dairy Pipe Repair project is completed.

(B) **Consideration to approve an annual renewal NPDES Permit Contract with Flint River Consulting. Current contract expires 05/31/2024**

Commissioner Mathis made the **MOTION** to approve an annual renewal NPDES Permit Contract with Flint River Consulting in the amount of \$20,000.00 to come from Planning Professional Services. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

(C) **Consideration to approve an annual renewal On Call Contract with Flint River Consulting. Current contract expires 05/31/2024**

Commissioner Mathis made the **MOTION** to approve an annual renewal On Call Contract with Flint River Consulting in the amount of \$14,500.00 to come from Planning Professional Services. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

(D) **Discussion of a potential text amendment relating to the permitting and licensing requirements for filming in Lee County.**

County Manager Christi Dockery stated that a process is recommended to develop guidelines for any television/film making within Lee County. Lee County is already a certified camera ready community. With no objection from the Board, County Attorney Skipper will draft a text amendment and bring back to the Board at a future meeting.

(E) **Discussion of DOT's round-a-bout project at the Haley Street/Cedric Street/SR 133 intersection.**

County Manager Dockery summarized the project stating that GDOT will be paying for the project, and only needed the County to complete a lighting agreement and pay for any landscaping in the area. Public Works Director Mike Sistrunk has visited the area and stated that here are existing light poles.

(F) **Consideration to approve the annual healthcare renewal.**

Commissioner Mathis made the **MOTION** to approve the annual healthcare renewal as presented by the consultants. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea. There will be no change in pricing or coverage for employees.

COMMISSIONER'S MATTERS

(A) **Discussion of 2024 Local Road Assistance Administration funds (LRA) and potential projects.**

The eligible activities/projects and application process are the same for these LRA funds as they are for traditional LMIG. The application process is currently open, but will close June 15, 2024. Lee County's formula amount for this grant is \$855,690.09 and no match is required.

Commissioner Mathis made the **MOTION** to approve the remainder of New York Road (Hwy 195 to Mossy Dell Rd), English Drive, and Hickory Grove Road to be included in the 2024 Local Road Assistance Administration funds (LRA) application. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

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.

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, June 11, 2024 at 6:00pm.**
- (B) The offices of the Lee County Board of Commissioners will be **closed Wednesday, June 19, 2024** in observance of Juneteenth. County offices will reopen Thursday, June 20, 2024 for regular business hours. **Garbage services will not be affected.**

ADJOURNMENT

Commissioner Roland made the **MOTION** to adjourn the meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea. The meeting adjourned at 6:22PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/444100238210566>

CHAIRMAN

ATTEST: _____
COUNTY CLERK

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BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, MAY 14, 2024 AT 4:30 P.M.
T. PAGE THARP BUILDING
KINCHAFOONEE CONFERENCE ROOM
WWW.LEE.GA.US

BUDGET WORKSHOP

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
Heather Jones, Co-Assistant County Manager/ Finance Director

The Lee County Board of Commissioners met for a Budget Workshop on Tuesday, May 14, 2024. The meeting was held in the Kinchafoonee Conference Room 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 Billy Mathis. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Good, Co-Assistant County Manager/ Finance Director Heather Jones.

CALL TO ORDER

Vice-Chairman Guarnieri called the meeting to order at 4:30pm.

BUDGET DISCUSSIONS

District Attorney's Office

At the previous Budget Workshop held April 23, 2024, the District Attorney presented his request for a 52% increase (approximately \$60,000.00). The DA lies in a circuit that involves 6 other counties and Ms. Dockery confirmed that Sumter County was providing a 9% increase in their budget. Last year, they were provided with a 15% increase. Clerk of Court Sara Clark spoke in support of the increase, citing the heavy caseload and additional courts they oversee.

Commissioner Mathis voiced support for the increase, adding that after a recent discussion with DA Lewis Lamb, the DA's Office would accept \$30,000.00 if the initial amount requested could not be accommodated. Commissioner Roland spoke in support of providing \$30,000.00 to the DA's Office. Commissioner Guarnieri asked how much a 9% increase would equate to, to which Finance Director Jones replied that it would be approximately \$10,000.00. Lee County has the largest population in the circuit.

Chairman Luke Singletary entered the meeting at 4:48pm.

Public Defender's Office

County Manager Dockery stated that the Public Defender's Office has asked for a 7.39% increase. Sumter County has recently increased this item in their budget by 5%.

Elections and Registration

The Elections and Registration Office has asked for an additional \$47,000.00. Director of Elections and Registration Veronica Johnson was present and summarized her request for an increase in pay for her five (5) board members from \$100.00 to \$150.00. This would be an increase of approximately \$1,800.00 per year. There were also several major changes regarding elections in this year's legislative session that may result in more

costs. Commissioner Mathis voiced support in the increase stating the expenses for this department are mandated; therefore the County has no choice.

Express Disposal

Express Disposal has requested a 4% increase, which if passed to the customers would equate to approximately \$1.00. The Board was in agreement. The garbage rate will increase from \$23.00 to \$24.00. Ms. Jones added that the staff and customer service with Express Disposal has been great to work with.

County Extension Office

Doug Collins, the County Extension Office has requested a salary increase of \$1,863.00 per year. Ms. Dockery stated that this request was made prior to the announcement of the 4% increase for state employees. The state increase is 4%, capped at \$3,000.00.

Supplement for Elected Officials

A discussion was held as to providing all elected officials the same \$10,000.00 supplement.

Salary Study

County Manager Christi Dockery stated that the preliminary report had been received; however, several things needed to be corrected by Archer. Once this final version is received, it will be sent to Management. There is approximately \$1.8 million in contingency that can be set aside to implement this. There could be several ways to implement the findings, including all at once or over a two to three year period. Human Resources Director Brandy Davis added that something needed to be done in response to these findings. The Board cannot not act on these findings.

Commissioner Mathis stated he had concerns with only the starting pay of the Sheriff's Office and Fire & EMS departments. Commissioner Guarnieri stated there were problems across the board. Chairman Singletary stated they shouldn't steer away from the salary study results.

Concerns over some of the results and issues regarding departmental equity were discussed. Namely, if awarding a pay amount based on longevity, as suggested in the report. Specifically, if there are two individuals within one department that have been with that department for roughly the same length of time, but one of the employees was with another department for a time before starting here, their pay could look drastically different for essentially having the same amount of departmental experience. This could potentially lead to increased morale problems.

At this point, while recruitment is essential, retention is more important. The institutional knowledge is invaluable and we must do what we can to keep employees. Oftentimes, the County will pay for trainings for employees and once trained, it is very easy to lose them to higher paying entity. Examples were cited from the Sheriff's Office and Jail, E-911 Center, and the Tax Assessor's Office.

Commissioner Mathis suggested each Department Head have the opportunity to discuss their departments with Archer and County management before implementation. Commissioner Guarnieri mentioned merit raises and the possibility of implementing those in the future in addition to the longevity and COLA adjustments. Chairman Singletary added that the implementation of the salary study should include Archer's recommendation, Department Head input, and employee performance.

A conference call with personnel with the Archer Company will be set up for a future date. Department Heads will also have the opportunity to speak with County management.

General Discussions

Referring to Contingency, there are funds available in that line item that can be pulled to aid any department that needs it throughout the year.

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.

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

ANNOUNCEMENTS

(A) The next regularly scheduled County Commission Meeting is **Tuesday, May 14, 2024 at 6:00pm.**

ADJOURNMENT

The meeting adjourned at 5:50PM.

CHAIRMAN

ATTEST: _____
COUNTY CLERK

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LEE COUNTY

Life Works Well Here

PUBLIC NOTICE

A copy of the proposed budget for the Lee County Board of Commissioners for FY 2024-2025 is available for review at the County Clerk's Office at the T. Page Tharp Governmental Building, 102 Starksville Avenue North, Leesburg, GA and on the website at www.lee.ga.us. Copies are also available for public review at all Lee County libraries: (1) the Leesburg Library, 245 Walnut Avenue South, (2) the Oakland Library, 445 Oakland Parkway West, (3) the Redbone Library, 104 Thundering Springs Road, and (4) the Smithville Library, 116 Main Street, during normal operating hours.

The Lee County Board of Commissioners will hold a Public Hearing regarding the proposed FY 2024-2025 budget on Tuesday, June 11, 2024 at 6:00pm in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, GA 31763. This Public Hearing is open to the public and the public is encouraged to attend.

The Lee County Board of Commissioners will adopt the FY 2024-2025 proposed budget June 25, 2024 at 6:00pm. The meeting will be held in the Opal Cannon auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, GA 31763. The public is encouraged to attend and observe this meeting.

Media Notified: 05/24/2024

Published in Legal Organ: 05/29/2024; 06/05/2024

Posted on Website and Official Board: 05/24/2024

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Chairman
Luke Singletary
District 2

Vice-Chairman
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Commissioner
Dennis Roland
District 1

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Commissioner
George Walls
District 5

County Manager
Christi Dockery

County Attorney
Jimmy Skipper

102 Starksville Avenue North
Leesburg, Georgia 31763



Office: (229) 759-6000
Fax: (229) 759-6050

www.lee.ga.us

Existing Chart Sec. 70-84

Lot Area Where Accessory Building is Proposed	Maximum Number of Accessory Buildings	Maximum Total Floor Area For All Buildings
Up to 21,780 square feet	3	600 square feet
21,781 to 43,560 square feet	3	800 square feet
43,561 or more square feet (1 acre)	5	1,500 square feet, plus 500 square feet for each additional 43,560 square feet of lot area, not to exceed a total of 5,000 square feet of floor area

STAFF PROPOSAL

AN ORDINANCE TO AMEND CHAPTER 70, ARTICLE III, SECTION 70-84, OF THE CODE OF ORDINANCES OF LEE COUNTY, WITH RESPECT TO THE ALLOWABLE AREAS AND NUMBER OF ACCESSORY BUILDINGS ALLOWED FOR LOTS FIVE ACRES OR MORE, LOCATED IN RESIDENTIAL DISTRICTS

BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA THAT CHAPTER 70, ARTICLE III, SECTION 70-84, OF THE CODE OF ORDINANCES OF LEE COUNTY IS HEREBY AMENDED BY ADDING TO THIS SECTION, A NEW ACCESSORY BUILDING ALLOWANCE AND MAXIMUM TOTAL FLOOR AREA FOR ACCESSORY BUILDINGS FOR LOTS LOCATED IN RESIDENTIAL DISTRICTS CONSISTING OF FIVE ACRES OR MORE, WHICH SHALL PROVIDE AS FOLLOWS:

Lot Area Where Accessory Building is Proposed	Maximum Number of Accessory Buildings	Maximum Total Allowable Floor Area For All Accessory Buildings
Up to 21,780 square feet	3	600 square feet
21,781 to 43,560 square feet	3	1,000 square feet
43,561 square feet to 5 acres	5	1,000 square feet for the first acre, plus 500 square feet for each additional ½ acre, not to exceed a total of 5,000 square feet of floor area.
5 acres to 25 acres	5	5,000 square feet for the first five acres, plus 250 square feet for each additional acre, not to exceed a total of 10,000 square feet of floor area.*
25 acres or more	5	The maximum total allowable floor area shall be determined in accordance with AG-1 requirements; see Sec. 70-314 Area, Height and Placement requirements for AG-1 zoning. All requirements of Sec. 70-314 shall be met for total allowable floor area of all accessory buildings to exceed 10,000 square feet.*

*Accessory building setback and potential buffer requirements shall be subject to approval by the Planning Director or his/her designee.

STAFF PROPOSAL

SO ORDAINED effective this _____ day of _____, 2024.

**Board of Commissioners
of Lee County, Georgia**

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: _____

SECOND READING: _____

DATE OF ADOPTION: _____

PLANNING COMMISSION PROPOSAL

AN ORDINANCE TO AMEND CHAPTER 70, ARTICLE III, SECTION 70-84, OF THE CODE OF ORDINANCES OF LEE COUNTY, WITH RESPECT TO THE ALLOWABLE AREAS AND NUMBER OF ACCESSORY BUILDINGS ALLOWED FOR LOTS FIVE ACRES OR MORE, LOCATED IN RESIDENTIAL DISTRICTS

BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA THAT CHAPTER 70, ARTICLE III, SECTION 70-84, OF THE CODE OF ORDINANCES OF LEE COUNTY IS HEREBY AMENDED BY ADDING TO THIS SECTION, A NEW ACCESSORY BUILDING ALLOWANCE AND MAXIMUM TOTAL FLOOR AREA FOR ACCESSORY BUILDINGS FOR LOTS LOCATED IN RESIDENTIAL DISTRICTS CONSISTING OF FIVE ACRES OR MORE, WHICH SHALL PROVIDE AS FOLLOWS:

Lot Area Where Accessory Building is Proposed	Maximum Number of Accessory Buildings	Maximum Total Allowable Floor Area For All Accessory Buildings
Up to 21,780 square feet	3	600 square feet
21,781 to 43,560 square feet	3	1,000 square feet
43,561 square feet to 5 acres	5	1,000 square feet for the first acre, plus 750 square feet for each additional ½ acre, not to exceed a total of 7,000 square feet of floor area.
5 acres to 25 acres	7	7,000 square feet for the first five acres, plus 250 square feet for each additional acre, not to exceed a total of 12,000 square feet of floor area.*
25 acres or more	7	The maximum total allowable floor area shall be determined in accordance with AG-1 requirements; see Sec. 70-314 Area, Height and Placement requirements for AG-1 zoning. All requirements of Sec. 70-314 shall be met for total allowable floor area of all accessory buildings to exceed 12,000 square feet.*

*Accessory building setback and potential buffer requirements shall be subject to approval by the Planning Director or his/her designee.

PLANNING COMMISSION PROPOSAL

SO ORDAINED effective this _____ day of _____, 2024.

**Board of Commissioners
of Lee County, Georgia**

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: _____

SECOND READING: _____

DATE OF ADOPTION: _____

Housing Task Force - Southwest Georgia

District	Name & Address	Phone & Email	Term
3	Marian Grant-Whitlock 132 Ambleside Drive Leesburg, GA 31763	O – (229) 449-8005	2 Year Term Expiring on 05/31/2024

Members must be Lee County residents.
Meetings are held on the last Thursday of each month at 6:00 p.m. Location varies.

Barbara Reddick
Planner/Director

Region 10-Southwest Georgia Housing Task Force
Email: breddick@swgrc.org; Phone: (229) 522-3552; FAX: (229) 522-3558

Kaitlyn Good

Subject: FW: Southwest Georgia Housing Task Force

From: Marian Whitlock
Sent: Wednesday, May 29, 2024 9:25 AM
To: Payton Harris <payton.harris@lee.ga.us>
Cc: Barbara Reddick <breddick@swgrc.org>
Subject: Re: Southwest Georgia Housing Task Force

Good morning Payton,

Yes please. I would love to be reappointed.

Best,
Marian

Marian and Jonathan Whitlock

From: Payton Harris
Sent: Thursday, May 16, 2024 2:17 PM
To: 'Marian Whitlock'
Cc: 'Barbara Reddick' <breddick@swgrc.org>
Subject: Southwest Georgia Housing Task Force

Good Afternoon Ms. Grant-Whitlock,

Your two year term on the Southwest Georgia Housing Task Force expires on May 31, 2024. Appointments for this board will be brought to the Board of Commissioners meeting on May 28, 2024. If you wish to be reappointed, please send me written notification by May 24, 2024.

Thank you,
Payton Harris
Deputy County Clerk
Lee County Board of Commissioners
102 Starksville Avenue North
Leesburg, Georgia 31763
Phone: (229) 759-6000 ext. 2221
Fax: (229) 759-6050
payton.harris@lee.ga.us
www.lee.ga.us
<image001.jpg>

Hospital Authority – Lee County

District	Name & Address	Phone & Email	Term	Appointing Authority
	VACANT		1 Year Term Expiring on 12/31/2023	County
	Dana Hager 726 Armena Road Leesburg, GA 31763		2 Year Term Expiring on 12/31/2024	County
	Randy Carr 164 Quail Chase Drive Leesburg, GA 31763		2 Year Term Expiring on 12/31/2024	County
	Dr. Bruce Houston, D.O. 178 Hank Drive Leesburg, GA 31763		3 Year Term Expiring on 12/31/2025	County
	Jennifer Heyer 117 Dunaway Drive Albany, GA 31721		3 Year Term Expiring on 12/31/2025	County

Members must be Lee County Citizens.
 Meetings are held TBA.
 Email: leecounty@lee.ga.us
 Phone: (229) 759-6000; FAX: (229) 759-6050
 • Staggered terms

May 24, 2024

Lee County Board of Commissioners
102 Starksville Ave. N.
Leesburg, GA 31763

RE: Appointment to the Lee County Hospital Authority Board

Dear Commissioners:

I would like to take this opportunity to express my interest in serving the citizens of Lee County by being considered for appointment to the board of the Lee County Hospital Authority.

Sincerely,

Robert M. Davis

Kaitlyn Good

Subject: FW: Hospital Authority

Begin forwarded message:

From: "rick thefamilyagency.biz" <rick@thefamilyagency.biz>
Date: May 21, 2024 at 1:08:47 PM EDT
To: Luke Singletary <lukesingletary2012@yahoo.com>, Jimmy Skipper <jskipper@americuslaw.com>
Cc: Christi Dockery <cdockery@lee.ga.us>, Payton Harris <payton.harris@lee.ga.us>
Subject: Hospital Authority

Dear Chairman Singletary And Honorable Lee County Commissioners,
This confirms my desire to continue my service on the Lee County Hospital Authority. I would appreciate your reappointment. Thank you for the opportunity to serve in this capacity. My pledge is serve the people of Lee County and you as their elected representatives to the best of my ability.

Sincerely,
Rick Muggridge



LEE COUNTY

Board of Commissioners

One of Georgia's original counties - Established in 1825

VOLUNTEER BOARD APPLICATION

Name: Mary Ann Pollock, RN
Street Address: 163 Pineridge Drive
City, State, ZIP Code: Leesburg, Ga. 31763
Phone Number: _____
E-Mail Address: _____
Board(s) Appointment Requested: Hospital Authority if not available then Family & Children Services

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, government or through other activities.

I have been an ER nurse, an Oncology nurse and currently a Case Management nurse with Phoebe. In my current position I advocate for my patient's and their families on a daily basis. In my current position I have close working relationships with DFCS, Physicians, Insurance Companies, Phoebe Management and Patient's. I would love to have the opportunity to help our community and make it the best that it can be.

Summarize your previous volunteer experience.

I am currently a member of The Junior League of Albany where I am currently in charge of our volunteer opportunities. I am member of The Oncology Nursing Society where I am a past board member. I am also a member of the Relay for Life organization where I am the Accounting Chair. I have been involved with several organizations over the years as a volunteer such as NECCO, Children's Miracle Network, The Snicker's Run, Open Arms and the Albany Little Theater. As far as experience I have performed many duties such as fund raising and planning events.

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.

Chairman
Luke Singletary
District 2

Vice-Chairman
Chris Guarnieri
District 4

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
Fax: (229) 759-6050

www.lee.ga.us



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website

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: $\frac{3}{4}$ 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

Census Numbers (2020)

- 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

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: Chokee Road, Country Drive, Knollwood Drive, Springlake Drive, and Wiregrass Way
 - Closed

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

Main Street Governmental Building Parking Lot Project

- BOC awarded the project to Blackout Sealcoating on May 14, 2024 for \$11,956.70
Repair of the parking lot of the Governmental Building located on Main Street that houses the Environmental Health, USDA, and UGA County Extension offices
- Notice of Award sent May 20, 2024
 - Awaiting paperwork from vendor

New York Road Bridge Repair

- BOC approved the Bridge repair for the Chokee 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

Playground Upgrades

Pirates Cove

- New exercise equipment has been purchased for Pirates Cove Nature Park
- Zane Grace Construction to install a 48x48x6 concrete pad
 - BOC awarded project on May 14, 2024 for \$20,493.00
 - Notice of Award sent May 20, 2024
 - Notice to Proceed sent May 21, 2024
 - Concrete poured May 8, 2024
- Project in progress

Callaway Park

- Additional playground equipment has been purchased with SPLOST
- Project in progress

Springdale Park

- Additional playground equipment has been purchased with SPLOST
- Complete

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: \$22,272,812 as of May 2024 (1.07%)

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

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 April 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: Approval recommendation from the Planning Commission on May 2, 2024 and approved by the BOC on May 14, 2024 following a Public Hearing
- Estimated Completion: July 2024

Utilities Authority

- SAG Well Grant - \$1,200,000.00
- The funding would be used to improve the reliability and redundancy of Lee County's drinking water supply by providing a 1.0 million gallon per day well and treatment facility to provide safe, reliable, and potable drinking water
- The drinking water supply will allow the community to avoid lapses in service during peak water usage months and allow the drinking water to be treated to EPA standards

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
 - 75 permits issued

RFPs and RFQs

Open

Painting for the Interior of the Tharp Building

- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Bid Opening: June 24, 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
- Bid Opening: June 24, 2024

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

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 * Complete just finished up on shoulder work.
 - **Estimated Completion Date**: May 2024

Future

Renovation of the E-911 Center

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

Expansion of the Public Works Office Building

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

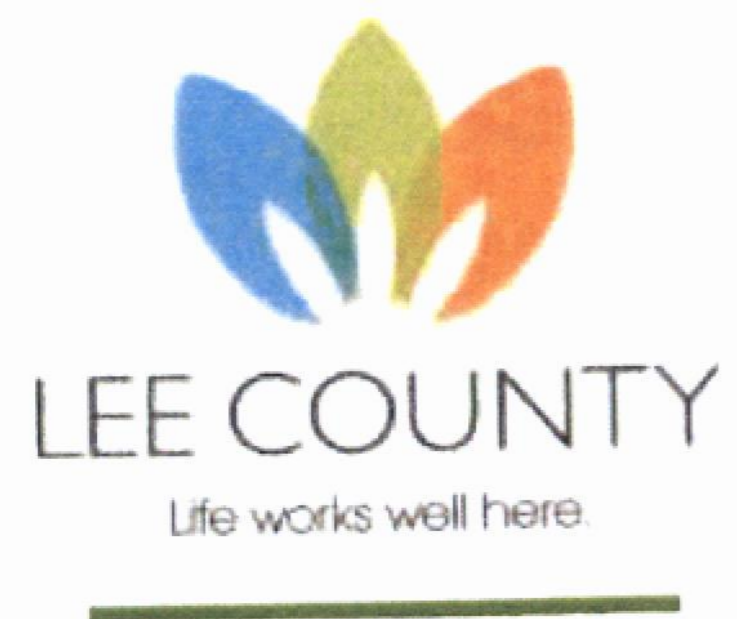
- Previous Pre-Bid Meeting: September 20, 2022
- Previous Bid Opening: October 19, 2022
- Results brought to the Board on October 25, 2022
 - Bids rejected
- Project to be reopened at a future date

LED Lighting in all County Buildings

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



SPLOST VIII Advance Funding Analysis Lee County, Georgia



STIFEL | Public Finance

- ▶ **01** **Current Market Dynamics and General Obligation Sales Tax Bonds**
- 02** **Sample Advance Funding Analysis and Net Cost of Debt**
- 03** **Full Cash Flow**

Disclosure

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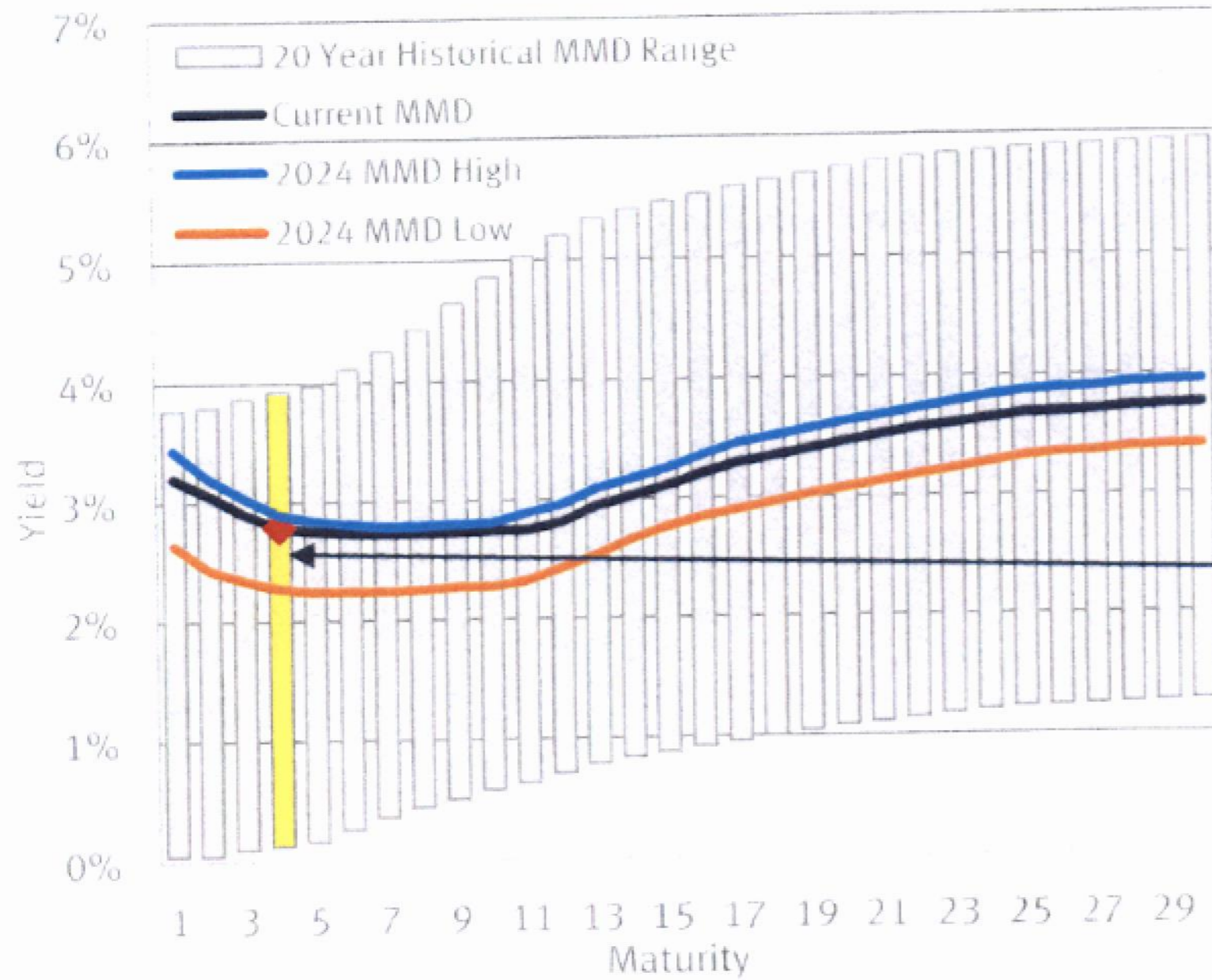
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C Current Market Dynamics and General Obligation Sales Tax Bonds

Current Market Dynamics and General Obligation Sales Tax Bonds

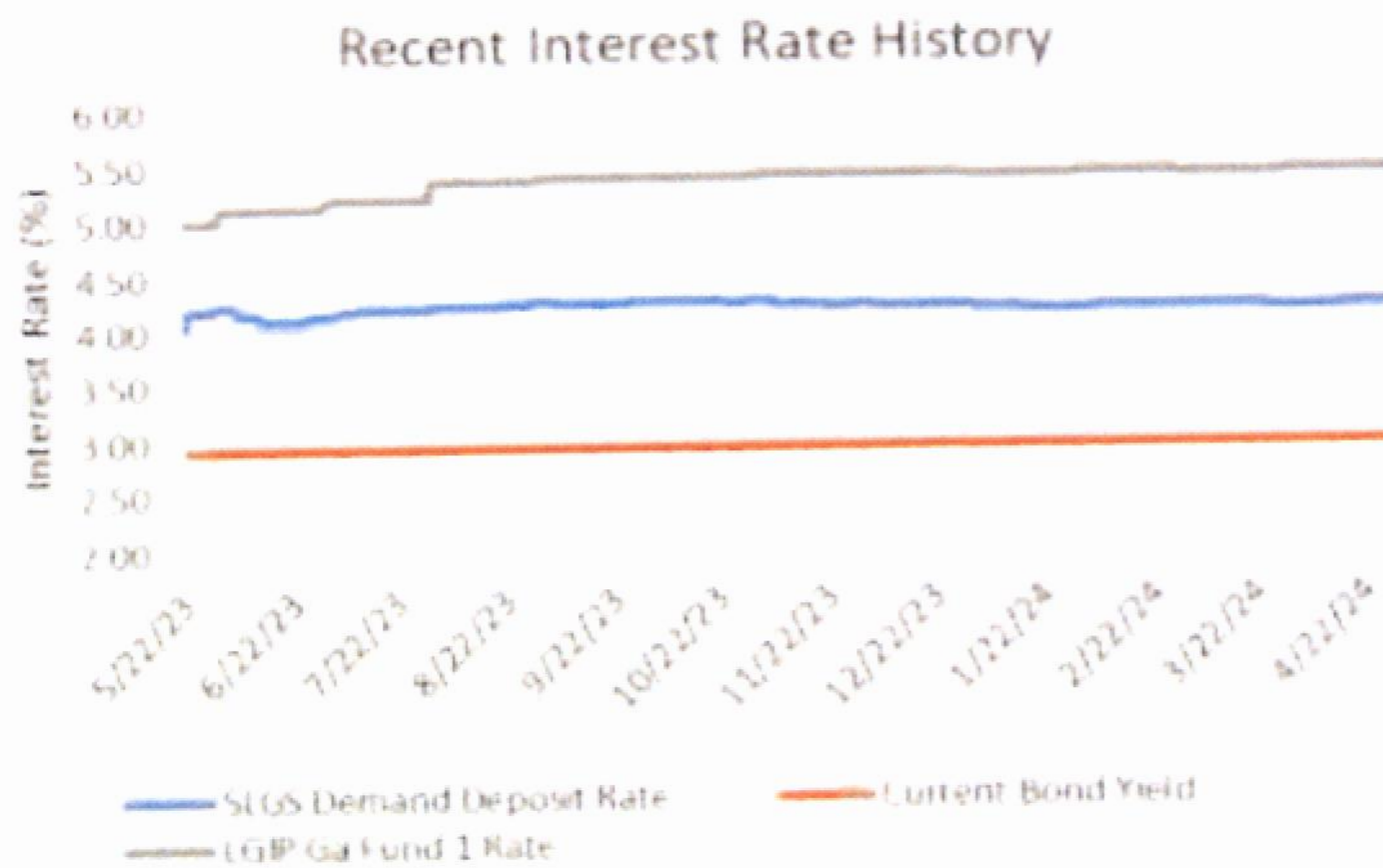
AAA MMD Yield Curve¹



- The County's authorized and validated general obligation bonds have scheduled principal payments from September 1, 2026 to September 1, 2031.

9/1/2026	\$1,030,000
9/1/2027	1,080,000
9/1/2028	1,135,000
9/1/2029	1,190,000
9/1/2030	1,250,000
9/1/2031	1,315,000
	<u>\$7,000,000</u>

- The average life of this debt would be 4.6 years if issued on September 1, 2024. Based on current interest rates, the County's bond yield would be **2.91%**.
- Given the current yield curve inversion (i.e. short-term rates are higher than long-term rates), the County has an opportunity to earn a higher rate of interest on its cash and bond proceeds than it would pay on its bonds (**2.91%**).



- Georgia Fund 1 (a money market fund run by the Office of the State Treasurer) is currently paying **5.38%** for local government deposits. Deposits are eligible for next day withdrawal depending on timing of the request for funds.

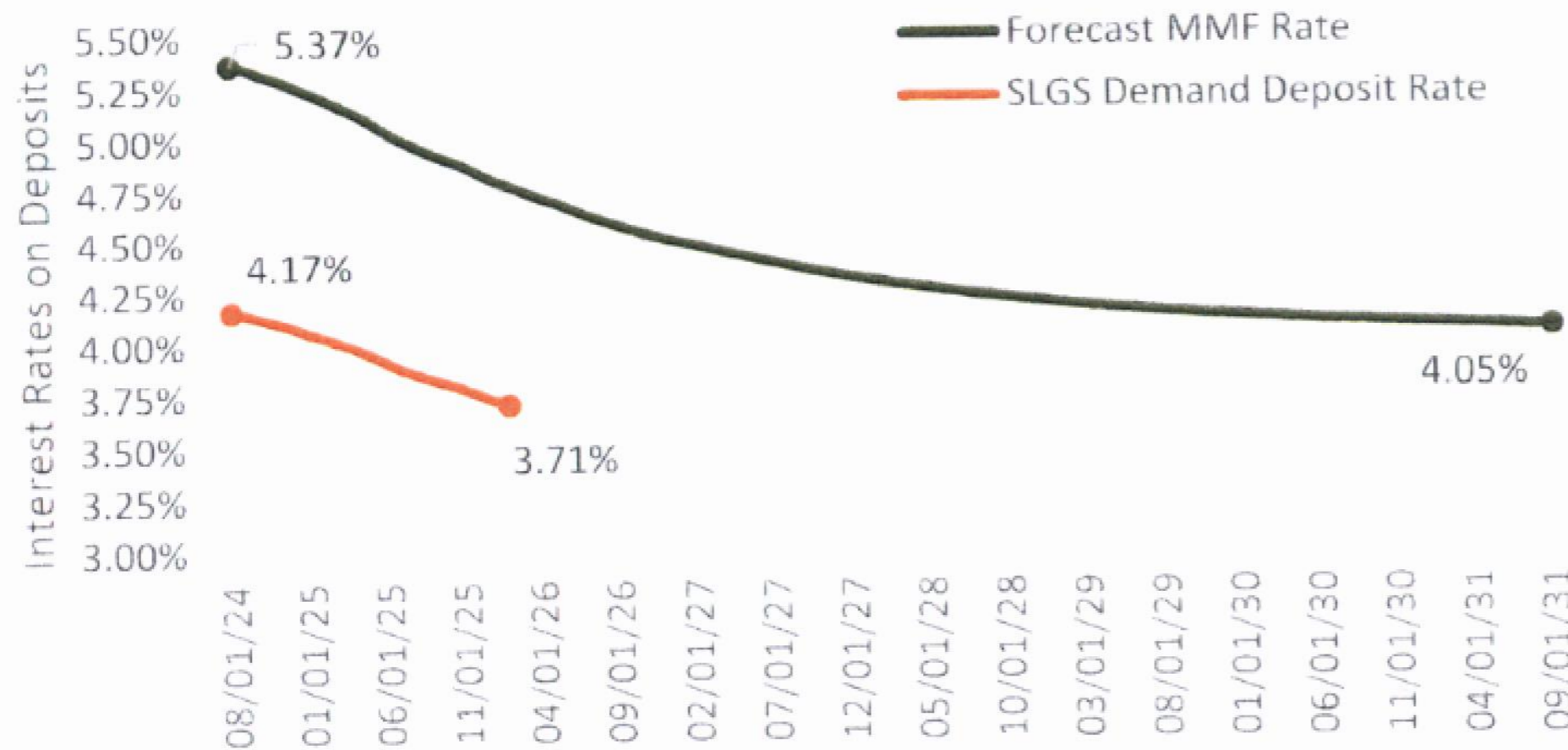
- SLGS Demand Deposits are state and local government securities issued by and fully guaranteed by the US Treasury Department. They are issued for use by local governments and are exempt from arbitrage restrictions imposed on tax-exempt bond proceeds. SLGS currently pay **4.17%** and the rate is reset every day. Funds are available for withdrawal on a next day basis.

- The Fed Continues to Recommend Patience amid Uncertain Inflationary Pressures. Opting to keep rates on hold for the sixth consecutive meeting earlier this month, Federal Reserve Chairman Jerome Powell reiterated a message of continued patience for policy easing – eventually – as the Committee awaits further evidence inflation is on a sustained downward trajectory towards 2%.
- However, given the economy and, more specifically, inflation have failed to evolve as expected, “eventually” may prove to be a 2025 occurrence.
- **In other words, if inflation remains at current levels or even pushes slightly higher, which remains our base case forecast, the Fed may have little, if any, wiggle room to provide relief, potentially keeping rates at today’s relatively elevated level though the entirety of the current year, or at least as long as it takes for inflation to begin to again recede.**

Bloomberg Consensus Yield Curve Projections (%)

Market Consensus Yield Curve Projections (%)

	Current	Q2 2024	Q3 2024	Q4 2024	Q1 2025
Fed Funds	5.50	5.50	5.25	4.95	4.60
2-Yr UST	4.83	4.68	4.36	4.06	3.87
10-Yr UST	4.42	4.37	4.20	4.04	3.98
30-Yr UST	4.56	4.55	4.40	4.27	4.21



- Based on interest rate forecasts, for purposes of this analysis we adjust the earnings rate on the County’s Bond construction Fund and bond Payment Fund to follow a declining trend from current levels.

Current Market Dynamics and General Obligation Sales Tax Bonds

- Assuming a 12 month construction schedule of level construction draws, to avoid cash flow shortages in the SPLOST fund, the County would need to wait until Q3 2026 to start a \$7,000,000 project.
- Based on the US Army Corp of Engineers construction cost index delaying construction until Q3 2026 will add 8.90% to the total cost of construction (\$623,012 on \$7,000,000 of projects).
- This analysis does not take into account the inflation cost on the delay of other projects caused by the need to build a SPLOST fund balance to sufficiently cover the initial \$7,000,000 of projects. Relying on a pay as you go approach will likely significantly increase the total cost on the County's basket of projects it intends to complete with SPLOST VIII.

Receipt Date	Construction Start Date Estimate		SPLOST Balance
	Receipt	Construction Draw	
10/31/25	\$ 372,684.92	\$ -	\$ 372,684.92
11/30/25	372,684.92	-	745,369.84
12/31/25	372,684.92	-	1,118,054.76
01/31/26	372,684.92	-	1,490,739.68
02/28/26	372,684.92	-	1,863,424.60
03/31/26	372,684.92	-	2,236,109.52
04/30/26	372,684.92	-	2,608,794.44
05/31/26	372,684.92	-	2,981,479.36
06/30/26	372,684.92	-	3,354,164.28
07/31/26	372,684.92	635,251.00	3,091,598.20
08/31/26	372,684.92	635,251.00	2,829,032.12
09/30/26	372,684.92	635,251.00	2,566,466.04
10/31/26	372,684.92	635,251.00	2,303,899.96
11/30/26	372,684.92	635,251.00	2,041,333.88
12/31/26	372,684.92	635,251.00	1,778,767.80
01/31/27	372,684.92	635,251.00	1,516,201.72
02/28/27	372,684.92	635,251.00	1,253,635.64
03/31/27	372,684.92	635,251.00	991,069.56
04/30/27	372,684.92	635,251.00	728,503.48
05/31/27	372,684.92	635,251.00	465,937.40
06/30/27	372,684.92	635,251.00	203,371.32
07/31/27	372,684.92	-	576,056.24
	\$ 8,199,068.24	\$ 7,623,012.00	

Date of Index Factors: 31-Mar-24

CWCCIS ESCALATION CALCULATION

Enter Code below

19 BUILDINGS, GROUNDS & UTILITIES

23 th row

Pick FY Quarter - Check Dates	FY Quarter	Dates	Index
Estimate Pricing Level Date:	2023Q4		1,158.56 /
Middle Point of Construction Date:	2027Q1		1,261.69 =

Escalation Percentage: -> **108.9016%**

Sample Advance Funding Analysis and Net Cost of Debt

Sample Advance Funding Analysis and Net Cost of Debt

Net Debt Cost Analysis	
Net Interest Payable on Debt from SPLOST Receipts	732,391.78
Current Project(s) Costs	7,000,000.00
SPLOST Proceeds Used on Project(s) and Debt	\$ 7,732,391.78 A

Net Interest Calculation	
Interest Payable on Bonds from SPLOST Receipts	\$ 1,218,460.57
LESS: Interest Earning on Bonds Proceeds	304,006.90
LESS: Interest Earnings on Bond Payment Account	182,061.89
Net Interest Payable from SPLOST	\$ 732,391.78

VS.

Inflation Cost Analysis	
Cost of Inflation on Project(s)	\$ 623,112.00
Project(s) Cost on 9/1/2024	7,000,000.00
SPLOST Proceeds Used on Project(s)	\$ 7,623,112.00 B

Advance Funding Cost over 7 Years Net of Inflation
 Net Annualized Financing Cost (%) **\$ 109,279.78** A-B
 0.32%

Date	Amount	Inflation Factor	Estimated Inflation Cost
Current	\$ 7,000,000		\$ -
Q2 '26	7,623,112	8.90%	623,112

Date	Principal and Interest on Bond	Draw from Bond Proceeds	Interest Income Draw for Debt Service	Net Debt Service	Inflation Factor	Bond Expense Net of Inflation	Present Value to 09/01/2024 @ 0.3164%
09/01/24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03/01/25	175,000	175,000	-	-	207,704	(207,704)	(207,376)
09/01/25	175,000	175,000	-	-	207,704	(207,704)	(207,048)
03/01/26	175,000	56,289	118,711	-	207,704	(207,704)	(206,721)
09/01/26	1,205,000		209,542	995,458	-	995,458	989,183
03/01/27	149,250		25,675	123,575	-	123,575	122,602
09/01/27	1,229,250		6,024	1,223,226	-	1,223,226	1,211,678
03/01/28	122,250		19,936	102,314	-	102,314	101,188
09/01/28	1,257,250		5,930	1,251,320	-	1,251,320	1,235,594
03/01/29	93,875		22,199	71,676	-	71,676	70,663
09/01/29	1,283,875		3,641	1,280,234	-	1,280,234	1,260,154
03/01/30	64,125		24,122	40,003	-	40,003	39,313
09/01/30	1,314,125		6,108	1,308,017	-	1,308,017	1,283,437
03/01/31	32,875		19,650	13,225	-	13,225	12,956
09/01/31	1,347,875		24,531	1,323,344	-	1,323,344	1,294,377
	\$ 8,624,750	\$ 406,289	\$ 486,069	\$ 7,732,392	\$ 623,112	\$ 7,109,280	\$ 7,000,000

Valuation date	9/1/2024
Deposit to Construction Account	\$ 7,000,000
Target for yield calculation	\$ 7,000,000
Yield	0.32%

Full Cash Flow

Full Cash Flow

Date	Deposit to Project Fund	Interest Income on Project Fund	Construction Draws	Deposit to Bond Pmnt Fund	Project Fund Balance	Estimated Collections	Deposit to Bond Pmnt Fund	Debt Service (@ 2.91%)	Balance of Bond Pmnt Fund	Investment Income on Bond Pmnt Fund	Interest Rate on Bond Pmnt Act	Interest Rate on Const. Acct.
08/31/24	\$ 7,000,000	\$ -	\$ -		\$ 7,000,000	-	\$ 406,289		\$ 406,289		5.37%	4.17%
09/30/24		24,325			7,024,325	-			408,107	1,818	5.35%	4.16%
10/31/24		24,328			7,048,653	-			409,927	1,820	5.32%	4.13%
11/30/24		24,276			7,072,930	-			411,745	1,818	5.30%	4.11%
12/31/24		24,254			7,097,184	-			413,563	1,818	5.27%	4.09%
01/31/25		24,204			7,121,387	-			415,379	1,816	5.23%	4.07%
02/28/25		24,124			7,145,512	-		175,000	242,191	1,812	5.20%	4.04%
03/31/25		24,063	583,333		6,586,241	-			243,241	1,050	5.17%	4.02%
04/30/25		22,038	583,333		6,024,946	-			244,289	1,048	5.13%	3.99%
05/31/25		20,021	583,333		5,461,633	-			245,335	1,045	5.09%	3.96%
06/30/25		18,007	583,333		4,896,307	-			246,376	1,041	5.05%	3.92%
07/31/25		15,992	583,333		4,328,965	-			247,412	1,036	5.00%	3.88%
08/31/25		14,014	583,333		3,759,646	-		175,000	73,443	1,031	4.97%	3.86%
09/30/25		12,088	583,333		3,188,400	-			73,747	304	4.94%	3.83%
10/31/25		10,187	583,333		2,615,254	372,685			74,051	303	4.91%	3.81%
11/30/25		8,306	583,333		2,040,227	372,685			74,354	303	4.88%	3.79%
12/31/25		6,444	583,333		1,463,338	372,685			74,656	302	4.84%	3.76%
01/31/26		4,585	583,333		884,589	372,685	372,685		447,642	301	4.81%	3.73%
02/28/26		2,751	583,333	304,007	-	372,685	372,685	175,000	951,127	1,793	4.78%	3.71%
03/31/26						372,685	250,088		1,205,000	3,785	4.75%	
04/30/26						372,685	-		1,209,766	4,766	4.72%	
05/31/26						372,685	-		1,214,522	4,756	4.69%	
06/30/26						372,685	-		1,219,273	4,751	4.66%	
07/31/26						372,685	-		1,224,010	4,737	4.63%	
08/31/26						372,685	-	1,205,000	23,734	4,724	4.60%	
09/30/26						372,685	-		23,825	91	4.58%	
10/31/26						372,685	-		23,916	91	4.56%	
11/30/26						372,685	-		24,007	91	4.53%	
12/31/26						372,685	-		24,098	91	4.51%	
01/31/27						372,685	372,685		396,873	91	4.49%	
02/28/27						372,685	372,685	149,250	621,794	1,486	4.48%	
03/31/27						372,685	372,685		996,799	2,320	4.46%	
04/30/27						372,685	228,747		1,229,250	3,704	4.44%	
05/31/27						372,685	-		1,233,801	4,551	4.43%	
06/30/27						372,685	-		1,238,353	4,552	4.41%	
07/31/27						372,685	-		1,242,903	4,550	4.39%	
08/31/27						372,685	-	1,229,250	18,201	4,548	4.37%	

Full Cash Flow

Date	Deposit to Project Fund	Interest Income on Project Fund	Construction Draws	Deposit to Bond Pmnt Fund	Project Fund Balance	Estimated Collections	Deposit to Bond Pmnt Fund	Debt Service (@ 2.91%)	Balance of Bond Pmnt Fund	Investment Income on Bond Pmnt Fund	Interest Rate on Bond Pmnt Act	Interest Rate on Const. Acct.
09/30/27						372,685	-		18,267	66	4.36%	
10/31/27						372,685	-		18,334	66	4.34%	
11/30/27						372,685	-		18,400	66	4.33%	
12/31/27						372,685	-		18,467	66	4.32%	
01/31/28						372,685	372,685		391,218	66	4.30%	
02/29/28						372,685	372,685	122,250	643,056	1,403	4.29%	
03/31/28						372,685	372,685		1,018,040	2,300	4.28%	
04/30/28						372,685	235,579		1,257,250	3,630	4.27%	
05/31/28						372,685	-		1,261,722	4,472	4.26%	
06/30/28						372,685	-		1,266,198	4,476	4.25%	
07/31/28						372,685	-		1,270,679	4,481	4.24%	
08/31/28						372,685	-	1,257,250	17,915	4,486	4.23%	
09/30/28						372,685	-		17,978	63	4.22%	
10/31/28						372,685	-		18,041	63	4.21%	
11/30/28						372,685	-		18,104	63	4.20%	
12/31/28						372,685	372,685		390,853	63	4.19%	
01/31/29						372,685	372,685		764,903	1,365	4.18%	
02/28/29						372,685	372,685	93,875	1,046,379	2,666	4.18%	
03/31/29						372,685	233,855		1,283,875	3,641	4.17%	
04/30/29						372,685	-		1,288,335	4,459	4.16%	
05/31/29						372,685	-		1,292,802	4,467	4.15%	
06/30/29						372,685	-		1,297,277	4,475	4.15%	
07/31/29						372,685	-		1,301,761	4,484	4.14%	
08/31/29						372,685	-	1,283,875	22,380	4,494	4.14%	
09/30/29						372,685	-		22,457	77	4.13%	
10/31/29						372,685	-		22,534	77	4.13%	
11/30/29						372,685	-		22,612	77	4.12%	
12/31/29						372,685	-		22,689	78	4.12%	
01/31/30						372,685	372,685		395,452	78	4.11%	
02/28/30						372,685	372,685	64,125	705,367	1,355	4.11%	
03/31/30						372,685	372,685		1,080,466	2,414	4.10%	
04/30/30						372,685	229,965		1,314,125	3,694	4.10%	
05/31/30						372,685	-		1,318,613	4,488	4.09%	
06/30/30						372,685	-		1,323,111	4,498	4.09%	
07/31/30						372,685	-		1,327,621	4,510	4.09%	
08/31/30						372,685	-	1,314,125	18,017	4,521	4.08%	

Full Cash Flow

Date	Deposit to Project Fund	Interest Income on Project Fund	Construction Draws	Deposit to Bond Pmnt Fund	Project Fund Balance	Estimated Collections	Deposit to Bond Pmnt Fund	Debt Service (@ 2.91%)	Balance of Bond Pmnt Fund	Investment Income on Bond Pmnt Fund	Interest Rate on Bond Pmnt Act	Interest Rate on Const. Acct.
09/30/30						372,685	-		18,078	61	4.08%	
10/31/30						372,685	-		18,140	61	4.08%	
11/30/30						372,685	-		18,202	62	4.07%	
12/31/30						372,685	-		18,263	62	4.07%	
01/31/31						372,685	372,685		391,010	62	4.07%	
02/28/31						372,685	372,685	32,875	732,145	1,325	4.06%	
03/31/31						372,685	372,685		1,107,309	2,479	4.06%	
04/30/31						372,685	236,819		1,347,875	3,747	4.06%	
05/31/31						372,685			1,352,432	4,558	4.05%	
06/30/31						372,685			1,357,002	4,570	4.05%	
07/31/31						372,685			1,361,585	4,583	4.05%	
08/31/31						372,685	(18,305)	1,347,875	(0)	4,595	4.05%	
09/30/31						372,685					4.05%	
	\$ 7,000,000	\$ 304,007	\$ 7,000,000	\$ 304,007		\$ 26,833,314	\$ 7,732,392	\$ 8,274,750		\$ 182,062		