



LEE COUNTY BOARD OF COMMISSIONERS

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

Tuesday, September 10, 2024 AT 6:00 PM

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

1. **CALL TO ORDER**

2. **INVOCATION**

A) Pastor Lee Smith, First Methodist Church of Leesburg, to lead the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the Special Called Joint Meeting held August 27, 2024 with officials from the City of Leesburg and the City of Smithville.

B) Consideration to approve the minutes from the August 27, 2024 Board of Commissioners meeting.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

7. **PUBLIC HEARING**

A) **Lanier Engineering, LLC. (Z24-012)** has submitted an application requesting to rezone a total of 14.862 acres, at the rear portion of the parcel, from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Trioxlor 1, LLC. The subject property is located at 3268 Palmyra Road, parcel number 040B009, in Land Lots 267 and 268 of the First Land District of Lee County, Georgia. ***Staff and the Planning Commission recommended approval, with the following condition:*** The proposed development must reduce impacts on the bordering freshwater pond (and wetlands, if identified) to the extent possible. Wetlands preservation affects the quality of life of residents by reducing flood hazard potential and maintaining water quality, which is critical to health and the economy.

B) **Lanier Engineering, LLC. (T24-002)** has submitted a request to amend **Chapter 70 of The Code of Ordinances of Lee County, Article VI, Section 70-196**, so as to amend the requirement for sewer system in the R-2 Multi-Family Residential District, to provide the option of private community septic systems as follows: Public Water and sewer shall be required. In the event that accessibility to such is not available, the development shall have access to a Public Water system

and shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division, whichever is applicable. ***Staff recommended denial and the Planning Commission recommended approval with a vote of 6-1.***

8. **DEPARTMENTAL MATTERS**

- A) **Public Works** - Consideration to award the bid for the five (5) year lease of a Track Excavator.
- B) **Public Works** - Consideration to award the bid for the seven (7) year lease of a Motorgrader.
- C) **Public Works** - Consideration to award the bid for the five (5) year lease of a larger Front End Loader.
- D) **Public Works** - Consideration to award the bid for the five (5) year lease of a smaller Front End Loader.

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

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation.
- C) Consideration to adopt the updated speed limit ordinance, Chapter 66. Traffic and Vehicles, Article III. Speed Zones, drafted for the purpose of approving the use of speed detection devices on said roadways, as reviewed by the Georgia Department of Transportation.
- D) Consideration to approve lighting agreements with Georgia Power for Main Street.

11. **COMMISSIONER'S MATTERS**

- A) Consideration to approve the First Amendment to the Intergovernmental Contract for the Joint Provision of Services with the City of Albany.
- B) Discussion of the 2025 LMIG application and potential projects.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) Consideration to approve an ordinance to amend Chapter 22 of the Code of Ordinances to establish a new Article V to be known as "Short-Term Rental Host License". *FIRST READING*

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) 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.

- B) The next regularly scheduled Board of Commissioners meeting will be held **Tuesday, September 24, 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 am and 4 pm, Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven working days. The meeting rooms and buildings are handicap accessible.



LEE COUNTY BOARD OF COMMISSIONERS

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

Tuesday, August 27, 2024 AT 5:00 PM
T. PAGE THARP BUILDING
KINCHAFOONEE CONFERENCE ROOM
WWW.LEE.GA.US

MEETING MINUTES
Special Called Joint
Meeting
City of Leesburg
City of Smithville

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 Special Called Joint Meeting with representatives from the City of Leesburg and the City of Smithville on Tuesday, August 27, 2024. The meeting was held in the Kinchafoonee Conference Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present from the Board of Commissioners were Commissioners Chris Guarnieri, Dennis Roland, and George Walls. County staff in attendance were County Manager Christi Dockery, Co-Assistant County Manager Joey Davenport, Co-Assistant County Manager Heather Jones, and County Clerk Kaitlyn Good. Those present from the City of Leesburg were City Manager Bob Alexander, Mayor Billy Breeden, City Attorney Bert Gregory, and Councilmembers David Daughtry and Amanda White. Those present from the City of Smithville were Councilmembers Ilean Bady, James Champion, and Dwight Hickman. Lee County School Assistant Superintendent Kevin Dowling was also present. Board of Commissioners Vice-Chairman Guarnieri called the meeting to order at 5:00 PM.

1. **CALL TO ORDER**

2. **NEW BUSINESS**

A) **Discussion of the Floating Homestead Exemption, led by Chief Appraiser Doug Goodin.**

Mr. Goodin also provided copies of the resolution containing the ballot language. The base year would be 2024 value of property with a homestead application on file with the Tax Assessor's office as of April 1, 2025. This is not a frozen value as it can increase every year from 2026 forward upon the adoption of the Consumer Price Index Ratio by the state revenue department. The floating homestead would be for the 2025 Tax Digest and would be for a five-year period. If the amendment passes, then it would have to be voted on by each individual entity on whether to adopt or not adopt by March 1, 2025 (date set by the state). Upon making a decision, each entity would then be required to hold three (3) public hearings and adopt a resolution for a minimum of five years.

If each entity agrees to the floating homestead, there is an option of an additional one cent sales tax to offset the potential loss of revenue. This would be divided between the governing authorities based on a formula yet to be determined by the state. If one entity opts out of the floating homestead, the county does not qualify for the one cent sales tax as a whole; this rule, however, does not apply to the Board of Education. An intergovernmental agreement would need to be secured among the entities for the sales tax. This agreement can include a term from one to five years, but the decision must be unanimous. Essentially, the first step is for the voters to approve, and the second step is for the cities and county to meet to discuss the one cent sales tax.

The Board of Tax Assessors is in the process of a revaluation of all residential property for the 2025 tax year. This will change the overall tax digest as residential properties make up the majority of the tax digest. The reason for this revaluation is that the sales ratio is currently 32, and it needs to be at least 36. Mr. Goodin added that personal property valued at less than \$20,000.00 will be leaving the digest.

Being that this is a floating exemption, the taxable value will change every year. Also, if a home sells or there are significant improvements done to the property, the base value will reset. This does not freeze the millage rate; you can set only the value that it is applied to.

EXAMPLE

2024 Value with No Exemption

$\$100,000.00 \times 40\% = \$40,000.00$ (amount to pay tax on)

$\$40,000.00 \times 12.406$ (County) = \$496.24

$\$40,000.00 \times 17.000$ (BOE) = \$680.00

$\$40,000.00 \times 04.000$ (Smithville) = \$160.00

$\$40,000.00 \times 04.669$ (Leesburg) = \$186.76

Total Tax Bill = \$1,523.00

2024 Value with Homestead Exemption

$\$100,000.00 \times 40\% = \$40,000.00 - \$2,000.00$ (exemption amount) = \$38,000.00

$\$38,000.00 \times .012406 = \471.43

$\$38,000.00 \times .01700 = \646.00

$\$40,000.00 \times .0040 = \160.00

$\$40,000.00 \times .004669 = \186.76

Total = \$1464.19

Savings with Homestead Exemption = \$58.81

If Values Increase:

If Revaluation Completed

$\$200,000.00 \times 40\% = \$80,000.00$

$\$80,000.00 \times .012406 = \992.48

$\$80,000.00 \times .017000 = \$1,360.00$

$\$80,000.00 \times .00400 = \320.00

$\$80,000.00 \times .004669 = \373.52

Total Tax Bill = \$3,046.00

If the CPI Increases by 3%

$\$100,000.00 \times 3\% = \$103,000.00 \times 40\% = \$41,200.00$

$\$41,200.00 \times .012406 = \511.12

$\$41,200.00 \times .017000 = \700.40

$\$41,200.00 \times .00400 = \164.80

$\$41,200.00 \times .004669 = \192.36

Total Tax Bill = \$1,568.68

Mr. Goodin explained that an individual can only receive the homestead exemption on one property statewide (must be registered to vote at this address); furthermore, individuals are not supposed to have a homestead exemption in more than one state. County Manager Christi Dockery commented that if implemented, this one cent would put Lee County's sales tax at 9%, which would not only sway people from shopping in the County, but also likely affect the passing of future SPLOST or

TSPLOST referendum. With the TSPLOST and SPLOST taxes, the effects are visible; citizens can see their tax money going towards something. With this tax, the uses are not as obvious.

City of Leesburg Attorney Bert Gregory stated that this would be a decision that appears to hurt more people in the end. Mr. Goodin agreed, adding that it does not seem to benefit small, rural counties like Lee. Mr. Goodin stated that this would probably pass statewide; we would just need to decide whether to opt in or opt out and whether it is worth it. The consensus among those present was to opt out. Future joint meetings on this topic will be held as necessary.

3. **PUBLIC FORUM**

4. **ANNOUNCEMENTS**

5. **ADJOURNMENT**

The meeting adjourned at 5:43 PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



LEE COUNTY BOARD OF COMMISSIONERS
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Tuesday, August 27, 2024 AT 6:00 PM
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OPAL CANNON AUDITORIUM
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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 Lee County Board of Commissioners met in a voting session on Tuesday, August 27, 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 Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Chairman Luke Singletary and Commissioner Billy Mathis were absent. The meeting was also streamed on Facebook Live. Vice-Chairman Guarnieri called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

A) Pastor Robin Chaplin, Victory Baptist Church, to lead the invocation.

Pastor Robin Chaplin led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the August 13, 2024 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the August 13, 2024 Board of Commissioners meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Mike Talley, Stormwater Engineer with Flint River Consulting, to provide an update for the NPDES Stormwater Permit.

Mike Talley, Flint River Consulting, summarized that this is an update they are required to do two times a year for the NPDES stormwater permit. This permit is required by the State of Georgia and the Environmental Protection Division for Lee County to implement. This permit is renewed every five years by the State based on renewal by the Federal Environmental Protection Agency, then the

local jurisdiction has to update their stormwater plans to comply. Mr. Talley stated that this was submitted in June 2023; the City of Leesburg has received their comments and staff is anticipating Lee County's comments soon. He stated the 2023 annual report was submitted in February and does not believe we will hear anything until the end of the year or next year. Mr. Talley stated they are currently working to find a new Environmental Protection Division reviewer for the County.

Mr. Talley discussed maintenance logging in the County, stating he is working with Public Works and Director Mike Sistrunk to work on logging digitally. This system is GIS based and will greatly help with completing the annual reports. Mr. Talley stated that he is also currently working with Public Works to update the inventory on the ponds and merging their information. Inspections of the stormwater system should begin in October and the outfall inspections have been completed. Mr. Talley stated once we receive the letter from EPD, the consultant will work on going over the comments and will use the contract that was approved last year. He informed the Board that Leesburg and Lee County's reports are similar and therefore should receive the same type of comments. As of right now, the consultant does not see anything problematic.

Commissioner Guarnieri asked if Mr. Talley foresees any problems with getting this permit from EPD, to which Mr. Talley answered that he does not. If we are not told what is wrong with the 2023 report, then the 2024 report will look the same. Last time this took place, four years of annual reports had to be updated within 30 days. Mr. Talley stated that the County has good programs that are working, such as Rivers Alive and Great American Clean Up.

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

A) **Fire & EMS - Consideration to award the bid for the purchase of Turn Out Gear.**

County Manager Christi Dockery stated that this is a bid done every year and is a budgeted item. She stated that there was only one vendor who bid, Municipal Emergency Services, who the County has worked with for seven years. Commissioner Walls asked if this was for the whole department. Ms. Dockery stated that they stagger the replacements on a rotation when they expire; this bid is for 15 to be replaced.

Commissioner Walls made the **MOTION** to award the bid for the purchase of Turn Out Gear to Municipal Emergency Services, Inc. for \$51,925.35. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri 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) Rivers Alive event to be held on September 21, 2024 - Collaboration with the Chamber of Commerce, Public Works, River Keepers, and Code Enforcement; (2) Georgia Department of Transportation is continuing to work on the Westover Road Project, which is scheduled to be completed in December 2024; (3) Georgia Department of Transportation plans to begin repairing the Smithville Road Bridge in October 2024; (4) a new Speed Limit Ordinance has been submitted for the permit to allow the Sheriff's Office to issue citations; (5) the Callaway Lakes, Pirates Cove, and Springdale parks are nearing completion, only currently awaiting details such as picnic tables; and (6) Windstream is

continuing to progress with their project.

B) Discussion of the First Amendment to the Intergovernmental Contract for the Joint Provision of Services with the City of Albany.

County Manager Christi Dockery summarized the amendment with the City of Albany. They currently run fiber and gas lines through the County. This amendment will extend the contract to December 31, 2024. In addition to the original intergovernmental agreement, paragraph three has been added to include limits to the permitting. These limits will allow staff to have ten days to respond to permits due to short staffing and the number of permits issued each week. Ms. Dockery stated that within the next four months the City of Albany would like to renegotiate a new contract.

Commissioner Walls stated that even though the County gives the City permission, they still need to ask permission from private subdivisions and roads before installing anything. Ms. Dockery stated that any utilities going into private subdivisions or roads need permission. Staff has created a list of all private subdivisions and roads; they will notify applicants that permission is needed. However, that is not listed in the agreement as this is just an amendment to the original contract, all that has been added is the limit to the number of permits each week and the timeline. Vice-Chairman Guarnieri asked if they get permission in writing or a copy of it. Ms. Dockery answered that they do and the permits are issued through the Planning Department.

11. COMMISSIONER'S MATTERS

12. UNFINISHED BUSINESS

13. COUNTY ATTORNEY'S MATTERS

14. EXECUTIVE SESSION

15. PUBLIC FORUM

Vice-Chairman Guarnieri asked if anyone would like to speak.

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

16. ANNOUNCEMENTS

A) Offices of the Lee County Board of Commissioners will be **closed Monday, September 2, 2024** for Labor Day. Residential garbage collection will be delayed one day beginning Monday. Commercial garbage collection will remain on schedule.

B) The next regularly scheduled Board of Commissioners meeting will be held **Tuesday, September 10, 2024 at 6:00pm.**

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 6:42PM.

CHAIRMAN

ATTEST: _____
COUNTY CLERK



LEE COUNTY
Planning Department
Lee County, Georgia
Zoning Staff Report

DATE: 9/5/2024

APPLICATION TYPE: Zoning Application

APPLICANT: Lanier Engineering, LLC. for
Trioxlor 1, LLC.

REQUESTED ACTION: Rezoning from R-1
to C-2



PURPOSE: The applicant wishes to rezone the rear portion of their property.

LOCATION OF PROPERTY: Land Lots 267 and 298, frontage on Palmyra Road

PARCEL SIZE: 14.862 Acres

EXISTING CONDITIONS:

Present Zoning and Use of Property: C-2 and R-1 - Present use is Commercial
(Pac Van Storage Container Rentals)

Adjacent Zoning/Use:

North— R-1

South— R-1

East— C-2

West— R-1

Available Public Services: Information about available public services was not
included in the application.

MEETING INFORMATION: All meetings are held in the assembly room in the
Lee County Administration Building unless otherwise advertised.

Planning Commission (public hearing): Thursday, September 5th at 6:00pm

County Commission (public hearing): Tuesday, September 10th at 6:00pm

County Commission (voting session): Tuesday, September 24th at 6:00pm

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of the zoning application to change the zoning of the subject area from R-1 to C-2 based on the following factors. Per the Lee County Comprehensive Plan, the subject area is designated as a mix of residential and commercial nodes in south Lee County near Albany in the Comprehensive Plan's future land use map. Per Lee County GIS, the eastern portion of the subject area borders a freshwater pond of nearly 1 acre in size. The subject property is adjacent to R-1 property to the west, north, and south and C-2 property to the east. According to Lee County GIS, the applicants also own the C-2 property to the east of the subject property which has road frontage on Palmyra Road.

If the application is approved, then planning staff recommends the following conditions. The proposed development must reduce impacts on the bordering freshwater pond (and wetlands, if identified) to the extent possible. Wetlands preservation affect the quality of life of residents by reducing flood hazard potential and maintaining water quality, which is critical to health and the economy.

USES ALLOWED IN THE PROPOSED ZONING DISTRICT THAT ARE NOT ALLOWED IN THE CURRENT ZONING DISTRICT:

Current Zoning: R-1

Proposed Zoning: C-2

Uses Allowed Under Proposed Zoning Districts and Not Under Current Zoning:

- a. Any retail or service establishment.
- b. Wholesale stores, storage buildings, warehouses, distributing plants, freezers and lockers.
- c. Commercial greenhouses and nurseries.
- d. Adult entertainment establishments provided all requirements of the county adult entertainment ordinance are met.
- e. Indoor shooting ranges provided all applicable federal, state and local government requirements are met.
- f. Churches, provided that the proposed site is not less than three acres, and a complete site development plan is submitted with the application for a building permit.
- g. Clubs and fraternal organizations operating not for profit.
- h. Hospitals, medical offices, and freestanding ancillary healthcare service providers.
- i. Nursery schools, kindergartens or day care facilities provided all state licensing requirements are met
- j. Mortuaries
- k. Family personal care homes (two to six residents); group personal care homes (seven to 15 residents); and congregate personal care homes (16+ residents).
- l. Child-welfare facility (16+ residents).
- m. Sanitariums and nursing homes.

PLANNING CONSIDERATIONS:

- 1. Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**

Development under the proposed C-2 zoning is suitable with respect to the use, development, and zoning of the western adjacent properties which are also zoned C-2 and generally developed as a central business district.

- 2. What is the effect on the property value of the subject property should the existing zoning be retained?**

The value of the subject property is anticipated to be somewhat affected if the existing zoning is retained as R-1 zoning which would allow residential development may result in an increase to the property value, however this is not likely as the only road frontage is on the Eastern property line where it is already zoned C-2.

- 3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?**

Denial of the rezoning request and preserving the existing R-1 zoning would not result in gains to public health, safety, and general welfare as a result of encouraging R-1 development where there is no road frontage, with the exception of a 100 foot right of way owned by the city of Albany.

- 4. Has the property been undeveloped an unusual length of time as currently zoned, considered in the context of land development in the vicinity of the property?**

The subject property is developed land with a commercial business. Land in the vicinity of the property has experienced commercial development, and there is basic road infrastructure in the area that has provided access and road frontage for residential development in the past.

- 5. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services?**

The proposed zoning is not expected to cause excessive or burdensome use of existing and nearby streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services due to the already existing C-2 properties nearby in a commercial corridor.

- 6. Is the zoning proposal in conformity with the policy and intent of the future land use plan for the physical development of the area?**

Per the Lee County Comprehensive Plan, the subject area is designated as Commercial in the Comprehensive Plan's future land use map where there are

commercial nodes in southern Lee County near Albany. Per Lee County GIS, the eastern portion of the subject area borders a wetland, specifically a freshwater pond of 0.96 acres. In general, the future land use plan for the physical development of the area describes a mix of commercial and residential nodes on either side of Palmyra Road in southern Lee County.

- 7. Is the subject property well suited for the proposed zoning purpose?**
The subject property is likely suitable for commercial development supported by the eastern adjacent property which is zoned C-2 and has frontage on Palmyra Road, an arterial road of the central business district.
- 8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
The proposed C-2 zoning would not be expected to adversely affect the existing residential use of adjacent and nearby property to the north, west, and south as all property are adjacent or in close proximity to the commercial corridor on Palmyra Road.
- 9. Does the subject property have a reasonable economic use as currently zoned?**
As currently zoned R-1, there are a potential uses for the subject property that would provide some economic value to the property owner. Allowable R-1 uses that are permitted for this property include single-family homes, zero lot-line housing, accessory buildings, churches, home occupations, gardens, or a family personal care home. However, the property as R-1 would not have road frontage and would be accessible only through a right-of-way to the east.
- 10. Are there other existing or changing conditions affecting the use of development of the subject property which give supporting grounds for either approval or disapproval of the zoning proposal?**
The property to the east of the subject property is zoned C-2, and per Lee County GIS, also owned by the applicants. The eastern adjacent property to the subject property has generous road frontage on Palmyra Road and is part of the central business district.
- 11. Would the change create an isolated district unrelated to the surrounding districts, such as “spot zoning”?**
The proposed zoning would not be considered spot zoning given the variety of C-2 and R-1 properties in close vicinity.
- 12. Are the present zoning district boundaries illogically drawn in relation to existing conditions in the area?**
The present zoning district boundaries are not illogically drawn based on the existing conditions of the area.

13. Is the change requested out of scale with the needs of the county as a whole or the immediate neighborhood?

The change requested is not out of scale with the needs of the neighborhood area or the county in terms of C-2 zoning in general given the expressed need to increase small commercial nodes to bolster the tax base.

14. Is it impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned?

The proposed zoning is presumably being requested in order to make all of this applicant's property as C-2. Most likely, it is not impossible to find sites of similar size in districts already zoned to permit the proposed uses.

15. Would there be an ecological or pollution impact resulting from the proposed zoning if it is granted?

There could be an ecological impact resulting from commercial development that partially borders a freshwater pond. Should the zoning proposal be approved, all development guidelines would need to be carefully followed during the development process to ensure proper environmental testing took place. As the Lee County code notes, it is critical to protect floodplains, wetlands and streams in order to protect environmental resources which in turn impact the quality of life and health of the community.



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

ZONING APPLICATION

Owner: Trioxlor 1, LLC
Address: 3200 Palmyra Road, Albany, GA 31701

Daytime Phone #: 229-883-3232 Email: jgriffith@oxfordconstruction.com

Address or location of the property: 3268 Palmyra Road

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning R-1 Present Use of Property: commercial

Proposed Zoning: C-2 Proposed Use of Property: commercial

267 & 268 Land Lot Number 1st Land District 14.862# of Acres

The subject property is described as follows:
rear portion of Parcel ID 040B009

ALSO ATTACH: (18 COPIES REQUIRED) Plat of property, including vicinity map

Legal description Containing Metes and Bounds

DISCLOSURE

I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS Beth Pellock

OWNER [Signature]

DATE 7/26/24

DATE 7/26/24

Application Fee: ^{\$}2,100.00 Date Paid: 7/26/24 Received by: Kara Hanson

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.

Applicant Name: Lanier Engineering, Inc.

Address: 1504 W Third Avenue, Albany, GA 31707

Phone #: 229-438-0522 Email: bdonley@lanier-engineering.com

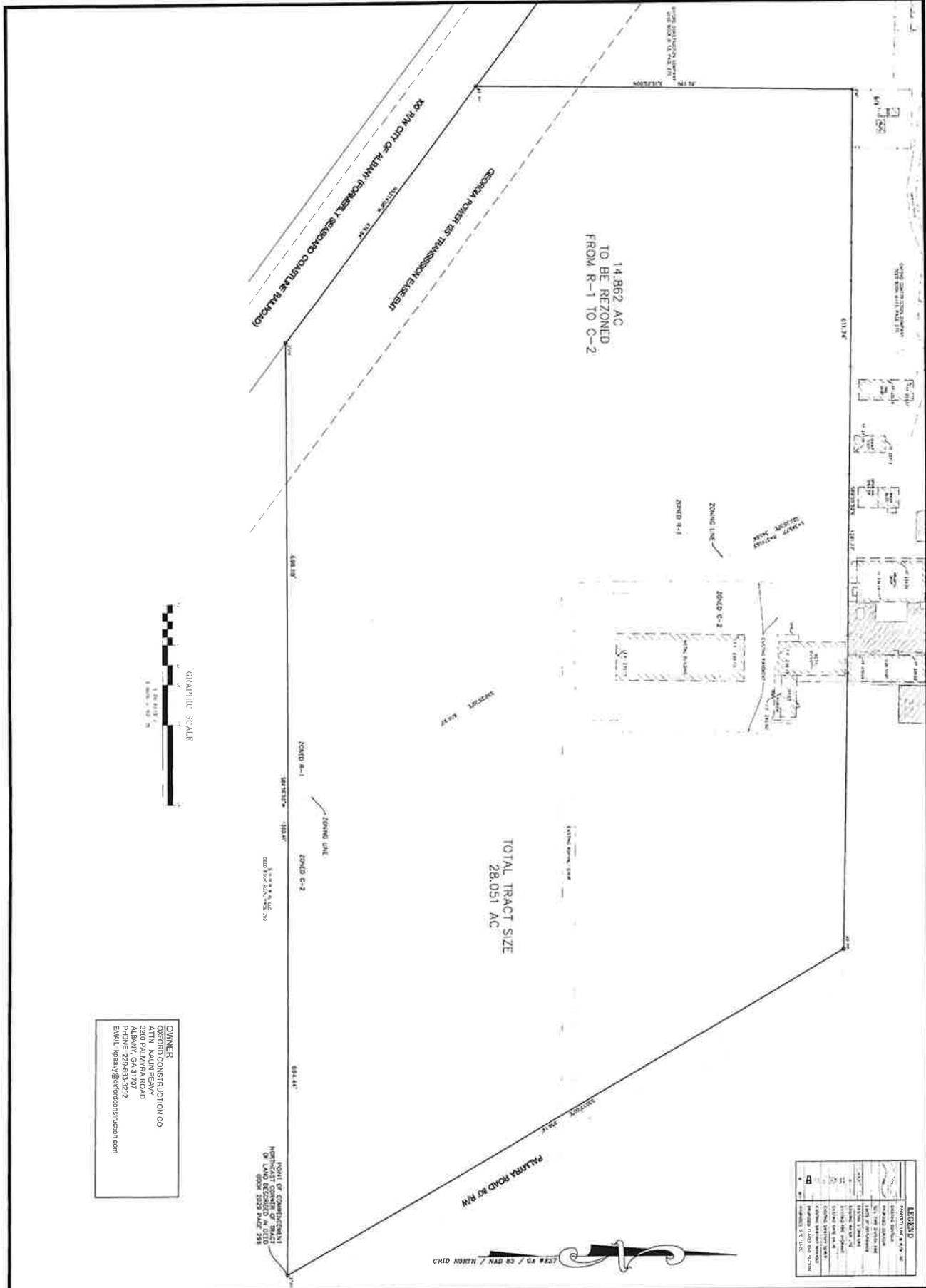
**LEGAL DESCRIPTION
PROPERTY OF OXFORD CONSTRUCTION CO.
TO BE REZONED FROM R-1 TO C-2**

All that certain tract or parcel of land situate lying and being part of Land Lots 267 and 268 of the First Land District, Lee County, Georgia and being more particularly described as follows:

Commence at the Northeast corner of the tract of land owned by SHHH&H, LLC as described in Deed Book 2029, Page 299 in the public records of Lee County, Georgia and go South 89 degrees 56 minutes 50 seconds West a distance of 694.44 feet to a point which is the Point of Beginning

From this Point of Beginning continue South 89 degrees 56 minutes 50 seconds West a distance of 696.88 feet; go thence North 53 degrees 14 minutes 08 seconds West a distance of 476.84 feet; go thence North 00 degrees 52 minutes 51 seconds East a distance of 561.79 feet; go thence South 89 degrees 05 minutes 52 seconds East a distance of 611.74 feet; go thence around a curve to the left having a radius of 3741.63 feet and a length of 345.77 feet, the chord being South 25 degrees 35 minutes 31 seconds East a distance of 345.64 feet; go thence South 30 degrees 25 minutes 20 seconds East a distance of 608.97 feet to a point which is the Point of Beginning.

SAID TRACT TO BE REZONED CONTAINS 14.862 ACRES



REZONING DRAWING

OXFORD CONSTRUCTION CO.

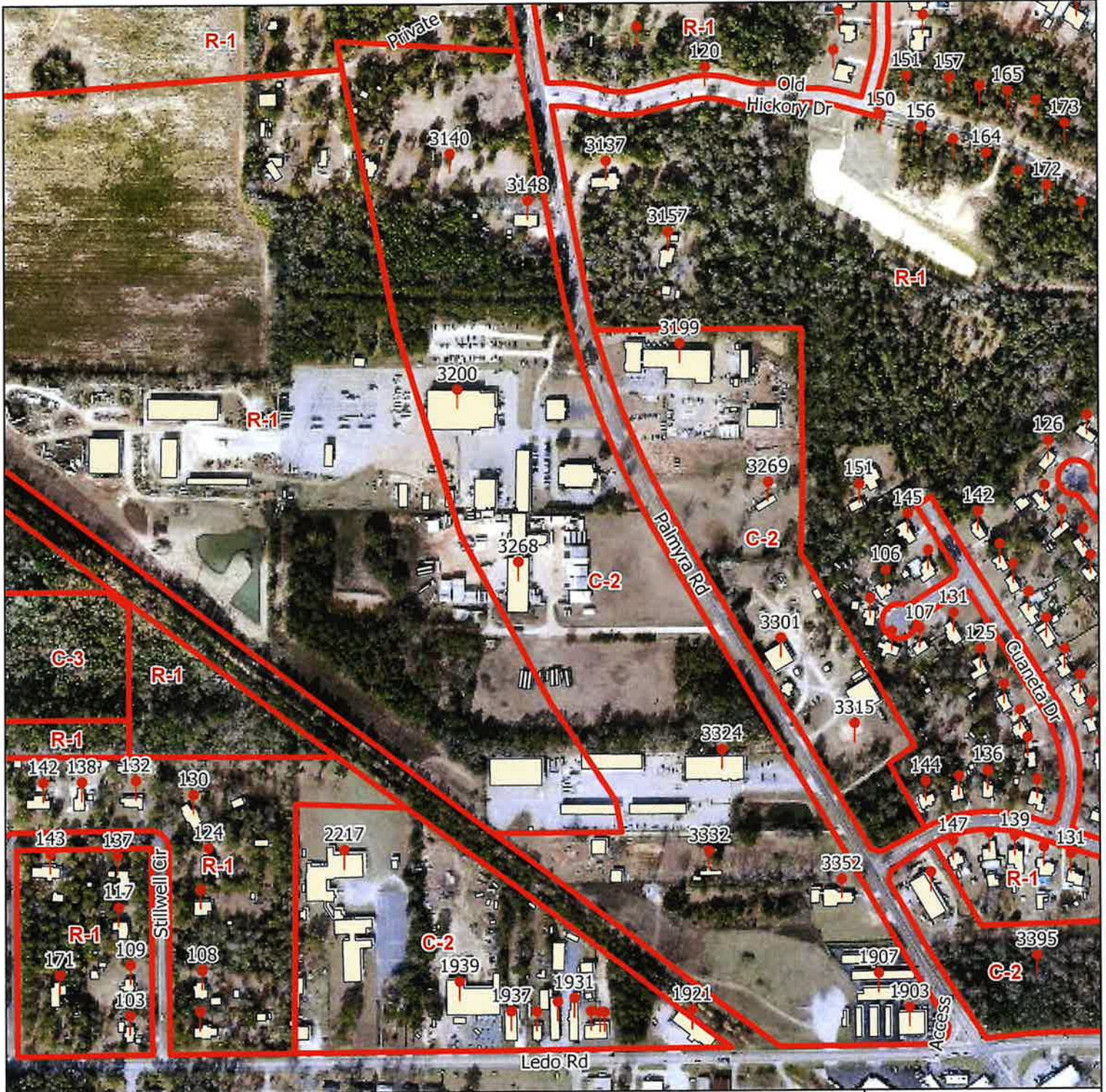
3208 PALMYRA ROAD
PART OF LAND LOT 267 AND 266, FIRST LAND DISTRICT
LEE COUNTY, GEORGIA
SCALE: 1"=60' / DATE: JULY 26, 2004

LANIER ENGINEERING INC.
CIVIL ENGINEERS • SURVEYORS
1504 W. THIRD AVENUE ALBANY, GEORGIA 31707
(229) 438-0522 FAX (229) 438-0021

OWNER:
OXFORD CONSTRUCTION CO.
ATTN: KALIN PEAVY
3208 PALMYRA ROAD
ALBANY, GA 31707
PHONE: (229) 438-0522
EMAIL: kpeavy@oxfordconstruction.com

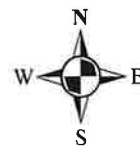
JN: 22014
SHEET No. 1
OF 1

Zoning - 3268 Palmyra Rd



Legend

- AddressPoints
- Parcel Level Zoning
- Building



1 inch equals 458 feet



DISCLAIMER

All information available should be used for reference only and should not be considered a legal document. Lee County, GA makes no claims and no warranties concerning the validity or accuracy of the GIS data presented on this map. At any given time data/and or information may not reflect recent changes.



LEE COUNTY

User: KSmith
Date Exported: 08/30/24



LEE COUNTY
Planning Department
Lee County, Georgia
Zoning Staff Report

DATE: 9/5/2024

APPLICATION TYPE: Zoning Application

APPLICANT: Lexwig, LLC.

REQUESTED ACTION: Text Amendment to R-2 Statement of Purpose (Sec. 70-196) of the Lee County Zoning Ordinance. This request is for a text amendment to the zoning ordinance and not for a specific property.

PURPOSE: The applicant proposes a zoning text amendment to remove the requirement for public water and sewer for housing development in R-2 zoning and replace it with the following wording: “The development shall have access to a Public Water system or shall be served by a Private Water System approved by the Georgia Department of Natural Resources, Environmental Protection Division. The development shall also have access to a Public Sanitary Sewer system or shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division; whichever is applicable.”

LOCATION OF PROPERTY: As a zoning ordinance text amendment, the area of applicability is countywide, considering all existing R-2 zoned properties as well as properties that may be rezoned to R-2 in the future.

PARCEL SIZE: Not applicable to text amendment application.

EXISTING CONDITIONS: Not applicable to text amendment application.

Available Public Services: Information about available public services at a specific property is not applicable to a text amendment that would modify regulations with countywide application. The proposed text amendment concerns availability of public services in general.

MEETING INFORMATION: All meetings are held in the assembly room in the Lee County Administration Building unless otherwise advertised.

Planning Commission (public hearing): Thursday, September 5th at 6:00pm
County Commission (public hearing): Thursday, September 10th at 6:00pm
County Commission (voting session): Thursday, September 24th at 6:00pm

STAFF RECOMMENDATION:

Staff recommends **denial** of the zoning application requesting a text amendment to remove the requirement for public water and sewer for development in the R-2 district based on the following factors:

- The proposed text amendment has potential to contribute to an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- The proposed text amendment is not in conformity with the policy and intent of the Lee County Comprehensive Plan.
- The proposed zoning text amendment is not in keeping with the needs of the county as a whole.
- There are several existing R-2 zoned properties in Lee County (including Leesburg and Smithville) that could be developed with R-2 density housing and that have access to public water and sewer.
- And private sewer systems serving multi-family residential developments, as would be allowed with the proposed text amendment, can cause significant negative environmental impacts through the contamination of surface waters and ground waters if not managed properly.

If the application and proposed text amendment is approved by the Board of Commissioners, then planning staff recommends adding a condition that approval of a Public Water System and/or Private Sewage Management System for any specific R-2 site and development shall be required from the Lee County Board of Commissioners as well as the Georgia Department of Natural Resources, Environmental Protection Division and the Lee County Environmental Health Department.

USES ALLOWED IN THE PROPOSED ZONING DISTRICT THAT ARE NOT ALLOWED IN THE CURRENT ZONING DISTRICT:

Current Zoning: Not applicable.

Proposed Zoning: Text amendment to the R-2 district.

Uses Allowed Under Proposed Zoning Districts and Not Under Current Zoning:

The applicant, through a proposed zoning text amendment, wishes to remove the requirement for public water and sewer connection for residential development in R-2.

PLANNING CONSIDERATIONS:

1. **Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**
Dependent upon the specific property.

- 2. What is the effect on the property value of the subject property should the existing zoning be retained?**

Dependent upon the specific property.

- 3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?**

Dependent upon the specific property.

- 4. Has the property been undeveloped an unusual length of time as currently zoned, considered in the context of land development in the vicinity of the property?**

Dependent upon the specific property.

- 5. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services?**

The proposed zoning text amendment would be expected to make R-2 development, and specifically multi-family housing development as allowed within R-2 zoning, a possibility in areas of Lee County where it is currently not possible due to lack of public water and/or sewer infrastructure. If public sewer and water is no longer required for development within R-2, then R-2 rezoning and development could take place across more of the county which could prompt population growth, impact existing streets and transportation facilities, impact schools, and impact police protection, fire protection, public health facilities and emergency medical services.

- 6. Is the zoning proposal in conformity with the policy and intent of the future land use plan for the physical development of the area?**

In the case of a proposed zoning text amendment that would apply to any R-2 zoning, the area in question means anywhere in unincorporated Lee County. The Lee County Comprehensive Plan discusses a goal of efficient land use for the unincorporated county. Among the suggested policies includes “[using] land efficiently to avoid the costs and problems associated with urban sprawl” and to “maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land in rural parts of the county” (p. 13). The proposed zoning text amendment would be expected to have the impact of supporting higher density housing development across a broader area of the county, as opposed to only in areas served by public water and sewer which are also areas more readily served by other community infrastructure and services. Thus, the proposed text amendment is not in conformity with the policy and intent of the Lee County Comprehensive Plan.

- 7. Is the subject property well suited for the proposed zoning purpose?**

Not applicable

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Not applicable

9. Does the subject property have a reasonable economic use as currently zoned?

Property specific

10. Are there other existing or changing conditions affecting the use of development of the subject property which give supporting grounds for either approval or disapproval of the zoning proposal?

Property specific

11. Would the change create an isolated district unrelated to the surrounding districts, such as “spot zoning”?

Property specific

12. Are the present zoning district boundaries illogically drawn in relation to existing conditions in the area?

Property specific

13. Is the change requested out of scale with the needs of the county as a whole or the immediate neighborhood?

The Lee County Comprehensive Plan discusses a goal of efficient land use in unincorporated Lee County which includes maximizing the use of existing infrastructure and minimizing the costly conversion of undeveloped land in rural parts of the county. This effectively discourages higher density development in areas where necessary supportive infrastructure is not available, and supports higher density development where infrastructure, such as public water and sewer as well as roads and public safety services, can be readily extended and provided. Considering this goal of efficient land use relative to infrastructure, the proposed zoning text amendment to change regulations to make R-2 density residential development a possibility anywhere in the county is not in keeping with the needs of the county as a whole.

14. Is it impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned?

There are several existing R-2 zoned properties in Lee County (including Leesburg and Smithville) that could be developed with R-2 density housing and that have access to public water and sewer.

15. Would there be an ecological or pollution impact resulting from the proposed zoning if it is granted?

According to the EPA, private sewer systems can cause significant negative environmental impacts through the contamination of surface waters and ground waters with pathogens and chemicals that are harmful to human and environmental health. If private sewer systems are not managed properly, wastewater contaminants can enter drinking water sources, particularly private water systems drawing water from onsite well(s). Per the guidelines established by the Georgia Department of Health, “Local county boards of health and local county governments need to establish which areas within the county are suitable for on-site sewage disposal based on soil conditions and the sensitivity of the receiving environment.”

Georgia Department of Health, *Background and Use of Onsite Wastewater Treatment Systems in Georgia*: <https://dph.georgia.gov/environmental-health/onsite-sewage>

United States Environmental Protection Agency, *Septic System Impacts on Water Sources*: <https://www.epa.gov/septic/septic-system-impacts-water-sources>

Sec. 70-196. - Statement of purpose.

The R-2, multi-family residential district is designed to permit residential use of land with various types of multiple dwellings and related uses. For good accessibility, this district shall be located adjacent to arterial and/or collector roads as described in [chapter 38](#) of this Code. ~~Public water and sewer or shall be required.~~ ~~The development shall have access to a Public Water system or shall be served by a Private Water System approved by the Georgia Department of Natural Resources, Environmental Protection Division.~~ ~~The development shall also have access to a Public Sanitary Sewer system or shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division; whichever is applicable.~~ Any developments in this district shall be designed to complement adjacent, existing or planned, single-family developments. Various types and sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community without overtaxing existing community facilities, utilities or services.

It is also the intention of this section to provide areas of sufficient size and allowing reasonable flexibility in design and orientation for the establishment of a structure or group of structures which include multiple dwellings designed in a planned unit development of more than one building on a given site. The requirements of area, height, bulk, and placement regulations, as they are usually applicable to individual buildings and individual lots of record would in certain cases of large scale development have results affording less protection to the public health, safety and welfare than if a measure of flexibility were permitted. The permitting of these planned unit developments as special and particular land uses can, in certain cases, increase the desirability and convenience to the residents or occupants of the planned unit development without causing adverse effects on adjoining properties. This type of development will permit a creative approach to residential development. A planned unit development will provide for an efficient use of land potentially resulting in more economical networks of streets and utilities thereby lowering housing and other land development costs as well as enhancing the appearance of neighborhoods through the preservation of natural features and the provision of recreation areas and open space.

In creating this zoning district the county intends to encourage home ownership; increase the variety of dwelling types in the housing market; and allow for innovative uses of real property which may not be suitable for development for other kinds of residential uses.

(Ord. of 12-2-2002, § 70-196)



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

ZONING APPLICATION

Owner: LEXWIG, LLC , ATTN: JASON WIGGINS
Address: 801 TURNER FIELD ROAD, ALBANY, GA 31705

Daytime Phone #: 229-886-3270 Email: jwiggins@thecfamily.com

Address or location of the property: FORRESTER PARKWAY ALONG NORFOLK & SOUTHERN RR

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning N/A Present Use of Property: N/A

Proposed Zoning: N/A Proposed Use of Property: N/A

N/A Land Lot Number N/A Land District N/A # of Acres

The subject property is described as follows:
THIS REQUEST IS FOR A TEXT AMENDMENT TO THE ZONING ORDINANCE
AND NOT FOR A SPECIFIC PROPERTY

ALSO ATTACH: (18 COPIES REQUIRED) N/A Plat of property, including vicinity map

N/A Legal description Containing Metes and Bounds

DISCLOSURE

 I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

 I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS Bob Pellock

APPLICANT
OWNER [Signature]

DATE 8/6/24

DATE 8/6/24

Application Fee: \$150.00 Date Paid: 8/6/24 Received by: Kara Hanson

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.

Applicant Name: LANIER ENGINEERING, INC.

Address: 1504 W THIRD AVENUE, ALBANY, GA 31707

Phone #: 229-438-0522 Email: BDONLEY@LANIER-ENGINEERING.COM

Applicant's Proposal

Sec. 70-196. - Statement of purpose.

The R-2, multi-family residential district is designed to permit residential use of land with various types of multiple dwellings and related uses. For good accessibility, this district shall be located adjacent to arterial and/or collector roads as described in [chapter 38](#) of this Code. ~~Public water and sewer or shall be required.~~ **The development shall have access to a Public Water system or shall be served by a Private Water System approved by the Georgia Department of Natural Resources, Environmental Protection Division. The development shall also have access to a Public Sanitary Sewer system or shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division, whichever is applicable.** Any developments in this district shall be designed to complement adjacent, existing or planned, single-family developments. Various types and sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community without overtaxing existing community facilities, utilities or services.

It is also the intention of this section to provide areas of sufficient size and allowing reasonable flexibility in design and orientation for the establishment of a structure or group of structures which include multiple dwellings designed in a planned unit development of more than one building on a given site. The requirements of area, height, bulk, and placement regulations, as they are usually applicable to individual buildings and individual lots of record would in certain cases of large scale development have results affording less protection to the public health, safety and welfare than if a measure of flexibility were permitted. The permitting of these planned unit developments as special and particular land uses can, in certain cases, increase the desirability and convenience to the residents or occupants of the planned unit development without causing adverse effects on adjoining properties. This type of development will permit a creative approach to residential development. A planned unit development will provide for an efficient use of land potentially resulting in more economical networks of streets and utilities thereby lowering housing and other land development costs as well as enhancing the appearance of neighborhoods through the preservation of natural features and the provision of recreation areas and open space.

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(Ord. of 12-2-2002, § 70-196)

PLANNING COMMISSION RECOMMENDATION

Sec. 70-196. - Statement of purpose.

The R-2, multi-family residential district is designed to permit residential use of land with various types of multiple dwellings and related uses. For good accessibility, this district shall be located adjacent to arterial and/or collector roads as described in [chapter 38](#) of this Code. Public water and sewer or shall be required. **In the event that accessibility to such is not available, the development shall have access to a Public Water System and shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division, whichever is applicable.** Any developments in this district shall be designed to complement adjacent, existing or planned, single-family developments. Various types and sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community without overtaxing existing community facilities, utilities or services.

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(Ord. of 12-2-2002, § 70-196)

	Yancey	Dobbs Equipment	National Equipment Dealers
Track Excavator	\$2,780.65 per month 5 year/5,000 hours Warranty included	\$3,390.54 per month 5 year/5,000 hours Warranty included	\$2,855.59 per month 5 year/5,000 hours Warranty \$ 8,711.24
Motorgrader	\$3,094.92 per month 7 year/5000 hours Warranty included	\$5,930.00 per month 6 year/5,000 hours Warranty included	Did not bid
Front End Wheel Loader	\$3,445.51 per month 5 year/5,000 hour Warranty included	\$4,170.00 per month 5 year/4,000 hours Warranty included	\$4,460.99 per month 5 year/4,000 hour Warranty \$15,210.27
Front End Wheel Loader	\$3,159.52 per month 5 year/5,000 hour Warranty included	\$2,960.00 per month 5 year/4,000 hours Warranty included	\$4,205.51 per month 5 year/4,000 hour Warranty \$11,705.34



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: **Public Works** - Consideration to award the bid for the five (5) year lease of a Track Excavator.
MEETING DATE: Tuesday, September 10, 2024

MOTION/RECOMMENDATION

Motion to award the bid for the five (5) year lease of a Track Excavator. Staff recommends awarding the bid to **Yancey CAT**, the lowest responsive bidder, at a monthly cost of **\$2,780.65**.

BACKGROUND

The Lee County Board of Commissioners accepted sealed written bids from qualified vendors for a **Track Excavator** for the Lee County Public Works Department.

All bids were opened during a **public bid opening at 10:05am on Thursday, August 29, 2024,** in the upstairs Kinchafoonee Room of the T. Page Sharp Governmental Building located at 102 Starksville Avenue North Leesburg, GA 31763.

Sealed written bids were received from three (3) vendors:

Yancey CAT
\$2,780.65

National Equipment Dealers, LLC
\$2,855.59

Dobbs Equipment
\$3,390.54

ATTACHMENT

1. Track Excavator Bids

LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
TRACK EXCAVATOR
BID REFERENCE # 80824-4
BID FORM

Name of Bidder/ Vendor: Dobbs Equipment
Contact Person: Crisp Gateward
Mailing Address: 1206 Blaylock St.
Albany GA 31705
Telephone: 229-888-1212
Email: james.gateward@dobbsequipment.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within 75-90 days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract
(Optional)
\$ <u>15,887 - 5 year/4000 hrs</u> | 4. Bumper to Bumper Warranty
\$ <u>✓ included</u> |
| 2. Monthly Lease Payment
\$ <u>3390.54</u> | 5. Service and Repair Center within 50 miles
\$ <u>✓</u> |
| 3. Guaranteed Buyback Amount
\$ <u>78,389.50</u>
(5yr/4000 hours) | 6. Total Amount for 5yr Lease
\$ <u>217,500</u> |

Authorized Signature: [Signature]
Title: Terminal Acct. Manager

**LEE COUNTY, GEORGIA
PUBLIC WORKS DEPARTMENT**

**INVITATION TO BID
TRACK EXCAVATOR SPECIFICATIONS**

Bid Ref # 80124-4

STATE MAKE AND MODEL BID John Deere 160P

MINIMUM SPECIFICATIONS

AS BID

AS SPECIFIED

1. Operating weight at least 36,000 lbs.	✓	_____
2. Flywheel Horsepower – 115 Net	✓	_____
3. Engine Displacement – 259 Cubic Inches	✓	_____
4. High Ambient Cooling System for Conditions to 125 degrees.	✓	_____
5. Tracks – Long Undercarriage		
13' length		
24" track shoes	✓	_____
6'6" track gauge		
Sealed Track and Lubricated Rollers and Idlers with Track Guiding Guards	✓	_____
Hydraulic Track Adjusters	✓	_____
6. Guard – Heavy Duty Bottom		_____
7. Cab – Sound Suppressed Cab		
Door & Cab Locks		
Auto-Climate Control A/C		
Heater Defroster Fan		
Cat Walk Protection Min. 10" Wide		
Windshield Wipers with Washer		
Tinted Tempered Side and Rear Glass		
Opening Sky Light		
Adjustable Suspension Seat with Retractable Seat Belt and Armrest	✓	_____
AM/FM Radio		
8. Hydraulics and Controls – SAE and Alternate Control Pattern		
Pilot Operated Joystick Type Controls	✓	_____
Track Control pedals and removable levers		_____

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------|
| 9. Boom Length – 16’9” | <input checked="" type="checkbox"/> | _____ |
| 10. Stick Length – 10’2” | <input checked="" type="checkbox"/> | _____ |
| 11. Digging Depth – Not Less than 21’7” | <input checked="" type="checkbox"/> | _____ |
| 12. Reach – Not Less than 30’ | <input checked="" type="checkbox"/> | _____ |
| 13. Lifting Capacity at 15’
Over Front – 6900 lbs.
Over Side – 6900 lbs. | <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> | _____
_____ |
| 14. Automatic Swing Brake | <input checked="" type="checkbox"/> | _____ |
| 15. Bucket – 42” – 1 Cu. Yd. Capacity with teeth
and Side cutters | <input checked="" type="checkbox"/> | _____ |
| 16. Light package | <input checked="" type="checkbox"/> | _____ |
| 17. Must include hydraulic thumb | <input checked="" type="checkbox"/> | _____ |
| 18. Manuals – One Set Each Included
Repair Manual
Parts Manual
Operator’s Manual | <input checked="" type="checkbox"/> | _____ |
| 19. Down Time: Should machine be down in excess of 3
working days for repairs vendor shall furnish
the County a like machine to use free of cost.
If vendor does not have a machine in stock, then
one shall be rented for the County’s use. | <input checked="" type="checkbox"/> | _____ |
| 20. Warranty: Minimum 5 year/5500 hour Bumper to
Bumper warranty. | <input checked="" type="checkbox"/> | _____ |
| 21. Option: Service agreement for 5 year lease | <input checked="" type="checkbox"/> | _____ |

**LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
TRACK EXCAVATOR
BID REFERENCE # 80824-4
BID FORM**

Name of Bidder/ Vendor: National Equipment Dealers, LLC

Contact Person: Hunter Cole (GA Municipal Sales)

Mailing Address: 344 Academy Dr. Dallas, GA 30132

Telephone: 678-218-8903

Email: hcole@ncdealers.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within 120 days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract
(Optional)
\$ <u>21,123.60</u> (4,000hrs) | 4. Bumper to Bumper Warranty
\$ <u>8,711.24</u> (5yr/4,000hrs) |
| 2. Monthly Lease Payment
\$2855.59
\$ <u> </u> (5yr/4,000hrs) | 5. Service and Repair Center within 50 miles
See note on attached quote regarding
\$ <u>NEID location</u> |
| *Rate may vary slightly based on final credit approval
3. Guaranteed Buyback Amount
\$ <u> </u>
(5yr/3000 hours) | 6. Total Amount for 5yr Lease
\$171,335.40 |

Authorized Signature: 

Title: GA Municipal Sales



CUSTOMER: Lee County DELIVER TO: Lee County DATE: 8/26/2024
 SALESMAN: Hunter Cole
 Expiration: 9/30/2024

CONTACT: PHONE: PICK UP LOCATION:

Thank you for the opportunity to quote the following items.
 Please review the quotation and contact us with any questions.

UNIT	QTY.	NEW OR USED	YEAR	MAKE	MODEL	PRICE
	1	NEW		Hyundai	HX160AL	\$140,989.89
DESCRIPTION & SPECIFICATIONS				10' 2" Long Arm		
ATTACHMENT/OPTION				42" Bucket		Included
ATTACHMENT/OPTION				Hydraulic Thumb		\$10,324.72
ATTACHMENT/OPTION				Cat Walk Installed		\$6,966.29
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
PM SERVICE CONTRACT				5 Year / 4,000 Hour Service Agreement		\$21,123.60
STANDARD WARRANTY				3 Year / 3,000 Hour Full Machine		Standard
EXTENDED WARRANTY				5 Year / 4,000 Hour Full Machine		\$8,711.24
Closest NED location is Douglas, GA (86 Miles), however, NED does not charge travel time, mileage, or have fuel surcharges for any warranty service call while machine is under warranty						
TOTAL CASH PRICE						\$188,115.73

FOB: Customer CONTRACT #: _____

*Rates may vary** Based on delivery date & credit approval process* **AFG RATE (SUBJECT TO CHANGE!)**

FINANCE OPTIONS			PLEASE CHECK & INITIAL
MONTH	RATE	PAYMENT EST	
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

I agree to pay all taxes and other charges and settle for the purchase price as follows.

1 Total Cash Price	188,115.73
2 Discount/Rebate/Down Payment	
3 Unpaid Cash Payment	188,115.73
4 Sales Tax	
5 DOC Fees or Charges	
6 Total Taxes and Fees	
7. Cash Due on Delivery	188,115.73

In the event Buyer fails to pay any portion of the amount identified above, Buyer shall be responsible, and must reimburse Seller for any costs (including litigation costs and attorney's fees) incurred by Seller collecting the outstanding balance. Any past-due amounts owing under this Bill of Sale shall accrue interest at 1% per month until the entire balance is paid in full.

Order Taken By: Hunter Cole Purchaser Name: _____
 Seller Signature: Hunter Cole Purchaser Signature: _____





Aug 28, 2024

LEE COUNTY BOC

102 STARKSVILLE AVE NORTH
LEESBURG
Georgia
31763

RE: Quote 264749-03

Caterpillar, Inc. Model: 317GC TC Hydraulic Excavators

STOCK NUMBER: EM2232899 SERIAL NUMBER: OZCF30016 YEAR: 2024 SMU: 6.90

MACHINE SPECIFICATIONS

317 GC 07E HEX AM-N CFG1B	640-0211
RADIO MODULE, PL243 CELLULAR	589-1744
CAMERA, REAR & RH VIEW	630-5074
TRAVEL ALARM	589-5272
GUARD, TRACK GUIDING, CENTRE	538-8494
BOTTOM GUARD, STANDARD	561-4616
GUARD, TRAVEL MOTOR	163-3754
GUARD, SWIVEL, STD	134-8875
STK, R9'6", W/ THUMB BRACKET	585-2680
COUNTERWEIGHT, 7870LB	561-4615
TRACK, 28" TG, W/STEPS	541-5174
CONTROL, QC PIN GRABBER	565-7254
PROD LINK, PLE643/PLE743 RADIO	589-6846
UNDERCARRIAGE, LONG W/O BLADE	565-4819
CAB, COMFORT ROPS	578-4480
BKT SD 42" 1.00YD3 315	552-8173
SIDECUTTERS, GENERAL PURPOSE	380-1204

Hydraulic Thumb Group - No Thumb Group Requested (Priced as Pro Plus)

SELL PRICE	203,086
EXT WARRANTY	Included
MONTHLY LEASE PAYMENT PER MONTH 5 YEAR/5500 HOURS	2,780.65

WARRANTY

Extended Warranty:	60 MO/5500 HR PREMIER INCLUDES TRAVEL TIME & MILEAGE
--------------------	------------------------------------------------------



Quote Collection ID:31453
Quote ID:40920

8/28/2024

Make Caterpillar	Model 317	Serial Number or Range TZE00001 - TZE99999	Start Hours 0
Travel Zone < 25 miles	Service Interval 500 Hours	Agreement Term 60 Months	Agreement Usage 5,500 Hours

Quote Detail

Additional Charges

	Pricing	Discount	Additional Charges	Total	Description	Cost For
Initial Service 0 hours / 0 months	\$328.51	\$0.00	\$0.00	\$328.51	Travel Zone Charge	\$195.00 All
A Service 500 hours / 5 months	\$594.45	\$0.00	\$285.00	\$879.45	Environmental Charge	\$25.00 All
B Service 1,000 hours / 10 months	\$962.40	\$0.00	\$285.00	\$1,247.40	Top Off Fluids	\$40.00 All
C Service 1,500 hours / 15 months	\$594.45	\$0.00	\$328.97	\$923.42	Technology Fee	\$25.00 All
D Service 2,000 hours / 20 months	\$1,285.85	\$0.00	\$363.54	\$1,649.39	Inflation Adjustment	~ ~
E Service 2,500 hours / 25 months	\$594.45	\$0.00	\$328.97	\$923.42		
F Service 3,000 hours / 30 months	\$1,838.86	\$0.00	\$497.39	\$2,336.25		
G Service 3,500 hours / 35 months	\$594.45	\$0.00	\$372.94	\$967.39		
H Service 4,000 hours / 40 months	\$1,285.85	\$0.00	\$520.63	\$1,806.48		
I Service 4,500 hours / 45 months	\$594.45	\$0.00	\$416.92	\$1,011.37		
J Service 5,000 hours / 50 months	\$1,122.61	\$0.00	\$496.14	\$1,618.75		
K Service 5,500 hours / 55 months	\$594.45	\$0.00	\$460.89	\$1,055.34		

Cost Per Hour

\$2.68

Pre-paid Price

\$14,747.17

**LEE COUNTY, GEORGIA
PUBLIC WORKS DEPARTMENT**

**INVITATION TO BID
TRACK EXCAVATOR SPECIFICATIONS**

Bid Ref # 80124-4

STATE MAKE AND MODEL BID Caterpillar 317

<u>MINIMUM SPECIFICATIONS</u>	<u>AS BID</u>	<u>AS SPECIFIED</u>
1. Operating weight at least 36,000 lbs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Flywheel Horsepower – 115 Net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Engine Displacement – 259 Cubic Inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. High Ambient Cooling System for Conditions to 125 degrees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Tracks – Long Undercarriage		
13' length		
24" track shoes		
6'6" track gauge	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sealed Track and Lubricated Rollers and Idlers with Track Guiding Guards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydraulic Track Adjusters	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Guard – Heavy Duty Bottom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Cab – Sound Suppressed Cab		
Door & Cab Locks		
Auto-Climate Control A/C		
Heater Defroster Fan		
Cat Walk Protection Min. 10" Wide		
Windshield Wipers with Washer		
Tinted Tempered Side and Rear Glass		
Opening Sky Light		
Adjustable Suspension Seat with Retractable Seat Belt and Armrest		
AM/FM Radio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Hydraulics and Controls – SAE and Alternate Control Pattern		
Pilot Operated Joystick Type Controls		
Track Control pedals and removable levers	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------|
| 9. Boom Length – 16'9" | <input checked="" type="checkbox"/> | _____ |
| 10. Stick Length – 10'2" <i>cat standard 9'6"</i> | <input type="checkbox"/> | _____ |
| 11. Digging Depth – Not Less than 21'7" <i>cat standard 21'</i> | <input type="checkbox"/> | _____ |
| 12. Reach – Not Less than 30' | <input checked="" type="checkbox"/> | _____ |
| 13. Lifting Capacity at 15'
Over Front – 6900 lbs.
Over Side – 6900 lbs. | <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> | _____
_____ |
| 14. Automatic Swing Brake | <input checked="" type="checkbox"/> | _____ |
| 15. Bucket – 42" – 1 Cu. Yd. Capacity with teeth
and Side cutters | <input checked="" type="checkbox"/> | _____ |
| 16. Light package | <input checked="" type="checkbox"/> | _____ |
| 17. Must include hydraulic thumb | <input checked="" type="checkbox"/> | _____ |
| 18. Manuals – One Set Each Included
Repair Manual
Parts Manual
Operator's Manual | <input checked="" type="checkbox"/> | _____ |
| 19. Down Time: Should machine be down in excess of 3
working days for repairs vendor shall furnish
the County a like machine to use free of cost.
If vendor does not have a machine in stock, then
one shall be rented for the County's use. | <input checked="" type="checkbox"/> | _____ |
| 20. Warranty: Minimum 5 year/5500 hour Bumper to
Bumper warranty. | <input checked="" type="checkbox"/> | _____ |
| 21. Option: Service agreement for 5 year lease | <input type="checkbox"/> | <u>\$14,747.17</u> |

(See attached pricing per service

** Machine is in stock **



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: **Public Works** - Consideration to award the bid for the seven (7) year lease of a Motorgrader.
MEETING DATE: Tuesday, September 10, 2024

MOTION/RECOMMENDATION

Motion to award the bid for the seven (7) year lease of a Motorgrader. Staff recommends awarding the bid to Yancey CAT, the lowest responsive bidder, at a monthly cost of **\$3,064.92**.

BACKGROUND

The Lee County Board of Commissioners accepted sealed written bids from qualified vendors for a **Motorgrader** for the Lee County Public Works Department.

All bids were opened during a **public bid opening at 10:05am on Thursday, August 29, 2024,** in the upstairs Kinchafoonee Room of the T. Page Tharp Governmental Building located at 102 Starksville Avenue North Leesburg, GA 31763.

Sealed written bids were received from two (2) vendors:

Yancey CAT
\$3,064.92 per month

Dobbs Equipment
\$5,930.00 per month (This bid did not meet the specifications.)

ATTACHMENT

1. Motorgrader Bids

**LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
MOTORGRADER
BID REFERENCE # 80824-3
BID FORM**

Name of Bidder/ Vendor: Debbis Equipment
 Contact Person: Crisp Gatewood
 Mailing Address: 1206 Blaylock St
Albany GA 31708
 Telephone: 229-888-1212
 Email: james.gatewood@dobbsequipment.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within 90 days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract (Optional)
\$ <u>28,737.00 - 6yrs/500 hrs</u> | 4. Bumper to Bumper Warranty
\$ <u>included</u> |
| 2. Monthly Lease Payment
\$ <u>5930</u> | 5. Service and Repair Center within 50 miles
\$ <u>✓</u> |
| 3. Guaranteed Buyback Amount
\$ <u>1.00</u>
(7yr/5000 hours) | 6. Total Amount for <u>1/6</u> 5000hr Lease
\$ <u>320,000</u> |

Authorized Signature: [Signature]
 Title: Terminal Acct. Manager

**LEE COUNTY, GEORGIA
INVITATION TO BID
Bid Ref # 801224-3**

**LEE COUNTY PUBLIC WORKS
MOTORGRADER SPECIFICATIONS**

State Make & Model Bid John Deere 670G

AS BID

AS SPECIFIED

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------|
| 1. Motor Grader shall be new, currently advertised, heavy duty standard production model with articulated frame, tandem drive, diesel engine, 24-volt electrical system with glow plugs or ether. | ✓ | |
| 2. Tires: Must be Radial Tires, with two piece adjustable rims. | ✓ | - 3 piece |
| 3. Blade Control: 14-foot hydraulic with work lights for blade. | ✓ | |
| 4. Fuel tank must be no less than 90 gallon tank. | ✓ | |
| 5. Weight: machine operating weight (with attachments listed in these specs) 32,000 to 40,000 lbs. | ✓ | |
| 6. Engine:
a. Engine shall be of diesel type, turbocharged
b. Horsepower shall be | ✓ | |
| 7. Transmission:
a. Shall be power shift and provide at least eight speeds forward and six speeds reverse with on the go shifting.

b. State Maximum Speed, forward and reverse. | ✓ | Forward - 28.3 MPH
Reverse - 28.3 MPH |
| 8. Final Drive shall be compact planetary design. | ✓ | |
| 9. Steering - shall be fully hydraulic power front wheel steering with articulated frame and articulation indicator. Can be Joystick or Steering Wheel | ✓ | - steering wheel |
| 10. Brakes - shall be four wheel oil disc sealed from water, mud and dust. Parking brake is oil disc type enclosed within transmission. | ✓ | |
| 11. Front axle and wheels - shall have a minimum of 21" ground clearance. | ✓ | |
| 12. Controls - adjustable console, controls to operate blade lift, center shift, circle reverse, wheel lean, and all attachments shall be fully hydraulic. | ✓ | |

- 13. Moldboard - side shift adjustable moldboard hyd. circuits to prevent cylinder drift for increased blading accuracy. Relief valve must be included in blade lift circuit to prevent component damage. Moldboard shall be 14' long and not less than .87" thick with box section reinforcement and replaceable end bits. ✓

- 14. Lock Valves in each hydraulic circuit must be provided to prevent drift. ✓

- 15. Hydraulic Pump shall be load sensing pressure compensating design to provide constant response at any engine speed or number of controls engaged simultaneously ✓

- 16. Machine to have differential lock-unlock. ✓

- 17. Operator Compartment:
 - (a) Seat shall be Air Suspension, Fully Adjustable ✓

 - (b) Fully enclosed cabin with wipers for top and bottom windshields, defroster, heater, A/C, fan, turn directional lights strobe lights, headlights, stop lights and road lights. ✓

 - (c) Radio AM & FM ✓

- 18. Articulation: Articulation joint shall have a shim adjustable bottom type roller bearing for long life. ✓

- 19. Rear Hitch ✓

- 20. Backup Alarm and Back up Camera ✓

- 21. Warranty: There shall be a minimum one full year machine and a five-year or 3000 hours, whichever occurs first, full machine warranty Bumper to Bumper. No charge on service calls for items under warranty ✓

- 22. Down Time: Should machine be down in excess of 3 working days for repairs contractor shall furnish the County a like machine to use free of cost. If the Vendor does not have a machine in stock, then one would be rented for the County's use. ✓

- 23. Must include one spare radial tire with two piece adjustable rim ✓

- 24. Must include a scarifier (Front mount). ✓

25. Machine must include a GPS Locator with activation fees for the term of the lease.

✓

26. Parts and Maintenance Facility must be in a 50 mile radius.

27. One (1) Set of each included:

a. Repair Manual

✓

b. Parts Manual

✓

c. Operators Manual

✓

d. CD Acceptable

✓

28. Option: Service agreement for 5 year lease.

~~5 year~~
7 year / 5000 hr

✓ - \$28,737.00



Aug 28, 2024

LEE COUNTY BOC

102 STARKSVILLE AVE NORTH
LEESBURG
Georgia
31763

RE: Quote 265772-02

Caterpillar, Inc. Model: 140LVR MotorGraders

MACHINE SPECIFICATIONS

140 13A MOTOR GRADER	515-2449
MOLDBOARD, 14' BASIC	526-7045
CAB, PLUS	522-6688
SEAT, CLOTH AIR SUSPENSION	518-3382
PRODUCT LINK, CELLULAR PLE641	519-3712
LIGHTS, WORK BASIC, HALOGEN	522-6533
WARNING STROBE	518-3017
CAMERA, REAR VISION	524-1768
LIGHTS, CAB ROOF, HALOGEN	501-4739
TIRES,14.0R24 SOIL TRACTION MP	515-5399
BASE+2 (RIP,FL)	599-9891
LIFT GROUP, FRONT MOUNTING	359-3925
SCARIFIER, FRONT V-TYPE 1.5HPL	212-6231
Spare Tire (STM)	

SELL PRICE	297,103
EXT WARRANTY	Included
MONTHLY LEASE PAYMENT PER MONTH 7 YEAR/5000 HOUR	\$3,064.92

WARRANTY

Extended Warranty:	84 MO/5000 HR PREMIER INCLUDES TRAVEL TIME & MILEAGE
--------------------	------------------------------------------------------

shortages, riots, acts of war, governmental regulations imposed after the fact, fire, earthquakes, and other natural disasters. In the event of an occurrence giving rise to a delay or failure, the party whose performance is delayed or prevented shall give prompt written notice to the other party stating the particulars and all efforts to overcome the delay or failure. The time of performance shall be extended by the period of any such delay.

Customer Signature: _____ Date: _____

Yancey Bros. Co. Signature: _____ Date: _____

Pay per Service	schedule:
\$1,690.42	500
\$2,337.01	1000
\$1,690.42	1500
\$4,350.56	2000
\$1,690.42	2500
\$2,859.96	3000
\$1,690.42	3500
\$4,350.56	4000
\$1,690.42	4500
\$2,572.00	5000
\$24,922.19	total

**LEE COUNTY, GEORGIA
INVITATION TO BID
Bid Ref # 801224-3**

**LEE COUNTY PUBLIC WORKS
MOTORGRADER SPECIFICATIONS**

State Make & Model Bid Caterpillar 140

AS BID

AS SPECIFIED

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|
| 1. Motor Grader shall be new, currently advertised, heavy duty standard production model with articulated frame, tandem drive, diesel engine, 24-volt electrical system with glow plugs or ether. | | ✓
_____ |
| 2. Tires: Must be Radial Tires, with two piece adjustable rims. | | ✓
_____ |
| 3. Blade Control: 14-foot hydraulic with work lights for blade. | | ✓
_____ |
| 4. Fuel tank must be no less than 90 gallon tank. | | ✓
_____ |
| 5. Weight: machine operating weight (with attachments listed in these specs) 32,000 to 40,000 lbs. | | ✓
_____ |
| 6. Engine:
a. Engine shall be of diesel type, turbocharged
b. Horsepower shall be | | ✓
_____ |
| 7. Transmission:
a. Shall be power shift and provide at least eight speeds forward and six speeds reverse with on the go shifting. | | ✓
_____ |
| b. State Maximum Speed, forward and reverse. | | ✓
_____ |
| 8. Final Drive shall be compact planetary design. | | ✓
_____ |
| 9. Steering - shall be fully hydraulic power front wheel steering with articulated frame and articulation indicator. Can be Joystick or Steering Wheel | | ✓
_____ |
| 10. Brakes - shall be four wheel oil disc sealed from water, mud and dust. Parking brake is oil disc type enclosed within transmission. | | ✓
_____ |
| 11. Front axle and wheels - shall have a minimum of 21" ground clearance. | | ✓
_____ |
| 12. Controls - adjustable console, controls to operate blade lift, center shift, circle reverse, wheel lean, and all attachments shall be fully hydraulic. | | ✓
_____ |

- 13. Moldboard - side shift adjustable moldboard hyd. circuits to prevent cylinder drift for increased blading accuracy. Relief valve must be included in blade lift circuit to prevent component damage. Moldboard shall be 14' long and not less than .87" thick with box section reinforcement and replaceable end bits. ✓
- 14. Lock Valves in each hydraulic circuit must be provided to prevent drift. ✓
- 15. Hydraulic Pump shall be load sensing pressure compensating design to provide constant response at any engine speed or number of controls engaged simultaneously ✓
- 16. Machine to have differential lock-unlock. ✓
- 17. Operator Compartment:
 - (a) Seat shall be Air Suspension, Fully Adjustable ✓
 - (b) Fully enclosed cabin with wipers for top and bottom windshields, defroster, heater, A/C, fan, turn directional lights strobe lights, headlights, stop lights and road lights. ✓
 - (c) Radio AM & FM ✓
- 18. Articulation: Articulation joint shall have a shim adjustable bottom type roller bearing for long life. ✓
- 19. Rear Hitch ✓
- 20. Backup Alarm and Back up Camera ✓
- 21. Warranty: There shall be a minimum one full year machine and a five-year or 3000 hours, whichever occurs first, full machine warranty Bumper to Bumper. No charge on service calls for items under warranty
 7 year / 5000 hour ✓
- 22. Down Time: Should machine be down in excess of 3 working days for repairs contractor shall furnish the County a like machine to use free of cost. If the Vendor does not have a machine in stock, then one would be rented for the County's use. ✓
- 23. Must include one spare radial tire with two piece adjustable rim ✓
- 24. Must include a scarifier (Front mount). ✓

25. Machine must include a GPS Locator with activation fees for the term of the lease.

✓

26. Parts and Maintenance Facility must be in a 50 mile radius.

27. One (1) Set of each included:

a. Repair Manual

✓

b. Parts Manual

✓

c. Operators Manual

✓

d. CD Acceptable

✓

28. Option: Service agreement for 5 year lease.

\$24,922.19
(see attached pricing per service)

Total Bid / Lease Price \$297,103 / 3,064.92
per month

Lead time is 6 months



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: **Public Works** - Consideration to award the bid for the five (5) year lease of a larger Front End Loader.
MEETING DATE: Tuesday, September 10, 2024

MOTION/RECOMMENDATION

Motion to award the bid for the five (5) year lease of a larger Front End Loader. Staff recommends awarding the bid to Yancey CAT, the lowest responsive bidder, at a monthly cost of **\$3,445.51**.

BACKGROUND

The Lee County Board of Commissioners accepted sealed written bids from qualified vendors for a **Front End Wheel Loader equivalent to a John Deere 644 K or a Caterpillar 950 Loader**, for the Lee County Public Works Department.

All bids were opened during **a public bid opening at 10:05am on Thursday, August 29, 2024,** at the T. Page Tharp Building in the Kinchafoonee Meeting Room located at 102 Starksville Avenue North Leesburg, GA 31763.

Sealed written bids were received from three (3) vendors:

Yancey CAT
\$3,445.51 per month

Dobbs Equipment
\$4,170.00 per month

National Equipment Dealers, LLC
\$4,640.99 per month

ATTACHMENT

1. Front End Wheel Loader I Bids

LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
FRONT END WHEEL LOADER
BID REFERENCE # 80824-1
BID FORM

Name of Bidder/ Vendor: Dobbs Equipment
Contact Person: Crisp Gatewood
Mailing Address: 1206 Blaylock St.
Albany GA 31705
Telephone: 229-888-1212
Email: james.gatewood@dobbsequipment.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within 120-150 days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract (Optional)
\$ <u>12,087</u> | 4. Bumper to Bumper Warranty
\$ <u>✓ - included</u> |
| 2. Monthly Lease Payment
\$ <u>4170</u> | 5. Service and Repair Center within 50 miles
\$ <u>✓</u> |
| 3. Guaranteed Buyback Amount
\$ <u>115,096.22</u>
(5yr/3000 hours) | 6. Total Amount for 5yr Lease
\$ <u>279,000</u> |

Authorized Signature: 
Title: Territory Account Manager

**SPECIFICATION #1
FRONT END WHEEL LOADER
BID REF. #80124-1**

State Make and Model Bid 644G
 Quality comparison: CAT Model 950 or John Deere 644K

	As Bid	Cost
1. Box section main frame with 4-plate loader tower	✓	_____
2. Z bar linkage	✓	_____
3. Diesel engine with min. 180 hp net rated flywheel hp	✓	_____
4. Dry type air cleaner with primary and safety elements	✓	_____
5. Heavy duty liquid cooling system	✓	_____
6. Batteries shall have a min. of 900 CCA	✓	_____
7. Alternator min. 50 amps	✓	_____
Front final drive shall be limited slip or equivalent with a conventional rear	✓	_____
8. Brakes on all four wheels. Brakes shall be hydraulic, self-adjusting and oil cooled with separate brake circuits for front and rear axles. Unit shall have two brake pedals with an emergency brake	✓	_____
9. All tires shall be min. 23.5xR25 traction tread radial	✓	_____
10. Steering shall be full hydraulic articulated design Unit shall be equipped with frt. working lights, tail lights, stop lights, strobe lights and turn signals	✓	_____
11. Hour meter	✓	_____
12. Parking brake alarm	✓	_____
13. Dual inside mirrors	✓	_____
14. Service meter	✓	_____
15. Rear drawbar	✓	_____
16. Bottom guards	✓	_____
17. Tool box	✓	_____
18. ROPS cab with integral factory installed air conditioning/heating	✓	_____
19. Front and rear fenders	✓	_____
20. Electronic monitoring system with audio and visual warning	✓	_____
21. Rear counterweights	✓	_____
22. Air ride operator seat	✓	_____
23. Reverse warning alarm and back up camera	✓	_____
24. Hydraulic oil cooler	✓	_____
25. Multi-position steering column	✓	_____

- 26. Multipurpose 3 cu. yd. quick disconnect 4-way Clamshell bucket with reversible Bolt-on cutting edges
- 27. Loader shall be equipped with dual full functional control levers and automatic bucket leveling
- 28. Sealed pins in lift arms and bucket hinge points
- 29. Warranty shall be for 5 year/5500 hrs Bumper to Bumper. .On full machine with the exceptions of wear items. Contractor shall submit a detail listing of wear items.
- 30. One set of maintenance and parts manuals Complete repair manuals, CD ok.
- 31. One set of belts and filters
- 32. Freight F. O. B. Lee County Public Works
- 33. Winning Bidder must demo a unit if requested
- 34. Must have Ride Control
- 35. Parts and Maintenance must be in a 50 mile radius.
- 36. Option: Service agreement for 5 year lease

Total Bid /Lease Price \$279,000

**LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
FRONT END WHEEL LOADER
BID REFERENCE # 80824-1
BID FORM**

Name of Bidder/ Vendor: National Equipment Dealers, I.I.C

Contact Person: Hunter Cole

Mailing Address: 344 Academy Dr. Dallas, GA 30132

Telephone: 678-218-8903

Email: hcole@nedalers.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within 120 days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract (Optional)
\$ <u>30,790.96 (5,000hrs)</u> | 4. Bumper to Bumper Warranty
\$ <u>15,210.27 (5yr/5,000hr)</u> |
| 2. Monthly Lease Payment
<u>\$4640.99</u>
\$ <u>(5yr/5,000hrs)</u> | 5. Service and Repair Center within 50 miles
See note on attached quote
\$ <u>regarding NED location</u> |
| *Rate may vary slightly based on final credit approval
3. Guaranteed Buyback Amount
\$ _____
(5yr/3000 hours) | 6. Total Amount for 5yr Lease
\$ <u>278,458.20</u> |

Authorized Signature: 

Title: GA Municipal Sales



CUSTOMER: Lee County DELIVER TO: Lee County DATE: 8/27/2024
 SALESMAN: Hunter Cole
 Expiration: 9/30/2024

CONTACT: PHONE: PICK UP LOCATION:

Thank you for the opportunity to quote the following items.
 Please review the quotation and contact us with any questions.

UNIT	QTY.	NEW OR USED	YEAR	MAKE	MODEL	PRICE
	1	NEW		Hyundai	HL960A	\$205,347.46
DESCRIPTION & SPECIFICATIONS	Operating Weight 43 720lbs Cummins B6 7 Diesel Engine (222hp)					
ATTACHMENT/OPTION	4-in-1 Bucket					\$25,677.97
ATTACHMENT/OPTION	Double Brake Pedals					Included
ATTACHMENT/OPTION	Strobe Light					Included
ATTACHMENT/OPTION	Oil Cooler					Included
ATTACHMENT/OPTION	Limited Slip Diff					Included
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
PM SERVICE CONTRACT	5 Year / 5,000 Hour Service Package					\$30,790.96
STANDARD WARRANTY	3 Year / 3,000 Hour Full Machine					Standard
EXTENDED WARRANTY	5 Year / 5,000 Hour Full Machine					\$15,210.27
Closest NED location is Douglas, GA (86 miles), however, NED does not charge travel time, mileage, or have fuel surcharges for any warranty service call while machine is under warranty						

FOB: Customer CONTRACT #: TOTAL CASH PRICE \$277,026.66

"Rates may vary" Based on delivery date & credit approval process" **AFG RATE (SUBJECT TO CHANGE)**

MONTH	RATE	PAYMENT EST	PLEASE CHECK & INITIAL
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

Trade In Equipment - Purchaser hereby bargains, sells and conveys unit Seller the above described Trade-In Equipment and certifies it to be free and clear of liens, encumbrances, and security interests except to the extent shown below.

I agree to pay all taxes and other charges and settle for the purchase price as follows:

1 Total Cash Price	277,026.66
2 Discount/Rebate/Down Payment	
3 Unpaid Cash Payment	277,026.66
4 Sales Tax	
5 DCC Fees or Charges	
6 Total Taxes and Fees	
7. Cash Due on Delivery	277,026.66

1. Trade Allowance
 2. Other (Specify)
 2a.
 3. Cash Down Payment (Cash, Rebate, Municipal Discount)
 4. Total Cash and Other Down Payment
 5. Total Down Payment

In the event Buyer fails to pay any portion of the amount identified above, Buyer shall be responsible, and must reimburse Seller, for any costs (including litigation costs and attorney's fees) incurred by Seller collecting the outstanding balance. Any past due amounts owing under this Bill of Sale shall accrue interest at 1% per month until the entire balance is paid in full.

Order Taken By: Hunter Cole Purchaser Name:
 Seller Signature: Hunter Cole Purchaser Signature:





Aug 28, 2024

LEE COUNTY BOC

102 STARKSVILLE AVE NORTH
LEESBURG
Georgia
31763

RE: Quote 264735-04

Caterpillar, Inc. Model: 950GC QC3V Wheel Loaders

STOCK NUMBER: EM2024052

SERIAL NUMBER: 0M5T07159

YEAR: 2024

SMU: 9.10

MACHINE SPECIFICATIONS

950 GC 01B WHEEL LOADER	611-9048
HYDRAULICS, 3V RC ANSI	612-4865
LIGHTS, ROADING, RH TRAFFIC	616-0006
LIGHTS, WORKING, 4 HALOGEN	628-5184
SUSPENSION SEAT, HB, AIR	605-6055
SEAT BELT, 3", AUTO-ANTI-CINCH	603-7575
PRODUCT LINK, CELLULAR PL243	602-7398
FAN, REVERSING , ANSI	554-3399
TIRES, 23.5R25 MA MS302 ** L3	593-2886
QUICK COUPLER, FUSION	617-6371
BKTA MP ST 116" 3.75 YD3 FUS	624-9230
WARNING BEACON, LED (PARTS COUNTER)	
GUARD, POWERTRAIN (PARTS COUNTER)	

SELL PRICE	272,864
EXT WARRANTY	Included
MONTHLY LEASE PAYMENT PER MONTH 5 YEAR/5500 HOUR	\$3,445.51

WARRANTY

Extended Warranty:	60 MO/5500 HR PREMIER INCLUDES TRAVEL TIME & MILEAGE
--------------------	------------------------------------------------------



Quote Collection ID:31453
Quote ID:40919

8/28/2024

Make Caterpillar	Model 950	Serial Number or Range TN200001 - TN299999	Start Hours 0
Travel Zone < 25 miles	Service Interval 500 Hours	Agreement Term 60 Months	Agreement Usage 5,500 Hours

Quote Detail	Pricing	Discount	Additional Charges	Total	Description	Cost For
Initial Service 0 hours / 0 months	\$114.53	\$0.00	\$0.00	\$114.53	Travel Zone Charge	\$195.00 All
A Service 500 hours / 5 months	\$928.41	\$0.00	\$285.00	\$1,213.41	Environmental Charge	\$25.00 All
B Service 1,000 hours / 10 months	\$1,536.07	\$0.00	\$285.00	\$1,821.07	Top Off Fluids	\$40.00 All
C Service 1,500 hours / 15 months	\$928.41	\$0.00	\$345.67	\$1,274.08	Technology Fee	\$25.00 All
D Service 2,000 hours / 20 months	\$3,305.78	\$0.00	\$464.54	\$3,770.32	Inflation Adjustment	~ ~
E Service 2,500 hours / 25 months	\$928.41	\$0.00	\$345.67	\$1,274.08		
F Service 3,000 hours / 30 months	\$1,536.07	\$0.00	\$467.11	\$2,003.18		
G Service 3,500 hours / 35 months	\$928.41	\$0.00	\$406.34	\$1,334.75		
H Service 4,000 hours / 40 months	\$3,305.78	\$0.00	\$823.62	\$4,129.40		
I Service 4,500 hours / 45 months	\$928.41	\$0.00	\$467.01	\$1,395.42		
J Service 5,000 hours / 50 months	\$1,680.38	\$0.00	\$579.81	\$2,260.19		
K Service 5,500 hours / 55 months	\$928.41	\$0.00	\$527.68	\$1,456.09		

Cost Per Hour

\$4.01

Pre-paid Price

\$22,046.52

**SPECIFICATION #1
FRONT END WHEEL LOADER
BID REF. #80124-1**

State Make and Model Bid _____
 Quality comparison: CAT Model 950 or John Deere 644K

	As Bid	Cost
1. Box section main frame with 4-plate loader tower	✓	_____
2. Z bar linkage	✓	_____
3. Diesel engine with min.180 hp net rated flywheel hp	✓	_____
4. Dry type air cleaner with primary and safety elements	✓	_____
5. Heavy duty liquid cooling system	✓	_____
6. Batteries shall have a min. of 900 CCA	✓	_____
7. Alternator min. 50 amps	✓	_____
Front final drive shall be limited slip or equivalent with a conventional rear	✓	_____
8. Brakes on all four wheels. Brakes shall be hydraulic, self-adjusting and oil cooled with separate brake circuits for front and rear axles. Unit shall have two brake pedals with an emergency brake	✓	_____
9. All tires shall be min. 23.5xR25 traction tread radial	✓	_____
10. Steering shall be full hydraulic articulated design Unit shall be equipped with frt. working lights, tail lights, stop lights, strobe lights and turn signals	✓	_____
11. Hour meter	✓	_____
12. Parking brake alarm	✓	_____
13. Dual inside mirrors	✓	_____
14. Service meter	✓	_____
15. Rear drawbar	✓	_____
16. Bottom guards	✓	_____
17. Tool box	✓	_____
18. ROPS cab with integral factory installed air conditioning/heating	✓	_____
19. Front and rear fenders	✓	_____
20. Electronic monitoring system with audio and visual warning	✓	_____
21. Rear counterweights	✓	_____
22. Air ride operator seat	✓	_____
23. Reverse warning alarm and back up camera	✓	_____
24. Hydraulic oil cooler	✓	_____
25. Multi-position steering column	✓	_____

- 26. Multipurpose 3 cu. yd. quick disconnect 4-way Clamshell bucket with reversible Bolt-on cutting edges
- 27. Loader shall be equipped with dual full functional control levers and automatic bucket leveling
- 28. Sealed pins in lift arms and bucket hinge points
- 29. Warranty shall be for 5 year/5500 hrs Bumper to Bumper. .On full machine with the exceptions of wear items. Contractor shall submit a detail listing of wear items.
- 30. One set of maintenance and parts manuals Complete repair manuals, CD ok.
- 31. One set of belts and filters
- 32. Freight F. O. B. Lee County Public Works
- 33. Winning Bidder must demo a unit if requested
- 34. Must have Ride Control
- 35. Parts and Maintenance must be in a 50 mile radius.
- 36. Option: Service agreement for 5 year lease

\$22,046.52
 (See attached pricing per service)

Total Bid /Lease Price

\$272,864 / \$3,445.51
 per month

* Machine is in stock *



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: **Public Works** - Consideration to award the bid for the five (5) year lease of a smaller Front End Loader.
MEETING DATE: Tuesday, September 10, 2024

MOTION/RECOMMENDATION

Motion to award the bid for the five (5) year lease of a smaller Front End Loader. Staff recommends awarding the bid to Yancey CAT at a monthly cost of **\$3,159.52**.

BACKGROUND

The Lee County Board of Commissioners accepted sealed written bids from qualified vendors for a **Front End Wheel Loader equivalent to a John Deere 544 K or a Caterpillar 938 Loader**, for the Lee County Public Works Department.

All bids were opened during **a public bid opening at 10:05am on Thursday, August 29, 2024**, in the upstairs Kinchafoonee Room of the T. Page Tharp Governmental Building located at 102 Starksville Avenue North Leesburg, GA 31763.

Sealed written bids were received from three (3) vendors:

Dobbs Equipment

\$2,960.00

Yancey CAT

\$3,159.52

National Equipment Dealers, LLC

\$4,205.51

ATTACHMENT

1. Front End Wheel Loader II Bids

LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
FRONT END WHEEL LOADER
BID REFERENCE # 80824-2
BID FORM

Name of Bidder/ Vendor: Dobbs Equipment
Contact Person: Crisp Gatewood
Mailing Address: 1206 Playlock St.
Albany GA 31705
Telephone: 229-888-1212
Email: james.gatewood@dobbsequipment.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within ¹²⁰⁻¹⁵⁰~~75-90~~ days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract (Optional)
\$ <u> </u> <u>\$9,987.00</u> | 4. Bumper to Bumper Warranty
\$ <u>included</u> |
| 2. Monthly Lease Payment
\$ <u>2960</u> | 5. Service and Repair Center within 50 miles
\$ <u>✓</u> |
| 3. Guaranteed Buyback Amount
\$ <u>✓ 80,203.43</u>
(5yr/3000 hours) | 6. Total Amount for 5yr Lease
\$ <u>197,500</u> |

Authorized Signature: [Signature] Title: Territory Manager

**SPECIFICATION #1
FRONT END WHEEL LOADER
BID REF. #80124-2**

State Make and Model Bid 544G
 Quality comparison: CAT Model 938 or John Deere 544

	As Bid	Cost
1. Box section main frame with 4-plate loader tower	✓	_____
2. Z bar linkage	✓	_____
3. Diesel engine with min. 180 hp net rated flywheel hp	✓	_____
4. Dry type air cleaner with primary and safety elements	✓	_____
5. Heavy duty liquid cooling system	✓	_____
6. Batteries shall have a min. of 900 CCA	✓	_____
7. Alternator min. 50 amps	✓	_____
Front final drive shall be limited slip or equivalent with a conventional rear	✓	_____
8. Brakes on all four wheels. Brakes shall be hydraulic, self-adjusting and oil cooled with separate brake circuits for front and rear axles. Unit shall have two brake pedals with an emergency brake	✓	_____
9. All tires shall be min. 23.5xR25 traction tread radial	✓	_____
10. Steering shall be full hydraulic articulated design Unit shall be equipped with frt. working lights, tail lights, stop lights, strobe lights and turn signals	✓	_____
11. Hour meter	✓	_____
12. Parking brake alarm	✓	_____
13. Dual inside mirrors	✓	_____
14. Service meter	✓	_____
15. Rear drawbar	✓	_____
16. Bottom guards	✓	_____
17. Tool box	✓	_____
18. ROPS cab with integral factory installed air conditioning/heating	✓	_____
19. Front and rear fenders	✓	_____
20. Electronic monitoring system with audio and visual warning	✓	_____
21. Rear counterweights	✓	_____
22. Air ride operator seat	✓	_____
23. Reverse warning alarm and back up camera	✓	_____
24. Hydraulic oil cooler	✓	_____
25. Multi-position steering column	✓	_____

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|
| 26. Multipurpose 3 cu. yd. quick disconnect 4-way Clamshell bucket with reversible Bolt-on cutting edges | <input checked="" type="checkbox"/> | _____ |
| 27. Loader shall be equipped with dual full functional control levers and automatic bucket leveling | <input checked="" type="checkbox"/> | _____ |
| 28. Sealed pins in lift arms and bucket hinge points | <input checked="" type="checkbox"/> | _____ |
| 29. Warranty shall be for 5 year/5500 hrs Bumper to Bumper. .On full machine with the exceptions of wear items. Contractor shall submit a detail listing of wear items. | <input checked="" type="checkbox"/> | _____ |
| 30. One set of maintenance and parts manuals Complete repair manuals, CD ok. | <input checked="" type="checkbox"/> | _____ |
| 31. One set of belts and filters | <input checked="" type="checkbox"/> | _____ |
| 32. Freight F. O. B. Lee County Public Works | <input checked="" type="checkbox"/> | _____ |
| 33. Winning Bidder must demo a unit if requested | <input checked="" type="checkbox"/> | _____ |
| 34. Must have Ride Control | <input checked="" type="checkbox"/> | _____ |
| 35. Parts and Maintenance must be in a 50 mile radius. | <input checked="" type="checkbox"/> | _____ |
| 36. Option: Service agreement for 5 year lease | <input checked="" type="checkbox"/> | _____ |

Total Bid /Lease Price

\$199,500

**LEE COUNTY PUBLIC WORKS DEPARTMENT
INVITATION TO BID
FRONT END WHEEL LOADER
BID REFERENCE # 80824-2
BID FORM**

Name of Bidder/ Vendor: National Equipment Dealers, LLC

Contact Person: Hunter Cole

Mailing Address: 344 Academy Dr. Dallas, GA 30132

Telephone: 678-218-8903

Email: hcole@nedealers.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

Delivery will be within 120 days after receipt of order.

The undersigned bidder also hereby declares that the information contained herein has been carefully examined and all necessary equipment will be provided according to specifications listed in this document for the following sum:

- | | |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1. Preventative Maintenance Service Contract (Optional)
\$ <u>30,790.96</u> (5,000hrs) | 4. Bumper to Bumper Warranty
\$ <u>11,705.34</u> (5yr/5,000hrs) |
| 2. Monthly Lease Payment
\$ <u>#4205.51</u> (5yr/5,000hr) | 5. Service and Repair Center within 50 miles
See note on attached quote regarding
\$ <u>NED location</u> |
| *Rate may vary slightly based on final credit approval
3. Guaranteed Buyback Amount
\$ _____ (5yr/3000 hours) | 6. Total Amount for 5yr Lease
\$ <u>252,330.60</u> |

Authorized Signature:



Title: GA Municipal Sales



CUSTOMER: Lee County DELIVER TO: Lee County DATE: 8/27/2024
 SALESMAN: Hunter Cole
 Expiration: 9/30/2024

CONTACT: PHONE: PICK UP LOCATION:

Thank you for the opportunity to quote the following items
 Please review the quotation and contact us with any questions

UNIT	QTY.	NEW OR USED	YEAR	MAKE	MODEL	PRICE
	1	NEW		Hyundai	HL955A	\$187,495.48
DESCRIPTION & SPECIFICATIONS	Operating Weight: 35,490lbs Cummins B6 7 Diesel Engine (197hp)					
ATTACHMENT/OPTION	4-in-1 Bucket					\$21,807.91
ATTACHMENT/OPTION	Double Brake Pedals					Included
ATTACHMENT/OPTION	Strobe Light					Included
ATTACHMENT/OPTION	Oil Cooler					Included
ATTACHMENT/OPTION	Limited Slip Diff					Included
ATTACHMENT/OPTION						
ATTACHMENT/OPTION						
PM SERVICE CONTRACT	5 Year / 5,000 Hour Service Package					\$30,790.96
STANDARD WARRANTY	3 Year / 3,000 Hour Full Machine					Standard
EXTENDED WARRANTY	5 Year / 5,000 Hour Full Machine					\$11,705.34
Closest NED location is Douglas, GA (86 miles), however, NED does not charge travel time, mileage, or have fuel surcharges for any warranty service call while machine is under warranty						
TOTAL CASH PRICE						\$251,799.69

FOB: Customer CONTRACT #: TOTAL CASH PRICE \$251,799.69

"Rates may vary" Based on delivery date & credit approval process" **AFG RATE (SUBJECT TO CHANGE!)**

FINANCE OPTIONS			PLEASE CHECK & INITIAL
MONTH	RATE	PAYMENT EST	
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

I agree to pay all taxes and other charges and settle for the purchase price as follows:

Description	Allowance
1. Total Cash Price	251,799.69
2. Discount/Rebate/Down Payment	
3. Unpaid Cash Payment	251,799.69
4. Sales Tax	
5. DOC Fees or Charges	
6. Total Taxes and Fees	
7. Cash Due on Delivery	251,799.69

1. Trade Allowance
 2. Other (Specify)
 2a.
 3. Cash Down Payment (Cash, Rebate, Municipal Discount)
 4. Total Cash and Other Down Payment
 5. Total Down Payment

In the event Buyer fails to pay any portion of the amount identified above, Buyer shall be responsible, and must reimburse Seller, for any costs (including litigation costs and attorney's fees) incurred by Seller collecting the outstanding balance. Any past due amount owing under this Bill of Sale shall accrue interest at 1% per month until the entire balance is paid in full.

Order Taken By: Hunter Cole Purchaser Name:
 Seller Signature: Hunter Cole Purchaser Signature:





Aug 28, 2024

LEE COUNTY BOC

102 STARKSVILLE AVE NORTH
LEESBURG
Georgia
31763

RE: Quote 265817-02

Caterpillar, Inc. Model: 930 Wheel Loaders

MACHINE SPECIFICATIONS

930 14A WHEEL LOADER	579-7701
HYDRAULICS, 3V	593-8923
STEERING WHEEL, STANDARD	579-7717
JOYSTICK 3V, STEERING WHEEL	593-8916
CAB, STANDARD	578-1363
AIR CONDITIONING, R134A REF	579-7735
CAMERA, REAR VIEW	579-7761
SEAT, DELUXE, TILT AND TELE	593-8962
LIGHTS, AUX, HALOGEN	590-8867
LIGHTS, ROADING, HALOGEN, RH	633-0624
PRODUCT LINK, CELLULAR PLE643	573-8455
TIRES, 20.5R25 TI MXL * L3	376-0828
FENDERS, STANDARD	593-8950
CTWT, STANDARD, 1980LBS, 3PCS	552-4464
RIDE CONTROL	579-7697
MIRROR, INTERNAL 2X REAR VIEW	623-6438
VISOR, INTERNAL, REAR	342-0215
GUARD, DRIVESHAFT	349-7940
GUARD, CRANKCASE	349-8163
GUARD, POWERTRAIN, LOWER	349-8165
QUICK COUPLER, FUSION, HIGH VIS	536-5313
BEACON, WARNING, STROBE, AMBER	600-3781
BUCKET-MP, 2.7 YD3, FUS	362-0902

SELL PRICE	236,926
EXT WARRANTY	Included
MONTHLY LEASE PAYMENT PER MONTH 5 YEAR/5500 HOURS	\$3,159.52

WARRANTY

Extended Warranty:	60 MO/5500 HR PREMIER INCLUDES TRAVEL TIME & MILEAGE
--------------------	------------------------------------------------------



Quote Collection ID:31453
Quote ID:40918

8/28/2024

Make Caterpillar	Model 930	Serial Number or Range F3S00001 - F3S99999	Start Hours 0
Travel Zone < 25 miles	Service Interval 500 Hours	Agreement Term 60 Months	Agreement Usage 5,500 Hours

Quote Detail

Additional Charges

	Pricing	Discount	Additional Charges	Total	Description	Cost For
Initial Service 0 hours / 0 months	\$64.80	\$0.00	\$0.00	\$64.80	Travel Zone Charge	\$230.00 All
A Service 500 hours / 5 months	\$944.31	\$0.00	\$320.00	\$1,264.31	Environmental Charge	\$25.00 All
B Service 1,000 hours / 10 months	\$1,292.62	\$0.00	\$320.00	\$1,612.62	Top Off Fluids	\$40.00 All
C Service 1,500 hours / 15 months	\$944.31	\$0.00	\$383.22	\$1,327.53	Technology Fee	\$25.00 All
D Service 2,000 hours / 20 months	\$2,024.79	\$0.00	\$437.24	\$2,462.03	Inflation Adjustment	~ ~
E Service 2,500 hours / 25 months	\$944.31	\$0.00	\$383.22	\$1,327.53		
F Service 3,000 hours / 30 months	\$1,706.20	\$0.00	\$522.62	\$2,228.82		
G Service 3,500 hours / 35 months	\$944.31	\$0.00	\$446.43	\$1,390.74		
H Service 4,000 hours / 40 months	\$2,024.79	\$0.00	\$671.72	\$2,696.51		
I Service 4,500 hours / 45 months	\$944.31	\$0.00	\$509.65	\$1,453.96		
J Service 5,000 hours / 50 months	\$1,541.25	\$0.00	\$599.19	\$2,140.44		
K Service 5,500 hours / 55 months	\$944.31	\$0.00	\$572.86	\$1,517.17		

Cost Per Hour

\$3.54

Pre-paid Price

\$19,486.46

**SPECIFICATION #1
FRONT END WHEEL LOADER
BID REF. #80124-2**

State Make and Model Bid _____

Quality comparison: CAT Model ~~938~~ or John Deere 544

930

	As Bid	Cost
1. Box section main frame with 4-plate loader tower	✓	_____
2. Z bar linkage 168	✓	_____
3. Diesel engine with min. 180 hp net rated flywheel hp	✓	_____
4. Dry type air cleaner with primary and safety elements	✓	_____
5. Heavy duty liquid cooling system	✓	_____
6. Batteries shall have a min. of 900 CCA	✓	_____
7. Alternator min. 50 amps	✓	_____
Front final drive shall be limited slip or equivalent with a conventional rear	✓	_____
8. Brakes on all four wheels. Brakes shall be hydraulic, self-adjusting and oil cooled with separate brake circuits for front and rear axles. Unit shall have two brake pedals with an emergency brake 20.5R25	✓	_____
9. All tires shall be min. 23.5xR25 traction tread radial	✓	_____
10. Steering shall be full hydraulic articulated design Unit shall be equipped with frt. working lights, tail lights, stop lights, strobe lights and turn signals	✓	_____
11. Hour meter	✓	_____
12. Parking brake alarm	✓	_____
13. Dual inside mirrors	✓	_____
14. Service meter	✓	_____
15. Rear drawbar	✓	_____
16. Bottom guards	✓	_____
17. Tool box	✓	_____
18. ROPS cab with integral factory installed air conditioning/heating	✓	_____
19. Front and rear fenders	✓	_____
20. Electronic monitoring system with audio and visual warning	✓	_____
21. Rear counterweights	✓	_____
22. Air ride operator seat	✓	_____
23. Reverse warning alarm and back up camera	✓	_____
24. Hydraulic oil cooler	✓	_____
25. Multi-position steering column	✓	_____

- 26. Multipurpose 3 cu. yd. quick disconnect 4-way Clamshell bucket with reversible Bolt-on cutting edges ✓ _____
- 27. Loader shall be equipped with dual full functional control levers and automatic bucket leveling ✓ _____
- 28. Sealed pins in lift arms and bucket hinge points ✓ _____
- 29. Warranty shall be for 5 year/5500 hrs Bumper to Bumper. .On full machine with the exceptions of wear items. Contractor shall submit a detail listing of wear items. ✓ _____
- 30. One set of maintenance and parts manuals Complete repair manuals, CD ok. ✓ _____
- 31. One set of belts and filters ✓ _____
- 32. Freight F. O. B. Lee County Public Works ✓ _____
- 33. Winning Bidder must demo a unit if requested ✓ _____
- 34. Must have Ride Control ✓ _____
- 35. Parts and Maintenance must be in a 50 mile radius. ✓ _____
- 36. Option: Service agreement for 5 year lease _____ _____

\$19,486.46
(see attached pricing per service)

Total Bid /Lease Price \$236,926 / \$3,159.52
per month

Lead Time is 6 months



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

Updated: September 5, 2024

- Professional Services Agreement with Lose Design 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
- Drake Properties – Downtown Leesburg Restaurant Passion
- Elliano'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
- Lee County Utilities Authority Water & Sewer Improvements
- New Jerusalem Grove Baptist Church – Smithville
- Oakland Express convenience store – US Hwy 82
- Oxford Business Park
- Seven Brew – US Hwy 82
- Two (2) Proposed Package Stores –US Hwy 82
- Gas Station – 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
- Second meeting held Tuesday, June 25, 2024
- Third meeting held Wednesday, August 21, 2024

GIS

- Implemented Pictometry
- GIS Manager Kacee Smith started working August 26, 2024

Road Layer

- Including road width, length, and speed limits

Utilities Mapping Project

- Purpose: To map all utilities in Lee County
 - Reviewing drawings to gather information. 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

Pavement Section Mapping Project

- Purpose: To map pavement sections (i.e. sidewalks, parking areas, roads)
 - Great feature to have when a map is only viewable without imagery
 - Will allow tracking of the area as well as having a visual of commercial sidewalks/parking areas in Lee County

Updated Mapping Templates

- Added disclaimers and other mapping elements to Lee County Map templates

GIS Training Classes

- Will begin hosting ArcGIS pro and ArcGIS online training classes at the end of September for County Personnel interested in learning the functionality of ArcGIS online and ArcGIS Pro

2024 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 submitted May 31, 2024
 - Road Projects: English Drive, Hickory Grove Road, New York Road from Mossy dell Road to SR 195
- Application approved June 5, 2024
- Funds received June 6, 2024
- LRA funds and future LMIG funds will be combined for the next road resurfacing RFP

2025 LMIG

- Letter from GDOT received July 9, 2024
- Lee County's formula amount for 2025 is \$704,454.79, plus the 30% local match of \$211,336.44 comes to a total of **\$915,791.23**
- All electronic LMIG applications must be received no later than February 1, 2025

Playground Upgrades

Pirates Cove

- New exercise equipment has been purchased for Pirates Cove Nature Park
- Zane Grace Construction installed a 48x48x6 concrete pad
 - BOC awarded project on May 14, 2024 for \$20,493.00
- Zane Grace Construction installing fitness equipment

- Trail has been established
- Picnic tables and benches installed
- Parking stops and plants installed
- Waiting for quote for the installation of a Sun Shade

Callaway Park

- Additional playground equipment has been purchased with SPLOST
- Completed fencing and solar lights
- Waiting for picnic tables

Springdale Park

- Additional playground equipment has been purchased with SPLOST
- Completed fencing and solar lights
- Waiting for benches

Rivers Alive Cleanup

- Saturday, September 21, 2024
- Volunteer sign-ups at www.chamberorganizer.com

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: October 10 2024, with the road closure and respective detour lasting through Mar 13 2025 (150 calendar days).
 - Southern Concrete Construction Company will notify us and all other local government entities and the school board at least thirty (30) days prior to these activities taking place

Speed Limit Ordinance

- Approved by BOC at April 26, 2022 meeting
- Public Hearings held April 12 and 26, 2024
- Staff submitted documents to GDOT
 - Requested DOT examine Old Leesburg Road/State Route 133
- GDOT review and approval received September 6, 2024
- To be brought back to the BOC September 10, 2024

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- Ballot amount: \$20,825,603.00
 - Current collection: \$23,599,796 as of August 2024 (113%)

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

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: December 2024
- Meetings held every two weeks to provide updates
- Motorola conducted a Private Locate of the site
- Soil boring analysis completed to test the soil to decide what type of foundation is appropriate
 - 30x30 8ft deep pad and pier foundation
 - 10ft down for the steel foundation
- Certified Plans received, under review

Utilities Authority

- SAG Well Grant - \$1,200,000.00 – LC match \$300,000.00
- 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
- 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
- Estimated Completion: December 2024

Windstream – Kinetic Fiber Installation

- Kinetic staff is currently staking installation areas throughout the County
- Engineering design completed by January 2024
- Crews began 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
- Approximately 75 permits issued so far
- Total footage of 501,601, with 295,817 feet being aerial (58%) and 205,784 feet being buried (42%)
- Monthly meetings held with Windstream & Staff
- Windstream is projecting 100% completion of entire project mid-year 2025
- Sumter EMC construction department has completed 41% of make-ready attachments requested by Windstream in Lee County

RFPs and RFQs

Open

Public Works Equipment

- Motorgrader, Track Excavator, and two Front End Loaders
- Bid Opening: August 29, 2024
- Bid results to be presented to the BOC at September 10, 2024 meeting

Recently Awarded

Turn Out Gear

- Fifteen (15) sets for Fire & EMS personnel
- Bid Opening: August 15, 2024
- Bid results to be presented to the BOC at August 27, 2024 meeting
- BOC awarded bid to Municipal Emergency Services, Inc. for \$51,925.35

Painting for the Interior of the Tharp Building

- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Bid Opening: July 3, 2024
- Bid results presented to the Board on July 23, 2024
- BOC awarded bid to Affordable Painting for \$75,000.00

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: July 3, 2024
- Bid results presented to the Board on July 23, 2024
- BOC awarded bid to New World Restoration for \$99,125.81

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 – 120 days to complete this design
- Survey should have been done by the end of this week July 5th
- Engineering design in progress
- Awaiting meeting with Utilities

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
- Completed: July 2024

Future

Renovation of the E-911 Center

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

Expansion of the Public Works Office Building

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

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5311.

WHEREAS, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Lee County Board of Commissioners hereinafter referred to as the "Applicant",

1. That the Designated Official SW GA Regional Commission, hereinafter referred to as the "Official, is authorized to execute and file an application on behalf of Lee County Board of Commissioners with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities pursuant to Section 5311 of the Federal Transit Act.
2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.
3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.
4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.
5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.

- 6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9040.1G, FTA Certifications and Assurances for Federal Assistance 2024 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.
- 7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this _____ day of _____, 2024.

Signature of Authorized Official

Name and Title of Authorized Official

Signed, sealed, and delivered this _____ day of _____, 2024 in the presence of

Witness

Notary Public/Notary Seal

CERTIFICATE

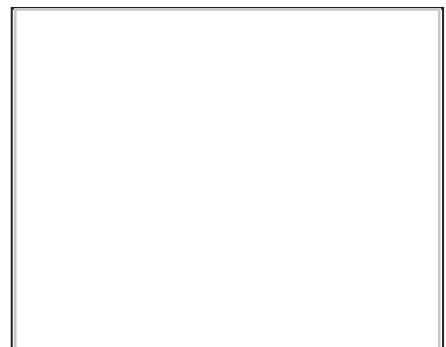
The undersigned duly qualified and acting _____ of

Lee Co. BOC (Title of Certifying/Attesting Official) (Applicant's Legal Name) certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on

_____, 2024.

Name of Certifying/Attesting Officer

Title of Certifying/Attesting Officer



Transit Activity Report

Lee County

July 1, 2023 - June 30, 2024

Report Period

<i>Operation Parameters</i>	
Operation Hours 6:00am to 8:00pm M-F	
Office Hours 8:00am to 5:00pm M-F	
Vehicles in Service	– 4

Total Statistics

Trips Performed	13,091
<i>Public Trips*</i>	2,295
Service Hours**	4,766
Service Miles**	140,787

Monthly Averages

Trips Per Vehicle -	3,273
Percentage of Total Trips That Are Public -	17.53%

Peak – 6:00am to 10:00am / 2:00pm to 6:00pm
Off Peak – 10:00am to 2:00pm / 6:00pm to 8:00pm

Trip Purpose

DCH Non-Emergency Medical	1,101
DHS - Division of Aging	2,699
DHS - DBHDD (Disabilities)	6,920
Public - Personal	2,295
Private Pay	76
Not Specified	0



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Lee County Board of Commissioners
SUBJECT: Consideration to adopt the updated speed limit ordinance, Chapter 66. Traffic and Vehicles, Article III. Speed Zones, drafted for the purpose of approving the use of speed detection devices on said roadways, as reviewed by the Georgia Department of Transportation.
MEETING DATE: Tuesday, September 10, 2024

MOTION/RECOMMENDATION

Motion to adopt the updated speed limit ordinance, Chapter 66. Traffic and Vehicles, Article III. Speed Zones, drafted for the purpose of approving the use of speed detection devices on said roadways, as reviewed by the Georgia Department of Transportation.

BACKGROUND

Two required Public Hearings were held April 12 and April 26, 2022. On April 26, 2022, the Board adopted an ordinance updating existing speed limits, as prepared by GDOT, along with several desired modifications, and subsequently submitted this information for review and final approval by GDOT. Staff has been in contact with personnel with the Georgia Department of Transportation about this list since its submission. The final list was received on September 3, 2024.

The added or modified roads are Richardson Road, Lumpkin Road, Middle Road, Cutts Road, Miller Road, Stocks Dairy Road, White Pond Road, James Pond Road, Cartmell Road, and Haley Drive. The County is required to adopt this ordinance in order to renew the radar permit for the Sheriff's Office.

ATTACHMENT

1. List of Roadways for Lee County

The County of Lee is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
Lee County

ON-SYSTEM ROADWAYS

ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 3 / US19		Dougherty County Line	0.00	665 feet north of Endoline Dr./CR 397	1.10	1.10	45
SR 3 / US19		665 feet north of Endoline Dr./CR 397	1.10	211 ft. north of Cannon Dr./CR 223 (South Leesburg City Limits)	6.43	5.33	55
SR 3 / US19		1,637 feet south of Lagg Rd./CR 313 (North Leesburg City Limits)	8.78	2,006 feet north of Pettis Rd./CR 37 (South Smithville City Limits)	18.64	9.86	65
SR 32		Terrell Co. Line	0.00	581 feet east of Linden Rd./CR 257 (West Leesburg City Limits)	8.00	8.00	55
SR 32		53 feet east of Firetower Road/CR 177 (East Leesburg City Limits)	10.58	Worth County Line	18.63	8.05	55
SR 91		Dougherty County Line	0.00	State Route 32	8.88	8.88	55
SR 118		Terrell County Line	0.00	317 feet west of Rhodes St./CR 39 (West Smithville City Limits)	2.85	2.85	55
SR 118		106 ft east of John St./CS 516 (East Smithville City Limits)	4.50	927 feet east of Beauchamp Rd./CR 153	5.12	0.62	45
SR 118		927 feet east of Beauchamp Rd./CR 153	5.12	Sumter County Line	11.85	6.73	55
SR 133		Dougherty County Line	0.00	475 feet north of Long Dirt Rd./CR 182	0.25	0.25	45
SR 133		475 feet north of Long Dirt Rd./CR	0.25	1,478 ft. south of Forrester Pkwy/CR	2.14	1.89	55

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
		182		452			
SR 133		1,478 ft. south of Forrester Pkwy/CR 452	2.14	422 ft. south of Forrester Pkwy/CR 452	2.34	0.20	50
SR 133		422 ft. south of Forrester Pkwy/CR 452	2.34	US 19/SR 3	2.54	0.20	40
SR 195		1,003 feet north of Groover St./CR 116 (North Leesburg City Limits)	1.37	2,046 feet north of Groover St./CR 116 of CR 116	1.57	0.20	45
SR 195		2,046 feet north of Groover St./CR 116 of CR 116	1.57	Sumter County Line	14.51	12.94	55
SR 377		State Route 195	0.00	Sumter County Line	8.65	8.65	55
SR 520		Terrell County Line	0.00	Terrell County Line	0.59	0.59	65
SR 520		<i>This road runs in Terrell County from MP 0.59 to 1.39</i>					
SR 520		Terrell County Line	1.39	2,957 feet east of Hickory Grove Rd./CR 66	4.90	3.51	65
SR 520		2,957 feet east of Hickory Grove Rd./CR 66	4.90	106 feet east of Wingate Lane/CR 304	6.35	1.45	55
SR 520		106 feet east of Wingate Lane/CR 304	6.35	Dougherty County Line	6.73	0.38	45
SR 520		<i>SR 520 runs in Dougherty County from MP 6.73 to 7.03</i>					
SR 520		Dougherty County Line	7.03	Dougherty County Line	7.33	0.30	45

SCHOOL ZONES ARE EFFECTIVE

One hour before normal hours of school operation begin until one hour after normal hours of school operation have concluded for the dismissal of school. **SCHOOL DAYS ONLY.**

AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICE (ATESD) HOURS ARE EFFECTIVE

One hour before normal hours of school operation begin until one hour after normal hours of school operation have concluded for the dismissal of school. **SCHOOL DAYS ONLY.**

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 2/Richardson Rd		1,570 feet east of SR 3	South Smithville City Limits	2.64	45
CR 3/ Smithville Rd.		211 feet north of CS 598 (North Leesburg City Limits)	SR 118	11.07	55
CR 4/Lovers Lane Rd		Dougherty/Lee County Line	CR 113/Dogwood Lane	0.60	45
CR 4/Lovers Lane Rd		CR 113/Dogwood Lane	SR 32	7.02	55
CR 4/Old Stage Rd.		SR 32	CR 116/Groover St	1.20	35
CR 5/Grave Springs Rd.		SR 91	CR 122/Nesbitt Rd	3.28	45
CR 5/Grave Springs Rd		CR 122/Nesbitt Rd	SR 32	2.45	55
CR 7/Mossy Dell Rd.		SR 32	CR 231/New York Rd	2.93	55
CR 23/Chokee Rd		SR 195	Sumter County Line	3.82	55
CR 43/Jordan Rd		3,907 ft. north of SR 3 Bypass (North Leesburg City Limits)	CR 227/Pinewood Rd	2.79	55
CR 45/Lumpkin Rd		CR 3/Smithville Rd	CR 30/Griffith Rd	1.58	45
CR 46/Middle Rd S		SR 32	SR 91	4.00	45
CR 52/Cutts Rd		CR 23/Chokee Rd	CR 51/Pryor Rd	0.77	45
CR 53/Airport Rd		Lee/Sumter County Line	Smithville City Limits	4.05	55
CR 63/Ledo Rd		SR 520	CR 64/Hugh Rd	0.45	55
CR 63/Ledo Rd		CR 64/Hugh Rd	SR 3	3.10	45
CR 69/Fussell Rd.		CR 230/Palmyra Rd	CR 246/ Archie Dr	1.47	50
CR 69/Fussell Rd.		CR 246/Archie Dr	SR 520	1.24	45

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 64/Hugh Rd.		CR 63/Ledo Rd	CR 64/Fussel Rd	0.45	45
CR 68/ Winifred Rd.		SR 520	Lee-Dougherty Line	3.25	55
CR 73/Stocks Dairy Rd		SR 91	2,045 feet east of CR 181/Akers Cir	4.00	45
CR 73/Miller Rd		SR 76/Stocks Dairy Rd	CR 74/White Pond Rd	2.10	45
CR 74/White Pond Rd		SR 91	1,610 feet N of CR 419/Hattie Bell Ln	3.72	45
CR 76/Stocks Dairy Rd		SR 91/Philema Rd	SR 73/Miller Rd	3.99	45
CR231/Philema Rd N		SR 32	CR 232/New York Rd	4.68	55
CR 98/Mayhaw Rd.		SR 3	CR 4/Lovers Lane	1.73	55
CR 101/Century Rd.		CR 4/ Lovers Lane	4,699 ft E SR 3	0.89	55
CR 101/Century Rd E		4,699 ft E SR 3	3,186 ft E SR 3	0.25	45
CR 101/Century Rd E		3,186 ft E SR 3	1320 ft W SR 3	0.85	35
CR 101/Century Rd W		1,320 ft W SR 3	2,640 ft W SR 3	0.25	45
CR 101/Century Rd W		2640 ft W SR 3	CR 240/Palmyra Rd.	1.54	55
CR 104/Creekside Dr		SR 3	CR 203/Creek Dr	0.83	35
CR 105/Gendale Rd.		CR 104/ Creekside Drive	370 ft. east of CR 212	0.51	30
CR 105/Gendale Rd.		370 ft. east of CR 212	SR 3	0.20	40
CR 108/ Kinchafoonee Creek Rd		CR 107/Creekside Dr	SR 3	0.99	35
CR 109/Cedric St		SR 3	Old SR 133	0.80	45
CR 111/Cypress Point Circle		CR 101/Century Rd W	CR 101/Century Rd W	1.05	30
CR 124/Thundering Springs Rd		SR 91	Dead End	2.27	30
CR 128/Hartley Lane		CR 74/White Pond Rd	Dead End	0.78	30
CR 131/First Rd		CR 73/Stocks Dairy Rd	CR 197/Big Oak Rd	0.52	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 132/Helen St		CR 197/Big Oak Rd	CR 541/Fourth St	0.76	30
CR 132/Fourth Rd		CR 73/Stocks Dairy Rd	CR 132/Helen St	0.21	30
CR 133/Third Rd		CR 73/Stocks Dairy Rd	CR 132/Helen St	0.21	30
CR 134/Second Rd		CR 73/Stocks Dairy Rd	CR 132/Helen St	0.21	30
CR 135/Lazy Acres Rd		SR 91/Philema Rd S	Dead End	0.43	30
CR 136/Sportsman Club Rd		SR 91/Philema Rd S	Dougherty County Line	1.30	30
CR 137/ Chehaw Cir.		Dougherty/Lee County Line	CR 137	1.14	35
CR 138/Cookville Rd		SR 520	Terrell County Line	0.90	35
CR 160/Westfield Rd		CR 161/Northampton Rd	CR 4/Lovers Lane Rd	0.76	35
CR161/Northampton Rd		CR 4/Lovers Lane Rd	Dead End	2.48	35
CR 162/Greyfairs Ln		CR 4/Lovers Lane Rd	CR 163/Churchill Cir	0.11	30
CR 163/Churchill Circle		CR 163/Churchill Circle	CR 4/Lovers Lane Rd	0.83	30
CR 165/David Rd		CR 73/Stocks Dairy Rd	Dead End	0.56	30
CR 171/N Doublegate Dr		SR 520	Dougherty/Lee County Line	1.08	35
CR 172/ Armena Rd		CR 140/Sasser Rd	SR 520	0.71	55
CR 186/Donald Rd		CR 73/Stocks Dairy Rd	Dead End	0.58	30
CR 197/Big Oak Rd		CR 136/ Sportsman Club Rd	CR 414/Long Pine Dr	0.51	30
CR 200		CR 161/Northampton Rd	CR 161/Northampton Rd	0.78	30
CR 203/Creek Dr		CR 104/Creekside Dr	CR 214/Cherokee Dr	0.84	30
CR 205/Jackson Dr		CR 206/Lee Dr	CR 108/Kinchafoonee Creek Rd	0.30	30
CR 209/Margate Dr		CR 65	CR 222/Berkeley Rd	0.26	30
CR 212/Seminole Ave		CR 214/Crow Dr	CR 105/Glendale Rd	0.39	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 214/Crow Dr		CR 105/Glendale Rd	CR 203/Creek Dr	0.36	30
CR 216/Story Ln		SR 520	Dougherty/Lee Co Line	1.07	35
CR 217/Warrington Rd		CR 250/Marlow Ln	CR 222/Berkeley Rd	0.16	30
CR 222/Berkeley Rd		Dead End	CR 216/Story Lane	0.69	30
CR 223/Cannon Dr		SR 3	Dead End/Cul De Sac	0.44	30
CR 227/Pinewood		SR 32	SR 3	5.89	55
CR 228/Oakland Rd.		SR 520	1056 ft. N. of SR 520	0.20	45
CR 228/ Oakland Rd		1056 ft. N. of SR 520	James Pond Rd.	4.19	55
CR 229/Bronwood Rd		Lee/Terrell County Line	CR 227/Pinewood Rd	1.69	55
CR 230/ Palmyra Rd.		CR 63/Ledo Rd	CR 64/Fussell Rd.	1.00	45
CR 230/Palmyra Rd		CR 64/ Fussell Rd.	SR 32	6.51	55
CR 231/Philema Rd		SR 195	SR 32	9.88	55
CR 232/New York Rd.		CR 231	Lee Co/Sumter Co Line	10.38	55
CR 237/Creekview Dr		CR 5/Grave Springs Rd	Dead End	0.59	30
CR 239/Thimblemill Dr		CR 163/Churchill Circle	CR 269/Thimblemill Dr	0.72	30
CR 241/Pineridge Dr		CR 4/Lovers Lane Rd	Cul-de-sac	0.53	30
CR 242/Southill Dr		CR 241/Pineridge Dr	CR 161/Northampton Rd	0.56	30
CR 243/Midway St.		CR 241	CR 242	0.05	30
CR 244/Canuga Dr		SR 3	Cul-de-sac	1.03	35
CR 245/Alachua Lane		CR 244/Canuga Dr	Cul-de-sac	0.30	30
CR 246/Archie Dr		CR 63/Ledo Rd	CR 64/Fussell Rd	0.85	45
CR 247/Charlie Ln		CR 246/Archie Dr	CR 64/Fussell Rd	0.50	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 248/Brenda Ln		CR 247/Charlie Ln	CR 246/Archie Dr	0.32	30
CR 249/Danbury Ln		CR 171/N Doublegate Dr	CR 370/ Red Oak Ave	0.96	30
CR 250		CR 65	Dead End	0.39	30
CR 251/Martindale Dr		CR 171/N Doublegate Dr	Dead End	0.31	30
CR 252/Somerset Dr		CR 249/Danbury Lane	CR 65/Liberty Lane	0.69	30
CR 256/N Wood Dr		CR 226/Quail St	Cul-de-sac	0.34	30
CR 265/Country Dr		CR 4/ Lovers Lane Rd	Cul-de-sac	0.36	30
CR 277/Dunaway Dr		Lee/Dougherty Co Line	Dead End	0.70	35
CR 288/James Pond Rd		1.74 miles n of CR 101/Century Rd	SR 32	1.35	55
CR 289/Pelham Dr		Cul-de-Sac	CR 206/ Lee Dr	0.48	30
CR 302/W Doublegate Dr		CR 436/Fair Oaks Ct	Dougherty Co line	0.87	30
CR 322/Woodstone Circle		SR 91/Philema Rd S	SR 91/Philema Rd S	0.64	30
CR 331/Wadsworth Dr		CR 68/Winifred Rd	Terrell Co Line	0.40	30
CR 334/Winship Dr		CR 66/Hickory Grove Rd	Cul-de-sac	0.78	30
CR 335/Quail Pines		CR 334/Winship Dr	CR 336/ Nunnally Way	0.44	30
CR 336/Nunnally Way		CR 334/Winship Dr	CR 335/Quail Pines Way	0.38	30
CR 337/Pebble Ridge Dr		CR 66/Hickory Grove Rd	CR 338/Longleaf Dr	0.70	30
CR 338/Longleaf Dr		CR 338/Longleaf Dr	CR 478/Wiregrass Way	0.96	30
CR 340/ Laurelbrook Dr		CR 423/Mayfield Dr	CR 108/Kinchafoonee Creek Rd	0.43	30
CR 341/Jarrett Dr		Dead End	SR 3	0.55	30
CR 342/McIntosh Rd		CR 341/Jarrett Dr	CR 105/Glendale Rd	0.34	30
CR 343 /Heather Lane		CR 341/Jarrett Dr	CR 105 /Glendale Rd	0.35	30
CR 350/Springdale Dr		SR 91/Philema Rd S	Cul-de-sac	0.43	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 351/St. Clair Dr		CR 350/Springdale Dr	CR 350/Springdale Dr	0.84	30
CR 351/St. Clair Dr		CR 350/Springdale Dr	Cul-de-Sac	0.42	30
CR 352/Riverbridge Dr		CR 135/Lazy Acres Rd	Cul-de-sac	0.27	30
CR 353/Darian Dr		CR 135/Lazy Acres Rd	CR 352/Riverbridge Rd	0.30	30
Tall Pines Dr		CR 131/First Rd	CR 414/Lone Pine Dr	0.24	30
CR 363/Leland Ferrell Dr		CR 4/Lovers Lane Rd	CR 161/Northampton Rd	1.50	30
CR 364/White Horse Dr		Cul-de-sac	CR 363 /Leland Ferrell Dr	0.45	30
CR 366/Appalachee Dr		CR 230/Palmyra Rd	CR 244 /Querecho Lane.	.28	30
CR 369/Red Tip Ln		CR 478 Wire Grass Way	CR 251/Martindale Dr	0.40	30
CR 371/Larkspur Dr		CR 251/ Martindale Dr	CR 438/Winnstead Dr	0.52	30
CR 372/Laurel Dr		CR 251/Martindale Dr	Cul-de-sac	0.41	30
CR 373/Silverleaf Dr		Cul-de-sac	CR 372/ Laurel Dr	0.45	30
CR 374/Iris Ln		CR 371/ Larkspur Ln	CR 373/Silverleaf Dr	0.16	30
CR 381/Knollwood Dr		CR 107/Creekside Dr	CR 382 /Foxworth Dr	0.42	30
CR 382/Foxworth Dr		CR 381/Knollwood Dr	Dead End/Cul-de-sac	0.93	30
CR 383/Carowinds Dr		CR 108 /Kinchafoonee Creek Rd	CR 381/Knollwood Dr	0.40	30
CR 387/Jowers Lane/Michaels Cir		CR 4/Old Stage Rd	CR 387/Michaels Cir	0.56	30
CR 391/Aspen Dr		CR 392/Hardwood Lane	CR 392 /Hardwood Lane	0.44	30
CR 392/Hardwood Ln		CR 391/Aspen Dr	CR 247/Charlie Lane	0.35	30
CR 393/Springlake Dr		SR 3/US 19 S	CR 109/Cedric St	0.70	30
CR 397/Endoline Dr		SR 3/US 19 S	CR 109/Cedric St	0.57	30
CR 398/Augusta Court		CR 397/Endoline Dr	CR 402/Winding Way	0.13	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 402/Winding Way		CR398/Augusta Ct	SR 133/Old Leesburg Rd	0.42	30
CR 403/Winchester Dr		SR 133/Old Leesburg Rd	CR 404/Fowler Dr	0.50	30
CR 404/Fowler Dr		SR 133/Old Leesburg Rd	CR 403/Winchester Dr	0.60	30
CR 409/Medley Dr		CR 5/Gravesprings Rd	CR 351/St. Clair Dr	0.42	30
CR 411/Paloma Dr		CR 351/St Clair Dr	CR 409/Medley Dr	0.42	30
CR 417/ Orchard Hill Dr		SR 91/Philema Rd S	CR 416/Water Oak Dr	0.32	30
CR 418/Old Canoy Lane		Cul-de-sac	CR 227/Pinewood Rd	0.35	30
CR 423/Mayfield Dr		CR 339/Lynwood Lane	Dead End	0.43	30
CR 424/Stapleton Dr		CR 104/Creekside Dr	CR 495/Endinborough Dr	0.41	30
CR 426/Buckston Trace Court		CR 501	SR 91/Philema Rd S	0.30	30
CR 429/ Wood Dr		CR 430/Highland Oaks Dr	CR 417/Orchard Hill Dr	0.62	30
CR 430/Highland Oaks Dr		SR 91/Philema Rd S	CR 433/Cobblefield Dr	0.86	30
CR 432/Mossy Oak Dr		SR 91/Philema Rd S	CR 525/Autumn Leaf Dr	0.32	30
CR 433/Cobblefield Dr		CR 430/Highland Oaks Dr	CR CR432/Mossy Oak Dr	0.71	30
CR 438/Winnstead Dr		CR 66/Hickory Grove Rd	CR 437/Willow Lake Dr	0.96	30
CR 440/Glen Arven Dr		CR 438/Winnstead Dr	CR 439/White Column Dr	0.53	30
CR 441/Ambleside Dr		CR 68/Winifred Rd	CR 443	0.51	30
CR 419/Hattie Bell Rd		SR 91/Philema Rd S	CR 124/White Pond Rd	0.44	35
CR 446/Deer Run Lane		CR 227/Pinewood Rd	Dead End	0.30	30
CR 449/Bright Water Dr		CR 227/Pinewood Rd	Cul-de-sac	0.59	30
CR 452/Forrester Pkwy		SR 133	422 ft. east of SR 133	0.08	40
CR 452/Forrester Pkwy		422 ft. east of SR 133	1,478 ft east of SR 133	0.28	50

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 452/Forrester Parkway		1,478 ft east of SR 133	SR 9/Philema Rd	5.11	55
CR 456/Widgeon Dr		SR 32	Dead End/Cul-de-sac	0.45	30
CR 458/Plantation Dr		SR 32 West	CR 459/Seahoy Dr	0.49	30
CR 460/Quail Valley Dr		CR 228/Oakland Rd	Partridge Circle	0.38	30
CR 465/Fairethorne Dr		US 82/SR 520	Dead end/cul-de-sac	0.54	30
CR 467/Hearth Stone Dr		CR 465/Fairethorne Dr	CR 437/Willowlake Dr	0.32	30
CR 473/Susina Dr		CR 438/Winnstead Dr	CR 474/Willowlake Dr	0.38	30
CR 475/Hank Dr		CR 66 /Hickory Grove Rd	Cul-de-sac	0.61	30
CR 478/Wiregrass Way		CR 251/ Martindale Dr	Cul-de-sac	1.78	30
CR 479/ Ivy Avenue		CR 481/Wax Myrtle Dr	CR 478/Wiregrass Way	0.34	30
CR 480/Loblolly Lane		CR 481/Wax Myrtle Dr	CR 478/Wiregrass Way	0.26	30
CR 481/Wax Myrtle Dr		CR 478/Wiregrass Way	CR 369/ Red Tip Ln	0.42	30
CR 482/Dadford Dr		CR 068/Winifred Rd	CR 443/Hawkstead Dr	0.42	30
CR 494/Robertson Dr		CR 495/Edinburgh Dr	CR 104/Creekside Dr	0.63	30
CR 495Edinburgh Dr		CR 424/Stapleton Dr	Cul-de-sac	0.25	30
CR 496/Leighton Dr		CR 495/Edinburgh Dr	CR 104/Creekside Dr	0.35	30
CR 498/Bud Dr		SR 32 E	Cul-de-sac	0.42	30
CR 502/McDonald Court		CR 5/Grave Springs Rd	Cul-de-sac	0.53	30
CR 51/Pryor Rd		3259' W of CR 52/Cutts Rd at Lee Co/Sumter Co line	2665' E of CR 52/Cutts Rd at Lee Co/Sumter Co line	1.25	55
CR 514/Hedgerow Dr		SR 133/Old Leesburg Rd	Cul-de-sac	0.29	30
CR 515/Huntington Dr		SR 133/Old Leesburg Rd	Cul-de-sac	0.56	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 516/Morning Mist Dr		CR 514/Hedgegrow Dr.	CR 515/Huntington Dr	0.24	30
CR 525/Autumn Leaf Dr		CR 429/Wood Dr	Cul-de-sac	0.55	30
CR 556/Cartmell Rd		CR 63/Ledo Rd	Dead End	0.25	45
Haley Dr		SR 133/Old Leesburg Rd	CR 4/Lovers Lane Rd	0.99	45

SCHOOL ZONES ARE EFFECTIVE

One hour before normal hours of school operation begin until one hour after normal hours of school operation have concluded for the dismissal of school. **SCHOOL DAYS ONLY.**

AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICE (ATESD) HOURS ARE EFFECTIVE

One hour before normal hours of school operation begin until one hour after normal hours of school operation have concluded for the dismissal of school. **SCHOOL DAYS ONLY.**

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Sworn and Subscribed before me

This _____ day of _____, _____.

Clerk



Lee County Board of Commissioners
107 Main Street
Leesburg, Georgia

August 16, 2024

Thank you for allowing Georgia Power to serve your energy and site lighting needs. We greatly appreciate the opportunity to earn your business!

Georgia Power Company proposes the following solution for Lee County Board of Commissioners.

Scope of Work

- Install seven (7) new decorative poles
 - 12' Black Poles on concrete bases
- Install seven (7) new LED post top fixtures
 - 70-watt Hartsfield Fixture
- Install all required underground conductor
- Provide electricity required to operate the system at a reduced rate
- Provide all future required maintenance, up to and including fixture and/or system replacement at no additional cost.
 - Includes Acts of God

Service Agreement

Lighting as a Service: 1-month initial term, automatically renews month to month after the initial term. Georgia Power retains ownership of the system. All materials, labor, energy, and ongoing maintenance are included.

Pricing Options

\$20,206.96 Prepayment = \$154.00/month



Our goal at Georgia Power is to provide our customers with an attractive, robust, energy efficient, and well performing lighting system. We are proud to share that safety and a strong devotion to customer service are our top priorities. We currently provide nearly one million lighting fixtures to customers across the state of Georgia, and we sincerely appreciate the opportunity to earn your business on this lighting project.

Please let me know if you have any questions and how you would like to proceed.

The pricing in this proposal is valid for (60) days from the above date.

Sincerely,
Greg Davis
Georgia Power Company
Lighting & Smart Services
229-269-3253
gcdavis@southernco.com



Lee County Board of Commissioners
107 Main Street
Leesburg, Georgia

August 23, 2024

Thank you for allowing Georgia Power to serve your energy and site lighting needs. We greatly appreciate the opportunity to earn your business!

Georgia Power Company proposes the following solution for Lee County Board of Commissioners.

Scope of Work

- Install seven (7) new decorative poles
 - 20' (16' Mounting Height) Black Aluminum Poles
- Install seven (7) new LED post top fixtures
 - 70-watt Lexington Post Top Fixture
- Install all required underground conductor
- Provide electricity required to operate the system at a reduced rate
- Provide all future required maintenance, up to and including fixture and/or system replacement at no additional cost.
 - Includes Acts of God

Service Agreement

Lighting as a Service: 1-month initial term, automatically renews month to month after the initial term. Georgia Power retains ownership of the system. All materials, labor, energy, and ongoing maintenance are included.

Pricing Options

\$10,417.71 Prepayment = \$154.00/month



Our goal at Georgia Power is to provide our customers with an attractive, robust, energy efficient, and well performing lighting system. We are proud to share that safety and a strong devotion to customer service are our top priorities. We currently provide nearly one million lighting fixtures to customers across the state of Georgia, and we sincerely appreciate the opportunity to earn your business on this lighting project.

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Georgia Power Company
Lighting & Smart Services
229-269-3253
gcdavis@southernco.com



Lee County Board of Commissioners
107 Main Street
Leesburg, Georgia

August 16, 2024

Thank you for allowing Georgia Power to serve your energy and site lighting needs. We greatly appreciate the opportunity to earn your business!

Georgia Power Company proposes the following solution for Lee County Board of Commissioners.

Scope of Work

- Install seven (7) new LED post top fixtures on existing poles
 - 70-watt Lexington Fixture
- Install all required underground conductor
- Provide electricity required to operate the system at a reduced rate
- Provide all future required maintenance, up to and including fixture and/or system replacement at no additional cost.
 - Includes Acts of God

Service Agreement

Lighting as a Service: 1-month initial term, automatically renews month to month after the initial term. Georgia Power retains ownership of the system. All materials, labor, energy, and ongoing maintenance are included.

Pricing Options

\$0 Prepayment = \$154.00/month



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Lighting & Smart Services
229-269-3253
gcdavis@southernco.com



Lee County Board of Commissioners
107 Main Street
Leesburg, Georgia

August 16, 2024

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Scope of Work

- Install seven (7) new LED post top fixtures on existing poles
 - 70-watt Hartsfield Fixture
- Install all required underground conductor
- Provide electricity required to operate the system at a reduced rate
- Provide all future required maintenance, up to and including fixture and/or system replacement at no additional cost.
 - Includes Acts of God

Service Agreement

Lighting as a Service: 1-month initial term, automatically renews month to month after the initial term. Georgia Power retains ownership of the system. All materials, labor, energy, and ongoing maintenance are included.

Pricing Options

\$2,962.34 Prepayment = \$154.00/month



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Greg Davis
Georgia Power Company
Lighting & Smart Services
229-269-3253
gcdavis@southernco.com







Lexington



The **Lexington** outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented AccuLED Optics™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

APPLICATIONS

Historic districts, downtown streetscapes, roadways, residential communities, parks, parking lots, educational campuses

LIGHT SOURCE

LED

COLOR TEMPERATURE

3,000 CCT or 4,000 CCT

WARM-UP AND RESTRIKE TIME

Instant-on (no warm-up or restrike time)

POLES AVAILABLE

Grand, York, Arlen, Georgetown, Homewood, Stafford, Aluminum Round Tapered

MOUNTING HEIGHT

12' standard (other mounting heights available)

COLORS

Black standard (additional colors available)

DIMENSIONS

15" (W), 25" (H)

WEIGHT

25 lbs.

Solutions to meet all of your lighting needs:

LED LIGHTING EXPERTS

We are a global leader in light-emitting diode (LED) technology. Energy-efficient, environmentally-friendly LED lighting offers benefits including:

- ▶ Superior lighting quality/uniformity
- ▶ White light provides better visibility
- ▶ Long fixture life
- ▶ Reduced maintenance requests
- ▶ Instant-on/no warm-up

SERVICE OPTION BENEFITS

Our unique service option allows our customers to pay a monthly charge for using a lighting system. This option offers benefits including:

- ▶ No up-front cost for equipment/installation
- ▶ 24/7 customer service
- ▶ Quick replacement of inoperative lights
- ▶ Consistent maintenance
- ▶ No repair hassles

Victorian



The **Victorian** LED Acorn is an ideal alternative to HID sources, providing you with significant energy savings, choices for light levels, color temperature and distributions. Whether you are looking to beautify a landscape or add a sense of sophistication to a walkway, the visual comfort globe provides a pleasant ambient illumination for every outdoor lighting need.

APPLICATIONS

City streetscapes,
neighborhood lighting,
pedestrian lighting,
sidewalks, parks

LIGHT SOURCE

LED

COLOR TEMPERATURE

3,000 CCT or 4,000 CCT

WARM-UP AND RESTRIKE TIME

Instant-on (no warm-up
or restrike time)

POLES AVAILABLE

Grand, York, Arlen, Georgetown,
Homewood, Stafford, Aluminum
Round Tapered

MOUNTING HEIGHT

12' standard (other mounting
heights available)

COLORS

Black standard
(additional colors available)

DIMENSIONS

16 1/2" (W), 38 3/8" (H)

WEIGHT

20lbs.

Solutions to meet all of your lighting needs:

LED LIGHTING EXPERTS

We are a global leader in light-emitting diode (LED) technology. Energy-efficient, environmentally-friendly LED lighting offers benefits including:

- ▶ Superior lighting quality/uniformity
- ▶ White light provides better visibility
- ▶ Long fixture life
- ▶ Reduced maintenance requests
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- ▶ No repair hassles

STATE OF GEORGIA

COUNTY OF LEE

**FIRST AMENDMENT TO INTERGOVERNMENTAL CONTRACT
FOR THE JOINT PROVISION OF SERVICES BETWEEN
THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA
AND THE CITY OF ALBANY, GEORGIA**

This First Amendment to Intergovernmental Contract for the Joint Provision of Services Between the Board of Commissioners of Lee County, Georgia and the City of Albany, Georgia is hereby entered into this _____ day of _____, 2024 by and between **The Board of Commissioners of Lee County, Georgia** (hereinafter referred to as “Lee County”) and **The City of Albany, Georgia** (hereinafter referred to as “Albany”).

WITNESSETH:

WHEREAS, Lee County and Albany previously entered into an Intergovernmental Contract for the Joint Provision of Services between the Board of Commissioners of Lee County, Georgia and the City of Albany, Georgia dated May 3, 2016 regarding procedures and obligations of each party in connection with Albany installing, operating, and maintaining certain natural gas services and fiber optic cable services to various subdivisions in the unincorporated area of Lee County (the “Original IGA”); and

WHEREAS, the Original IGA expired by its terms as of May 3, 2021; and

WHEREAS, such expiration was applicable to the provisions of the Original IGA pursuant to which Albany could obtain permits for the installation of natural gas utilities and fiber optic cable services in the unincorporated areas of Lee County in accord with the terms of the Contract, but the expiration date did not apply to the continuing obligation of Albany to pay Lee County for such services that Albany continued to provide after such termination, including, but not limited to the annual continuing obligation of Albany to pay the amounts required under Paragraph 4(A) of the Original IGA; and

WHEREAS, the parties have agreed to enter into this First Amendment to the Original IGA so as to extend the original termination date to December 31, 2024 so as to authorize Albany to continue to apply for and obtain permits from Lee County for the installation, operation and maintenance of natural gas services and fiber optic cable services within certain

areas of the unincorporated areas of Lee County which would otherwise be authorized but for the termination of the Original IGA .

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. The termination date of the Original IGA shall be, and is hereby, extended to December 31, 2024, at which time, the Original IGA and this First Amendment shall terminate except for the continuing obligation of Albany to pay Lee County for natural gas services and fiber optic cable services that continue to be provided by Albany after such termination pursuant to permits issued by Lee County prior to such termination, as herein extended, including, but not limited to, the annual continuing obligation of Albany to pay to Lee County the amounts required under Paragraph 4(A) of the Original IGA.

2. The extension of the original termination date for the time period established in this First Amendment shall be for the purpose of authorizing Albany, during the time period commencing on the effective date of this First Amendment and concluding on December 31, 2024, to continue to apply for and obtain permits from Lee County for the installation, operation and maintenance of natural gas services and fiber optic cable services within certain areas of the unincorporated areas of Lee County which would otherwise be authorized but for the termination of the Original IGA .

3. No more than three (3) complete applications for the issuance of permits hereunder shall be submitted by Albany during any two consecutive five (5) day work weeks, and Lee County staff shall have not less than ten (10) full working days (the “review period”) to review such application in order to determine whether to approve or deny each such application. Lee County shall return any application for a permit which Lee County determines is not complete at the time of filing to Albany, noting the deficiencies in the application. In the event that Lee County cannot, in good faith, make a determination as to whether such permit should be granted or denied within the initial ten (10) working days of submission, then Lee County shall be authorized to extend the review period for a maximum period of ten (10) additional work days. If Lee County does not make a determination as to whether to issue or deny the permit at the end of the second review period, then the permit shall be deemed approved and shall then be issued.

4. It is the intent of the parties to negotiate upon and enter into a new Intergovernmental Contract regarding the same subject matter as the Original IGA between the date of this First Amendment and December 31, 2024.

5. All of the terms, conditions, and obligations of the parties appearing in the Original IGA which are not modified, revised, amended, or changed by the terms of this First Amendment shall remain in full force and effect.

6. No future modification of the Original IGA or this First Amendment to the Original IGA between the parties with respect to the subject matter thereof shall be binding unless the same is reduced to writing and signed by all parties to this Contract. No representation, promise, or inducement not included in the Original IGA or in this First Amendment thereto shall be binding upon any party hereto.

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals to this First Amendment as of the day and year first above written.

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

Unofficial Witness

By: _____
Chairman

Notary Public

Attest: _____
County Clerk

The City of Albany, Georgia

Unofficial Witness

By: _____
Mayor

Notary Public

Attest: _____
City Clerk



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Discussion of the 2025 LMIG application and potential projects.
MEETING DATE: Tuesday, September 10, 2024

MOTION/RECOMMENDATION

Discussion of the 2025 LMIG application and potential projects.

BACKGROUND

The Georgia Department of Transportation has begun accepting applications for the FY 2025 LMIG Program. Lee County's formula amount for 2025 will be \$704,454.79, plus our 30% local match of \$211,336.44 comes to a total of \$915,791.23 to put towards various road projects. **All electronic LMIG applications must be received no later than February 1, 2025.**

The estimated cost to resurface a road is \$230,000.00 per mile and the estimated cost to pave a road is \$1.25 million per mile.

ATTACHMENT

1. FY 2025 LMIG Letter from GDOT
2. Funding
3. List of Roads



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 28, 2024

The Honorable Luke Singletary, Chairman
Lee County
102 Starksville Ave N, Room 205
Leesburg, Georgia 31763

RE: Fiscal Year 2025 Local Maintenance & Improvement Grant (LMIG) Program

Dear Chairman Singletary:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2025 LMIG Program in July 2024. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2025 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Shannon Bradford**, at **229-391-5438** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2022 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2022, 2023, and 2024. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2025. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2025 Program is **\$704,454.79** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright

Local Grants Administrator

cc: The Honorable Carden Summers, Georgia State Senate
The Honorable Bill Yearta, Georgia House of Representatives
The Honorable Cathy Williams, State Transportation Board
Scott Chambers, District Engineer
Shannon Bradford, District State Aid Coordinator

**Funds Available for Road Projects
(as of June 30, 2024)**

TSPLOST Funds Available	\$	5,379,498.00	
LMIG 2025 (DOT Funds)	\$	704,454.79	\$ 211,336.44 (Lee County's 30% Match)
Additional LRA Funds	\$	855,690.09	
Less funding for committed LRA roads (English Dr , Hickory Grove Rd and New York Rd)	\$	(1,053,000.00)	
Total Funds Available for Roads	\$	<u>5,886,642.88</u>	

Funds Available for Roads for Each District \$ 1,177,328.58

Current Amounts Spent on Roads by District as of February 2024

Commissioner Dennis Roland	\$	3,492,797.33
Chairman Luke Singletary	\$	3,047,011.16
Commissioner George Walls	\$	2,907,081.26
Billy Mathis	\$	2,718,721.70
Vice Chairman Chris Guarnieri	\$	1,713,458.37
Total	\$	13,879,069.82

Priority	Road Name	Grade	From	To	Miles	Width	Details	Estimated Cost	
1	Mossy Dell Rd	71	S.R. 32	New York Rd	2.91	20	Level and Resurface	\$ 825,000.00	Slight to Moderate Alligator Cracking on 60% of Road, Severe Edge Unraveling, Really Bad Section in Creek Crossing
2	Graves Spring Rd	73	Forrester Rd	S.R. 32	5.20	20	Level and Resurface	\$ 1,326,000.00	Alligator Cracking on Wheel Paths on 25% of Road That Will Lead To Base Failure Soon, Some Base Failure Already Present
3	Pryor Road	65	County Line	County Line	1.30	20	Level and Resurface	\$ 331,500.00	Severe Base Failure on 20% of Road, Alligator and Block Cracking Also Present
	Cutts Road	70	Chokee Rd	Pryor Rd	0.76	20	Level and Resurface	\$ 193,800.00	Some Potholes and Alligator Cracking on 30% of Road, Unraveling Edges and Some Base Failure
4	Winnifred	72	Cookville Rd	Do Co Line	2.63	20	Level, Resurface , Widen	\$ 933,650.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Severe Edge Unraveling Causeing Potholes and Making Road Narrower
5	Smithville Road	73	Leesburg City Limits	1.5 North Leesburg Cty Limits	1.50	20	Level and Resurface	\$ 360,000.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Edges are Unraveling Causeing Potholes
6	Fussell Rd	76	U.S. 82	Palmyra Rd	2.22	20	Level, Resurface , Widen	\$ 790,000.00	Small amount of base failure and alligator cracking along edges, potholes and edge unraveling
7	Muckalee Creek Road	75	Lovers Lane Rd	End	0.83	20	Level and Resurface	\$ 191,000.00	Road has narrow and deteriorated pavement with very faded striping
8	Northampton				1.70		Level and Resurface	\$ 435,000.00	
	Leland Ferrell Drive	72	Lovers Lane	Northampton Rd	1.50	24	Level and Resurface	\$ 345,000.00	Several Deep Depressions Caused by Base Failure or Lime Sinks, Moderate to Severe Block Cracking and Weathering Pavement
	White Horse Drive	73	Cul-de-Sac	Leland Ferrell Dr	0.13	24	Level and Resurface	\$ 30,000.00	
	Brandt Ct	75	Leland Ferrell Dr	Cul-de-Sac	0.07	24	Level and Resurface	\$ 16,000.00	
Holly Plantation				2.49		Level and Resurface	\$ 575,000.00		
9	Ambleside Drive	76	Winnifred Rd	End	0.99	26	Level and Resurface	\$ 225,000.00	Several Deep Depressions Caused by Base Failure or Stumps, Minor Weathering of Asphalt
	Hawkstead Drive	76	Cul-de-Sac	Ambleside Dr	0.98	28	Level and Resurface	\$ 228,000.00	
	Harwich Lane	76	Ambleside Dr	Hawkstead Dr	0.09	26	Level and Resurface	\$ 22,000.00	
	Dadford Drive	76	Winnifred Rd	Hawkstead Dr	0.43	26	Level and Resurface	\$ 100,000.00	
	Hickory Grove Plantation				1.42			\$ 350,000.00	
10	Glen Arven Drive	78	Winnstead Dr	White Column Dr	0.52	27	Mill and Inlay	\$ 125,000.00	Minor Block Cracking with Some Patches From Pavement Failure and Potholes, Some Alligator Cracking from Base Failure.
	Susina Drive	77	Winnstead Dr	Willow Lake Dr	0.38	27	Mill and Inlay	\$ 95,000.00	
	Willow Lake Drive	77	Glen Arven Dr	Cul-de-Sac	0.38	27	Mill and Inlay	\$ 95,000.00	
	White Column	75	Hickory Grove Rd	Glen Arven Dr	0.14	27	Mill and Inlay	\$ 35,000.00	
	Pinewood Rd	78	U.S. 19	Deer Run Ln	3.05	20	Level and Resurface	\$ 780,000.00	
12	Quail Chase				1.23			\$ 299,000.00	Minor Block Cracking with Some Protruding Bumps Probably From Roots. Edgefield Has A 100' Long Section of Rutted Base That Needs Repair.
	Quail Chase Drive	78	Oakland Rd	New Pavement Sec	0.51	27	Mill and Inlay	\$ 125,000.00	
	Browning Court	77	Quail Chase Dr	Cul-de-Sac	0.25	27	Mill and Inlay	\$ 60,000.00	
	Ashley Court	77	Quail Chase Dr	Cul-de-Sac	0.25	27	Mill and Inlay	\$ 60,000.00	
	Edgefield Drive	75	Quail Chase Dr	Cul-de-Sac	0.22	27	Mill and Inlay	\$ 54,000.00	
13	Miller Road	82	White Pond Rd	Stocks Dairy Rd	2.11	24	Level and Resurface	\$ 538,000.00	Some potholes on west end and block cracking on west end. Overall road is in good shape.
14	Jordan Rd	76	Pinewood Rd	Leesburg City Limit	1.88	20	Level and Resurface	\$ 425,000.00	Small amount of base failure along road with some slight edge unraveling
15	Marlow Lane	69	N Doublegate	W Doublegate	0.48	27	Level and Resurface	\$ 110,000.00	Bad Alligator Craking and Rutting in the Travel Lanes
16	Larkspur Drive	73	Winnstead Dr	Martindale Dr	0.51	24	Level and Resurface	\$ 117,000.00	Block Cracking and Moderate Alligator Cracking
17	Red Tip Lane	75	Wiregrass Wy	Martindale Dr	0.39	24	Level and Resurface	\$ 90,000.00	Block cracking, some areas with alligator gracking and base failure

Ledo Road and Forrester Road should also be									
	Ledo Rd	78	U.S. 82	U.S. 19	3.51	24-62	Level and Resurface	?????	Would Need to Split with City of Albany, Some Potholes Beginning to Form, Stress Cracking and Settling Also Present
	Forrester Pkwy	78	U.S. 19	Philema Rd	5.35	24	Level and Resurface	\$ 1,350,000.00	Some Cracking and Settling of Road Makes Ride Rough

AN ORDINANCE TO AMEND CHAPTER 22 OF THE CODE OF ORDINANCES OF LEE COUNTY, TO ESTABLISH A NEW ARTICLE V TO BE KNOWN AS “SHORT-TERM RENTAL HOST LICENSE”; TO PROVIDE FOR THE PURPOSE OF SUCH ARTICLE; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR LICENSURE OF PERSONS TO ENGAGE IN SHORT-TERM RENTALS LASTING FOR A TIME PERIOD NOT EXCEEDING 30 CONSECUTIVE DAYS; TO PROVIDE FOR A LICENSURE OF A SHORT-TERM RENTAL HOST; TO PROVIDE FOR LICENSE FEES; TO PROVIDE FOR THE LICENSE TERM; TO PROVIDE FOR APPLICATIONS FOR LICENSURE; TO PROVIDE FOR LICENSE INVESTIGATIONS AND ISSUANCE OF SHORT-TERM RENTAL HOST LICENSES; TO PROVIDE FOR SHORT-TERM RENTAL HOST LICENSES; TO PROVIDE FOR GENERAL PROVISIONS RELATING TO SHORT-TERM RENTAL HOSTS; TO ESTABLISH SPECIFIC VIOLATIONS OF THE ORDINANCE AND PUNISHMENT THEREFORE; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

BE IT ORDAINED, AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA THAT CHAPTER 22 OF THE CODE OF ORDINANCES OF LEE COUNTY IS HEREBY AMENDED TO ADD A NEW ARTICLE V THERETO, WHICH NEW ARTICLE SHALL PROVIDE AS FOLLOWS:

Chapter 22, Article V. – Short-Term Rental Host License.

Sec. 22-75. Purpose.

The purpose of this article is to establish regulations for the use of a residential structure or part thereof as a short-term rental in order to minimize negative, and secondary effects of short-term rentals on surrounding properties, to ensure proper safety precautions are in place with respect to short-term rentals, and to facilitate the collection and payment of hotel/motel taxes payable in connection with short-term rentals.

Sec. 22-76. Definitions.

As used in this article, the following terms shall have the meanings ascribed to them in this section:

Bedroom. A room that is intended primarily for sleeping as reflected on the building permit, tax assessor’s records or site inspection.

County. Unincorporated Lee County.

Compensation. Remuneration or anything of economic value that is provided, promised or donated primarily in exchange for services rendered. This includes, but is not limited to, voluntary donations, and fee-sharing.

Director. The Planning and Zoning Director or his or her designee.

Guest. Any person or persons renting a short-term rental.

Occupational Tax. The occupation tax authorized by Chapter 22, Article II of the Code of Ordinances of Lee County.

Owner (Innkeeper). Any person who, alone or with others, has title or interest in any residential structure, building, property, or portion thereof, with or without accompanying actual possession thereof, including any person who, as tenant, agent, executor, administrator, trustee, or guardian of an estate, has charge, care, or control of any short-term rental use.

Person. Any individual, firm, corporation, association, governmental entity, or partnership and its agents or assigns.

Responsible Party. An individual(s) with the legal authority to make and act on decisions of tenancy, building maintenance, complaints and repairs relating to applicable safety codes. The responsible party must be available as a point of contact for the county as well as any short-term rental guest(s) for the duration of the stay in the short-term rental. The responsible party shall be available twenty-four hours per day, seven days per week for the purpose of responding within two hours to complaints related to the short-term rental and taking remedial action to resolve such complaints.

Short-term rental advertisement. Any method of soliciting use of a lodging accommodation or any part thereof for short-term purposes.

Short-term rental. A lodging accommodation offered to transient guests for a period of time not to exceed 30 consecutive days; provided, however, such definition shall not include mother-in-law suites, as set forth in section 70-78, pool houses, as set forth in section 70-6 (definitions), recreational vehicles, as set forth in section 42-141, or permitted accessory buildings, as set forth in section 70-6 (definitions).

Short-term rental host (Innkeeper). Any person who is the owner of a lodging accommodation or any part thereof that is offered for short-term rentals for periods of 30 days or less and who is responsible for applying for a short-term rental host application and fee.

Short-term rental host (Innkeeper) registry. A log of information maintained by the short-term rental host. This log will include the date, number of guests and length of stay.

Sec. 22-77. License required.

It shall be unlawful for any person to lease, rent, or operate or advertise a single-family residence as a short-term rental within the county without a valid occupational tax certificate and a valid short-term rental host license issued pursuant to this article for each short-term rental.

Sec. 22-78. License fee and license term.

(a) The annual fees for the issuance of a short-term rental host license shall be established by resolution and shall be set forth in the County Fee Schedule established in the County Code of Ordinances or by Resolution adopted by the Board of Commissioners of Lee County.

(b) A short-term rental host license shall expire December 31st each year and must be renewed annually. In the event that any person commences a new business on any date after January 1, the short term rental host license shall be due and payable 30 days following the commencement of the business. There shall be no proration of the fee payable for such annual license.

(c) Short-term rental host licenses are non-transferable.

(d) Such license applies to all short-term rentals in unincorporated Lee County.

(e) Operation of a short-term rental business for more than 30 days without payment of the required short-term rental host license is a violation of this article, and the business will be given a warning and be required to pay a penalty of three times the required short-term rental host license fee due. If the short-term rental host license and the penalty are not paid within ten (10) calendar days of the date of the warning, a citation will be issued. Any such citation shall be tried in the Magistrate Court of Lee County, and upon a finding of guilt, or a plea of Nolo Contendere, shall be punished as provided in Sec. 1-12 of the County Code of Ordinances.

Sec. 22-78. License investigation and issuance of short-term rental host license.

Upon receipt of a completed application for the issuance or renewal of a short-term host license, the county planning and zoning director may inspect the short-term rental for compliance with all applicable laws, rules, and regulations.

Sec. 22-79. License applications.

(a) Short-term rental host license:

(1) Application for the issuance, renewal or change of ownership of a short-term rental host license shall be provided to the county planning and zoning director on the

form provided by the county planning and zoning director and comply with requirements set out in this article.

(2) The applicant shall be the owner(s) of the property listed on the application to be used as a short-term rental. If the applicant is a business entity, the name of the authorized agent shall be provided on the short-term rental host application.

Sec. 22-80. Short-term rental host general provisions.

(a) All short term rental hosts must comply with the following:

(1) Provide documentation and a signed declaration of compliance attesting to compliance with subsections (1) through (9) below.

(2) Provide local contact (responsible party) information to all short-term rental guests during a guest's stay. The person designated by the owner as the responsible party shall be available twenty-four hours per day, seven days per week for the purpose of responding within two hours to complaints related to the short-term rental and taking remedial action to resolve such complaints.

(3) Comply with all applicable laws, rules and regulations pertaining to the use and occupancy of a short-term rental.

(4) Post the following information in a conspicuous place within the short-term rental:

- a. Contact information for the responsible party;
- b. Street address;
- c. Floor plan indicating fire exits and escape routes;
- d. Information about how a guest can contact Lee County at 229-759-6000 to report any concerns or complaints;
- e. Maximum occupancy load; and
- f. "In Case of Emergency", Dial 911.

(5) Submit a renewal application in writing each year applying to renew a short-term rental license each year.

(6) Owners who do not use third party rental platforms (Airbnb, VRBO, HomeAway, etc.) that remit hotel/motel tax to the county on the short-term rental owner's

behalf are responsible for remitting all applicable hotel/motel tax proceeds to the County as required.

(7) Provide proof that the short-term rental host license number is included on any short-term rental advertisement.

(8) Provide the county planning and zoning director with a copy of “house rules”.

(9) Certify that there are no unpaid financial obligations owed by the Owner to the County.

(10) Certify that there are no deed restriction and/or covenants on a property that prohibits the use of the property as a short-term rental.

(b) Parking. All vehicles shall only be parked in the driveway and/or within the garage area of the short-term rental. Vehicles shall not be parked within the right of way of public roads or easements, including grassy/unimproved areas.

(c) Solid waste/trash. Trash and refuse shall not be left stored within public view or in the public right of way except in proper containers for purposes of collection by an authorized waste hauler.

(d) Occupancy load. Occupancy limit of two persons per bedroom plus two additional persons.

Sec. 22-81. Occupational Taxes.

An Owner of a short-term rental shall not be required to pay occupational taxes as required under Sec. 22-31 et. seq. of the Lee County Code.

Sec. 22-82. Violations of Ordinance.

(a) The county planning and zoning director is authorized to issue a warning, suspend or revoke a short-term rental host license issued under the provisions of this chapter if the short-term rental host license is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building, structure, unit or portion thereof is in violation of any ordinance or regulation or any of the provisions of this article.

(b) If any violations stated in this article have been committed and not corrected within the time specified, the county planning and zoning director shall begin the procedures to revoke the short-term rental host license in accordance with the following:

(1) In the event of a first violation of this article, the county planning and zoning director shall give a citation warning to the owner/operator specifying the nature of the violation(s) and the time to correct violation(s).

(2) In the event of a second violation of this article of the same nature, the county planning and zoning director shall issue a suspension of the short-term rental host license for a 30 day period.

(3) In the event of a third violation of this article, of the same nature, the county planning and zoning director will revoke the short-term rental host license. The owner/operator may not reapply for the same property for a period of 12 months.

(c) Any person who shall do anything prohibited by this article or who shall fail to do anything required by this article shall be tried in the Magistrate Court of Lee County, and upon a finding of guilt, or a plea of *nolo contendere*, shall be punished as provided in Sec. 1-12 of the County Code of Ordinances.

BE IT FURTHER ORDAINED that all ordinances and parts of ordinances in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the first day of the calendar month after the month in which this Ordinance is adopted by the governing body of Lee County and shall be applicable to all short-term rentals commencing on or after such effective date.

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: _____