



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, August 13, 2024 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING MINUTES

Work Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2

Chris Guarnieri, Vice-Chairman, District 4

Dennis Roland, Commissioner, District 1

Billy Mathis, Commissioner, District 3

George Walls, Commissioner, District 5

COUNTY STAFF

Christi Dockery, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

The Lee County Lee County Board of Commissioners met in a voting session on Tuesday, August 13, 2024. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. CALL TO ORDER

2. INVOCATION

A) Pastor Shane Mullins, Move Christian Church, to lead the invocation.

Pastor Shane Mullins led the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the July 23, 2024 meeting of the Board of Commissioners.

Commissioner Roland made the **MOTION** to approve the minutes for the Board of Commissioners meeting for July 23, 2024. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

Chairman Singletary recognized Human Resource Director Brandy Davis for her accomplishment of completing all required courses with the Carl Vinson Institute of Government of the University of Georgia to become a Certified Human Resource Manager. She has met all requirements of the Certified Human Resource Manager program and will be formally recognized at the fall conference in Athens. This program takes 84 credit hours and approximately 3 years to complete.

5. CONSENT AGENDA

6. NEW BUSINESS

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

- A) **Planning, Zoning & Engineering - Consideration to approve a Variance Application for Palmyra Subdivision XII (Z24-009) from Lanier Engineering requesting a variance from the requirement for new residential subdivisions in accordance with section 70-94 of the Lee County Code of Ordinances. The property owner is Billy Boggus Construction, LLC. The subject property is zoned R-1 and is located off Fussell Road, parcel number 029C003, in Land Lot 248 & 233 of the Second Land District of Lee County, Georgia. Planning department staff and Planning Commission members recommend denial, with a 5-1 vote. Public Hearing held July 23, 2024**

Commissioner Mathis made the **MOTION** to approve a Variance Application for Palmyra Subdivision XII (Z24-009) subject to the same covenants as previous developments. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

9. **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.

County Manager Christi Dockery discussed ongoing projects in the County, including: (1) The Callaway Park, Springdale Park, and Pirate's Cove Park renovations (funded with SPLOST) have been completed except for a few minor details; and (2) the Windstream Fiber project is proceeding with updates to come.

- B) Consideration to approve a resolution to amend the ACCG Defined Benefit Plan.

County Manager Christi Dockery summarized the amendment, stating that it affects base pay and will not go into effect until January 2025 and will have no effect on the current year. Chairman Singletary added that this amendment makes it easier to budget for retirement.

Commissioner Mathis made the **MOTION** to approve a resolution to amend the ACCG Defined Benefit Plan. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- C) Consideration to ratify the quote from Zane Grace Construction for the installation of the fitness equipment at Pirate's Cove Nature Park.

Commissioner Mathis made the **MOTION** to ratify the quote from Zane Grace Construction for the installation of the fitness equipment at Pirate's Cove Nature Park at a cost of \$10,700.00, to come from SPLOST funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- D) Discussion of a resolution to establish a temporary moratorium on the acceptance, consideration, and approval of applications for permitting new multi-family residential housing.

County Attorney Jimmy Skipper summarized the resolution, stating that this is to allow staff time to study and make changes to the existing code and land disturbance plan. Utilities Authority currently has a permit that only allows 1 million gallons a day, which they are close to exceeding due to the increase of population. With this resolution, it can give them time to figure out how to proceed to not exceed this limit. If they do exceed, it is a breach of their permit. This moratorium will end

March 15, 2025 unless an extension is required.

Commissioner Mathis made the **MOTION** to approve a temporary moratorium on the acceptance, consideration, and approval of applications for permitting new multi-family residential housing. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

E) Consideration to approve the engagement letter from Mauldin and Jenkins for the FY2024 audit.

County Manager Christi Dockery stated that this audit would cost approximately \$56,500.00, plus \$9,000.00 for the Utilities Authority. The process would begin in September.

Commissioner Guarnieri made the **MOTION** to approve the engagement letter from Mauldin and Jenkins for the FY2024 audit. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Roland voting yea.

F) Consideration to approve the Georgia Public Library Service Major Repair and Renovation Grant application for roofing replacement at the Oakland Library.

County Manager Christi Dockery stated that this replacement is needed due to leaks and damage from past storms. The estimated cost for the project is around \$130,000.00, and with this grant the County would only pay 50%, approximately \$65,000.00, out of SPLOST funds.

Commissioner Guarnieri made the **MOTION** to approve the Georgia Public Library Service Major Repair and Renovation Grant application for roofing replacement at the Oakland Library. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

G) Consideration to approve the ACCG Safety Discount Verification Form.

County Manager Christi Dockery stated that this is a form completed every year to receive a \$5,000 grant.

Commissioner Roland made the **MOTION** to approve the ACCG Safety Discount Verification Form. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

11. **COMMISSIONER'S MATTERS**

A) Consideration to adopt Scenario 3 of the salary study, as performed by The Archer Company, to go into effect with the paychecks issued September 5, 2024, with all employees receiving no less than a 3% increase. Additional adjustments for Deputies, Firefighters, and Paramedics have been included within the study.

Commissioner Mathis stated that he wished more information regarding the study had been placed in the packet. Commissioner Roland stated that he was opposed to the additional compensation of only certain departments.

Commissioner Mathis made the **MOTION** to adopt Scenario 3 of the salary study, as performed by The Archer Company, to go into effect with the paychecks issued September 5, 2024, with employees receiving no less than a 3% increase, with additional adjustments for Deputies, Firefighters, and Paramedics having been included within the study, at a cost not exceed \$1.6 million, to come from encumbered funds within contingency in the FY2024-25 budget.

Commissioner Walls seconded the **MOTION**. The **MOTION** passed 4-1 with Commissioner Guarnieri and Chairman Singletary voting yea and Commissioner Roland voting nay.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Commissioner Roland took the opportunity to honor James Hayes, a long-time employee with the Public Works Department that the County lost recently.

Randall Sexton - Discussed ongoing speed limit issue in the Buck Run Subdivision. County Attorney Jimmy Skipper responded that the speed limit is set by the state per their laws, but that he would research.

Mike Sabot - Complimented Public Works on the roads.

Lee Purvis - Discussed potential ethics violations he claimed involved Commissioner Roland and encouraged the Board to do an investigation. Mr. Purvis did not have documents to submit to the Board.

Chairman Singletary asked if anyone else would like to speak.

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

16. **ANNOUNCEMENTS**

- A) The next regularly scheduled Board of Commissioners meeting will be held **Tuesday, August 27, 2024 at 6:00pm.**
- B) Offices of the Lee County Board of Commissioners will be **closed Monday, September 2, 2024** for Labor Day.
- C) The Lee County Rivers Alive annual clean-up event will be **Saturday, September 21, 2024 from 9:00am to 1:00pm.** There will both be on water and on land opportunities to volunteer. A Waiver must be signed for participation. Please contact the Lee County Chamber of Commerce at (229) 759-2422 for more information.

17. **ADJOURNMENT**

The meeting adjourned at 6:27PM.

Facebook link: <https://www.facebook.com/leecountyga/videos/2466795973512184>

CHAIRMAN

ATTEST:

COUNTY CLERK