



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, December 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 Josh Posey, First Baptist Church of Leesburg, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the November 12, 2024 Board of Commissioners meeting.

B) Consideration to approve the minutes from the November 25, 2024 Special Called Meeting of the Board of Commissioners.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Recognition of County employees' years of service.

B) Justin Elliott of Mauldin and Jenkins to present the FY2023-2024 audit. *HANDOUT*

C) Tommy Gregors, Director of Artesian Alliance, to present on the Chehaw Park Playpark and Zipline Project.

7. PUBLIC HEARING

8. DEPARTMENTAL MATTERS

A) **Building Inspection/ Business Licensing** - Consideration to approve an alcohol license for Mr. Max Carver, owner of Tammy's Bar & Grill (formerly known as Rooster's Tavern), located at 1636 Philema Road South.

B) **Building Inspection/ Business Licensing** - Consideration to approve the alcohol license renewals for 2025.

- C) **E-911** - Discussion of the bid for the E-911 Phone System.
- D) **Fire & EMS** - Discussion of the purchase of an Aerial Fire Apparatus.
- E) **Planning, Zoning & Engineering** - Consideration to adopt a resolution granting final subdivision approval of Quail Chase VII.
- F) **Planning, Zoning & Engineering** - Consideration to approve an amendment to **Chapter 18, Article III, Section 18-66** of the Lee County Code of Ordinances changing the section title from “Standards for the proper display of addresses.” to “Standards for proper assignment of addresses.” Further, amending subparagraph (a) of the section by adding standards for proper assignment of addresses and relocating subsections (b) through (g) to the amended Section 18-67; an amendment to **Chapter 18, Article III, Section 18-67** re-designating Section 18-67 from “Enforcement and penalties for violation.” to “Proper display of address numbers.” Said section is further amended by the re-designation of subparagraphs (b) through (g) from Section 18-66, to now subparagraphs (a) through (e), to provide additional and amended requirements for the proper display of address numbers; an amendment adding **Chapter 18, Article III, Section 18-68**. – Enforcement and penalties for violation., including subsections (a) and (b), relocated from Section 18-67. Further, amending wording in subsection (a) from “the E-911 coordinator or his designee” to “the address coordinator or their designee”; an amendment adding **Chapter 18, Article III, Section 18-69** . – Street Naming standards. to include new subsections (a) through (c), to provide street naming standards; and an amendment to **Chapter 18, Article III, Section 18-70** adding the definitions “Address Coordinator”, “Principle building”, and “Sub address”. *Planning Commission recommends approval. FIRST READING*
- G) **Planning, Zoning & Engineering** - Review of the November 7, 2024 Planning Commission meeting minutes.
- H) **Public Works** - Consideration to approve a quote for emergency repairs to the gas tank island.

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

- A) Consideration to appoint **four (4) members** to the Animal Control Board for a term of two (2) years. Current terms expire 12/31/2024. New terms expire 12/31/2026. Letters of interest in appointment received from Dr. Ken Greene (reappointment), Jenny Crisp (reappointment), Joe Clark (as County employee), and Nikkie Celinski (as the Alternate County Employee).
- B) Consideration to nominate three (3) persons for **each of the two (2)** upcoming vacancies to the **Hospital Authority** for a term of two (2) years. Current terms expire 12/31/2024. New terms expire 12/31/2026.
- C) Consideration to appoint **one (1) member** to the **Joint Development Authority** for a term of one (1) year. Current term expires 12/31/2024. New term expires 12/31/2025. Letters of interest in appointment received from David Brokamp (reappointment) and Renea Miller.
- D) Consideration to appoint **one (1) member** to the **Joint Development Authority** for a term of three (3) years. Current term expires 12/31/2024. New term expires 12/31/2027. Letter of interest in appointment received from Lisa Davis (reappointment).
- E) Consideration to appoint **two (2) members** to the **Planning Commission** for a term of four (4) years. Current terms expire 01/31/2025. New terms expire 01/31/2029. Letters of interest in appointment received from Arthur Ford, Lonzie Jimmerson III, Renea Miller, and Shirley Stiles (reappointment).

- F) Consideration to appoint **one (1) member** to the **Regional Commission Council of Southwest Georgia** for a term of one (1) year. Current term expires 01/01/2025. New term expires 01/01/2026. Letter of interest in appointment received from Cecily Florence (reappointment).
- G) **Sheriff's Office** - Consideration to approve the purchase of five (5) new stationary Automated License Plate Reader (ALPR) Flock Safety cameras using insurance settlement funds.
- H) **Sheriff's Office** - Consideration to approve the purchase of five (5) new patrol vehicles.
- I) Discussion of the preliminary design of the courthouse addition.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve an agreement with Lee County Youth Baseball for calendar year 2025.
- C) Consideration to approve a Statewide Mutual Aid and Assistance Agreement for GEMA/HS.
- D) Consideration to approve a quote from Phillips Forestry Consulting, LLC for the thinning of timber on the 100 acre park property.
- E) Consideration to authorize staff to put out an RFP for Administrative Services for a CDBG application.
- F) Consideration to authorize staff to put out an RFP for Engineering Services for a CDBG application.
- G) Consideration to adopt a Resolution Authorizing Participation in the ACCG - IRMA Supplemental Medical, Accident, and Disability Fund: First Responder PTSD Program.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

- A) Executive Session to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions as well as personnel matters.

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The renewal process for 2024 Occupation Tax/Business Licenses began November 1, 2024. Please go to Lee County's website at www.lee.ga.us for information or contact the Building Inspection office at (229) 759-3326 and a packet with an application and all information will be mailed to you. **All current business licenses will expire on December 31, 2024.**
- B) Offices of the Lee County Board of Commissioners will be **closed Tuesday, December 24, 2024** and **Wednesday, December 25, 2024** in observance of Christmas and will be **closed Wednesday, January 1, 2025** in observance of New Year's Day. Residential garbage collection services will not run on either Wednesday, December 25, 2024 or Wednesday, January 1, 2025, but will be delayed by one day for the remainder of the week.

- C) The next regularly scheduled County Commission Meeting is **Tuesday, January 14, 2025 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, NOVEMBER 12, 2024 AT 6:00 PM

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM

MEETING MINUTES
WORK SESSION

WWW.LEE.GA.US

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2
Chris Guarnieri, Vice-Chairman, District 4
Dennis Roland, Commissioner, District 1
Billy Mathis, Commissioner, District 3
George Walls, Commissioner, District 5

COUNTY STAFF

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

The Lee County Board of Commissioners met in a work session on Tuesday, November 12, 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, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Chairman Luke Singletary was 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 Aaron McCulley, Philema Road Baptist Church, to lead the invocation.

Pastor Aaron McCulley led the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- A) Consideration to approve the minutes for the Board of Commissioners meeting for October 22, 2024.

Commissioner Roland made the **MOTION** to approve the minutes for the Board of Commissioner meeting for October 22, 2024. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

- B) Consideration to approve the minutes from the October 25, 2024 Special Called Joint Meeting with the Lee County Board of Commissioners, Lee County Development Authority, and the Lee County Hospital Authority.

Commissioner Roland made the **MOTION** to approve the minutes from the October 25, 2024 Special Called Joint Meeting with the Lee County Board of Commissioners, Lee County Development Authority, and the Lee County Hospital Authority. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Chief Appraiser Doug Goodin to present on HB 581. *HANDOUT*

Mr. Goodin stated that Amendment One passed statewide; meaning that the County, Cities, and School Board must either opt in or out by March 1, 2025. If chosen to opt out, each entity must hold three public hearings by March 1, 2025, explaining why they made this decision. If a decision is not made, the entities will automatically be opted in for five years. Amendment One is a one cent sales tax (FLOST) that would be placed on the ballot for voters in November 2025, if all entities choose to opt in. This would not be a tax break, but a tax shift, meaning business will pass the tax onto the consumer.

Mr. Goodin discussed Amendment Two, which is having personal property exemption go from \$7,500.00 to \$20,000.00. Boats and personal watercraft will fall below the taxable value. He explained that Amendment Three, which involves Tax Court, would take appeals out of Superior Court to a Department of Revenue selected panel. This will take a burden off of judges and court clerks.

Mr. Goodin also informed the Board that the Georgia Association of Officials will be holding a one-day seminar for HB581 on December 2nd in Macon, if they would like to attend.

Mr. Goodin summarized House Bill 581, which is a statewide floating homestead exemption for local governments. Lee County currently has 4,929 homesteads. He stated that Senate Bill 193 is for Mobile Home decals. This is something that the Board can choose to either enforce or not issue. If this bill is enforced, staff must issue citations for homes not in compliance. There are no more than 500 mobile homes and no less than 100 in Lee County. Mr. Goodin does not think it is worth it to enforce, but the Board would have to adopt a policy not to issue decals. County Manager Christi Dockery stated that staff can look into other county policies regarding this. Commissioner Guarnieri asked if this had to be decided now, to which Mr. Goodin stated that it doesn't and a decision can be made in January. He mentioned that if homeowners don't pay their taxes, then homes will be sold in a tax sale. Commissioner Roland asked about a plan. Commissioner Guarnieri mentioned doing away with the decals. Mr. Goodin stated that if they choose to enforce, then they would need to adopt a policy, but the court goes through more costs when having to enforce it.

7. PUBLIC HEARING

A) Lanier Engineering, Inc. (Z24-016) has submitted an application requesting a **conditional use** to construct an air cleaning, drying, and storage facility for pecans. The property owner is Farmland Reserve, Inc. The subject property is zoned AG-1 (Active Agriculture District), located at 1415 New York Road, Leesburg, GA 31763, parcel number 066003, in Land Lots 148 & 173 of the Fourteenth Land District of Lee County, Georgia. ***Planning Commission recommended approval, with the following additional condition: The existing trees along the New York Road frontage must be preserved as a buffer with respect to existing residential use across the road.***

Vice-Chairman Chris Guarnieri opened the Public Hearing at 6:13pm.

Assistant Planning Director Amanda Nava summarized this application. She stated that this is for a storage facility for pecans and that the property is zoned AG. This building would be approximately 39,600 square feet with an attached storage silo structure. Ms. Nava said that this would be located to the rear of the existing 5,427 square foot office building on the property. This meets the minimum requirements for a conditional use approval. The existing parcel is smaller than the required lot size, but the proposed facility meets all the required setbacks.

Commissioner Walls asked why the applicant needed conditional use. Ms. Nava stated that it was to cover all the bases and the applicant wants to do more than is required. Commissioner Mathis asked if these are not permitted uses. Mr. Bobby Donley, Lanier Engineering, stated that they are allowed under the conditional use section in the AG ordinance, the applicant just wants to have everything covered. Commissioner Mathis asked about the storage silo. Mr. Donley stated that with the ordinance, the storage silo fell under conditional use.

With no further comments, or questions from the public, staff, or Board members, Vice-Chairman Guarnieri closed the Public Hearing at 6:19pm.

Commissioner Walls made the **MOTION** to approve a conditional use application for Lanier Engineering, Inc (Z24-016). Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

- B) **7B Oakland, LLC. (Z24-017) has submitted an application requesting a variance to allow a reduction of the interior and perimeter setbacks as required in Section 70-386, and a reduction in the required width for landscape strips, as required in Section 70-86(d)(4), for commercial development. The side setback and landscape strip width requirement is 10-feet and the applicant is requesting a 5-foot reduction. The subject property is zoned C-2 (General Business District), located at 1365 US Highway 82 West, parcel number 029B317C, in Land Lot 263 of the Second Land District of Lee County, Georgia. Planning Commission recommended approval, with a 5-1 vote.**

Vice-Chairman Chris Guarnieri opened the Public Hearing at 6:20PM.

Assistant Planning Director Amanda Nava summarized this application. She stated that initially it was five, but that was reduced to three feet. The first variance that was taken off was because the ordinance allows a zero setback with a firewall. The other was a reduction to the road frontage. The proposed plan was 28 feet, but the applicant stated they would configure it to be the required 30 feet.

Ms. Nava said that two of the three variances that are being considered are five foot landscape strips. One is on the side of the quick service restaurant and one is by the proposed drive-up oil change. The other variance is a zero-side yard landscape strip on either side of the proposed property line between the proposed drive-up oil-change and quick service restaurant. She stated that the ordinance requires a 10-foot side yard landscape strip. Ms. Nava added that when evaluating the criteria for hardship, they did not see any in this case. The one that staff does see an impact on is the 5-foot landscape between the quick service restaurant and McGee's Tires.

Mr. Bobby Donley, Lanier Engineering, stated that this request came from the proposed drive-up oil change business approaching Mr. Matt Davis. After looking at the parcel, they discovered they only needed 50 feet of width for their building. Mr. Donley said that they wanted to make sure they kept the required amount of landscape area. They currently have almost twice the amount, it is just not configured down the sides. The building was set back further, so there is more area than required in the front. Mr. Donley stated that they made sure to keep the same required amount, they are just requesting a variance in the reduction of the width on the sides.

Commissioner Mathis mentioned the ordinance regarding being able to build a shopping center but not individual buildings right by each other. Mr. Donley stated that there are no less than three property lines running through the parking lot where Riverfront is currently located. He said that they made sure not to give individual driveways to every user and kept everything interconnected to limit this. Commissioner Walls asked about fire space between each building. Mr. Donley stated that the only building closer than the 10-foot setback is the proposed drive-up oil change. Originally, they began asking for a variance for the side setback, but the ordinance allows zero setback if the

wall is fireproof. Mr. Matt Davis stated that it is the same fire rating wall as found in businesses like Publix, which is a two-hour fire wall. Commissioner Guarnieri mentioned the possibility of changing to ordinance to require fire walls. Mr. Donley stated that the building setback variance is not being requested anymore, since the ordinance allows for it with the firewall. Commissioner Walls asked if there would be a two-foot overhang. Mr. Donley replied that there would be no overhangs on this building.

With no further comments, or questions from the public, staff, or Board members, Vice-Chairman Guarnieri closed the Public Hearing at 6:29PM.

Commissioner Mathis made the **MOTION** to approve a variance application from 7B Oakland, LLC (Z24-017). Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- C) **(T24-012): A request to amend the C-2 General Business District ordinance Chapter 70, Article XII, Section 70-383 and Chapter 70, Article I, Section 70-6 of the Lee County Code of Ordinances with respect to adding “Hotel” as a permitted conditional use and adding a “Hotel” definition. Planning Commission recommended approval.**

Vice-Chairman Chris Guarnieri opened the Public Hearing at 6:30pm.

Assistant Planning Director Amanda Nava summarized this amendment. There has been an interest in the County for hotel developments, but there is currently no zoning district that permits this type of development. After review, C-2 business district was the most compatible for this. Ms. Nava stated that staff felt it would be best to add this text amendment, which would add hotels as a conditional use and a definition to the ordinance. County Attorney Jimmy Skipper stated that this is not the same definition as approved by the Planning Commission since the original definition covered short-term rentals, which has since been excluded.

With no further comments, or questions from the public, staff, or Board members, Vice-Chairman Guarnieri closed the Public Hearing at 6:32pm.

Commissioner Mathis made the **MOTION** to waive the second reading of the C-2 General Business District ordinance Chapter 70, Article XII, Section 70-383 and Chapter 70, Article I, Section 70-6 of the Lee County Code of Ordinance. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Commissioner Mathis made the **MOTION** to amend the C-2 General Business District ordinance Chapter 70, Article XII, Section 70-383 and Chapter 70, Article I, Section 70-6 of the Lee County Code of Ordinance. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Commissioner Mathis commented that he received calls about hotels in Lee County and the need for an aerial fire truck. He asked staff to get information regarding this.

8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection/ Business Licensing - Consideration to approve an alcohol license for Mr. Max Pouliot, the new manager of Riverfront BBQ and Catfish House, located at 1533 A&B US 19 South.**

Commissioner Roland made the **MOTION** to approve an alcohol license for Mr. Max Pouliot, the

new manager of Riverfront BBQ and Catfish House. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

B) **E-911 - Consideration to approve a quote from Motorola to relocate equipment for the E-911 Center renovation project.**

County Manager Christi Dockery summarized that this is allowing staff to move to the dispatch center equipment to the EOC office during renovations. This will allow them to do the expansion of the wiring in the building. This would cost \$15,529.00 and there are funds in Facilities available. Motorola is the only one who can complete this project.

Commissioner Roland made the **MOTION** to approve a quote from Motorola to relocate equipment for the E-911 Center renovation project for \$15,529.00 from Facilities funds. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

C) **E-911 - Discussion of the bid for the E-911 Phone System. HANDOUT**

County Manager Christi Dockery stated that the four bids received are good for sixty days. Commissioner Mathis asked if they could provide them with tickets submitted to Motorola. E-911 Director Nikkie Celinski stated that they continue to put tickets in but they then still continue to have problems. She said they are doing away with Emergency Callworks, as it has reached its life expectancy. Indigital offers Motorola products, but it is priced based on population.

Commissioner Mathis asked how close the Indigital technicians are located versus those with Motorola. Ms. Celinski stated that Motorola has a technician in town while Indigital has an hour and a half response time. Ms. Celinski also discussed WestTel, which is used by both Ben Hill County and Worth County and have no complaints about it. Ms. Celinski emphasized that the County can still have the radio system with Motorola while having a phone system with another company. Indigital has a cheaper start-up price but the WestTel maintenance price is lower.

D) **Planning, Zoning & Engineering - Consideration to approve an amendment to Chapter 38, Article I, Section 38-3 so as to provide "GIS Deliverable" and "As-Built" (record) drawings definitions, to Chapter 34, Article III, Division 1, Section 34-83 to provide "As-Built" (record) drawings definition, and to Chapter 38, Article III, Division 2, Section 38-125(c) of the Lee County Code of Ordinances with respect to amending closing out permits as related to the requirements for as-built (record) drawings. Planning Commission recommended approval.**

County Manager Christi Dockery said that this is already in the ordinance, but it gives you the option of providing another format. GIS Manager Kacee Smith stated that DWG means a digital drawing that comes in two-dimensional formats that can be incorporated into GIS software. This would be providing data legitimacy and accuracy. She said this would be able to provide survey level information to the County. Ms. Dockery said that several companies already do this and Lanier is already providing us with this. Ms. Smith said that this is simply just sending her the digital form that she can incorporate into her software. This amendment is just explaining why GIS needs the digital format.

Commissioner Mathis made the **MOTION** to waive the second reading of the amendment to Chapter 38, Article I, Section 38-3. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Commissioner Mathis made the **MOTION** to approve the amendment to Chapter 38, Article I, Section 38-3. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with

Commissioner Walls voting yea.

- E) **Planning, Zoning & Engineering** - Consideration to approve an amendment to **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** so as to provide a definition of "As-Built (Record) Drawings", a definition of "Plat", and a definition of "GIS Deliverable". **Planning Commission recommended approval.**

Commissioner Mathis made the **MOTION** to waive the second reading of the amendment to Chapter 58, Article I, Section 58-8. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Commissioner Mathis made the **MOTION** to approve the amendment to Chapter 58, Article I, Section 58-8. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- F) **Planning, Zoning & Engineering** - Review of the October 3, 2024 Planning Commission meeting minutes.

The minutes were reviewed as presented.

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

10. **COUNTY MANAGER'S MATTERS**

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

County Manager Christi Dockery discussed the following updates to County Projects: (1) Sumter EMC has moved the pole and will begin work on the tower, (2) staff is continuing to work on the new ADA compliant website and employees have been moved to Microsoft 365 emails; (3) crews are working to have a floating bridge installed in Pirates Cove; and (4) Jericho Design is working on the design for the Courthouse addition.

Commissioner Mathis asked for an update on the R-2 ordinance. Ms. Dockery stated that she is working with Assistant Planning Director Amanda Nava and Georgia Tech. They will be having a meeting with Georgia Tech and County Planning consultants, and a timeline will be provided to the Board once one is made.

- B) **Consideration to approve the Meeting Calendar for the Board of Commissioners for 2025.**

Commissioner Roland made the **MOTION** to approve the Meeting Calendar for the Board of Commissioners for 2025. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

- C) **Consideration to approve the Holiday Calendar for Board of Commissioners offices for 2025.**

Commissioner Roland made the **MOTION** to approve the Holiday Calendar for the Board of Commissioners offices for 2025. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

- D) **Consideration to approve an agreement with the Lee County Chamber of Commerce regarding the provision of tourism services.**

County Attorney Jimmy Skipper stated that the County has had a motel/hotel tax on lodging within

the County. This is a certain tax set by state law and one of the things that this tax is for is to support tourism in the area. Any money received from hotel and motel tax, 28.5% will be paid over to the Chamber of Commerce to enhance tourism in the County. That percentage is based on the amount in the state statute.

Commissioner Mathis made the **MOTION** to approve an agreement with the Lee County Chamber of Commerce regarding the provision of tourism services. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- E) Consideration to adopt a resolution approving the Final Capital Improvements Element (CIE) Annual Update. Public Hearing held October 22, 2024

Commissioner Mathis made the **MOTION** to adopt a resolution approving the Final Capital Improvements Element (CIE) Annual Update. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- F) Consideration to approve a change order to the current contract with Affordable Painting to add painting services at the Lee County DFCS office.

County Manager Christi Dockery stated that the rent was increased for DFCS to reflect replacing the carpet and painting. This company is currently painting the T. Page Tharp Building.

Commissioner Roland made the **MOTION** to approve a change order to the current contract with Affordable Painting to add painting services at the Lee County DFCS office for \$15,500.00. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

11. COMMISSIONER'S MATTERS

- A) Discussion of Lumpkin Road stormwater issues.

Mike Talley, Flint River Consultant, addressed the Board. Mr. Talley stated that the updated memo shows the pros and cons with each issue. He said that he went to the Tax Assessor's Office and thought that was the assessed value for 321 Lumpkin Road, it was actually the appraised value. The value of \$500,000.00 listed in option was incorrect, and should read \$225,000.00. There are currently four options: do nothing, buy the property, install a pump, or dig a large ditch. He stated there are pros and cons for all of these options. He has not seen that the flooding is caused by Lee County; the property does receive run off from the farm behind the property. Mr. Talley stated that it is possible that if water got high enough in the Lee County right-of-way and was unable to go under the culvert at Mr. Purvis house, then it is possible to get into Mr. Christmas house and this may have happened in the past. Mr. Talley stated that he is unsure if the flooding is water going to the ditch or from it.

Mr. Talley's recommendation to the Board is to do nothing or install a pump. He said that a pump is done in many areas in the County to help get the stormwater out of the area quicker. There are pros and cons to each option. There are many citizens who experience flooding in the County and any decision made regarding one, there may be another who may like to have the same agreement with their flooding problems. Mr. Talley stated that some of the flooding areas can be fixed while others can't. He stated that if the Board would like to pursue any of the options, then he will gather information to present to them.

Commissioner Roland asked the Board if they would like to buy the property or proceed with a

pump, as he feels those are the only two options. Commissioner Mathis asked if he is wanting a portable or permanent pump. Commissioner Roland stated they could do a permanent pump. Mr. Talley stated that it would work to pump the low area down, but it would not stop the flooding. The best recommendation would be laying the pipe in the area and having Public Works use a portable pump.

Commissioner Roland made the **MOTION** to get a quote for the pipe on Lumpkin Road. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

B) Discussion for laying rock on Sapp Road and Shrine Club Circle.

Vice-Chairman Guarneri stated that it had been discussed laying base rock on these roads. This could help emergency service vehicles and school buses traveling on these roads. Public Works Director Mike Sistrunk stated that these roads are out of the way from where Public Works usually does their routes for motorgrading. Laying this base rock makes the road easier to pave later on and will make it to where the roads only need to be bladed every three to four months. There are currently four homes on Sapp Road and Shrine Club Circle is primarily used as a turnaround or to access the Shrine Club at the end of the road. It would benefit Public Works by helping them not have to blade these roads as much. Commissioner Walls asked if Sapp Road has a right-of-way. Mr. Sistrunk stated that it has a 20 foot right-of way. Mr. Sistrunk said that they would do ditch work, then place four to five inches of base rock. Commissioner Walls asked if there were houses on Shrine Club Circle. Mr. Sistrunk stated that there are no established driveways, but people use them to access the backs of their houses.

Commissioner Roland asked what it would cost to lay base rock on Lumpkin Road. Mr. Sistrunk said the road is a lot wider, and it is more traveled. He stated that it is great to use as a base material as a precursor to pave a road, but he would not recommend just placing it on a more traveled road.

Commissioner Roland made the **MOTION** to approve placing base rock on Sapp Road and Shrine Club. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

William Hancock- Discussed the Lee County Medical Center. In favor of it, but asked the Commission to keep the taxpayers in mind.

Sam Johnson- Discussed paving or placing asphalt rock on Old Leslie Road.

Lee Purvis- Discussed the flooding on Lumpkin Road.

16. **ANNOUNCEMENTS**

A) Offices of the Lee County Board of Commissioners will be **closed Thursday, November 28, 2024** and **Friday, November 29, 2024** in observance of the Thanksgiving holiday. Residential garbage

collection services will not run on Thursday, November 28, 2024, but will be delayed by one day for the remainder of the week. Thursday routes will be picked up on Friday and Friday routes will be picked up on Saturday.

- B) The 36th Annual “**Spirit of Christmas Parade & Festival**” will be held on **Saturday, December 7, 2024**. Parade kickoff will be at **10:00am** on Main Street and will be immediately followed by a festival on Starksville Avenue North that includes vendors, entertainment, great food, children's play areas, and lots more. Admission is free and if you would like to be a sponsor, vendor, or participate in the parade, please contact the Chamber of Commerce at (229) 759-2422.
- C) The next regularly scheduled County Commission Meeting is **Tuesday, December 10, 2024 at 6:00pm**.
- D) The renewal process for 2024 Occupation Tax/Business Licenses began November 1, 2024. Please go to Lee County’s website at www.lee.ga.us for information or contact the Building Inspection office at (229) 759-3326 and a packet with an application and all information will be mailed to you. **All current business licenses will expire on December 31, 2024.**

17. **ADJOURNMENT**

The meeting adjourned at 7:15PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



LEE COUNTY BOARD OF COMMISSIONERS

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

MONDAY, NOVEMBER 25, 2024 AT 10:00 AM

T. PAGE THARP BUILDING

KINCHAFOONEE ROOM

WWW.LEE.GA.US

MEETING MINUTES

SPECIAL CALLED

MEETING

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2
Chris Guarnieri, Vice-Chairman, District 4
Dennis Roland, Commissioner, District 1
Billy Mathis, Commissioner, District 3
George Walls, Commissioner, District 5

COUNTY STAFF

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

The Lee County Board of Commissioners met in a special called meeting on Monday, November 25, 2024. The meeting was held in the Kinchafoonee Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Also present was Development Authority Chairman Greg Crowder and Chamber of Commerce President Lisa Davis. Chairman Singletary called the meeting to order at 10:05am.

1. **CALL TO ORDER**

Chairman Singletary led the invocation and the Board and audience said the Pledge of Allegiance.

2. **NEW BUSINESS**

A) **Discussion of a Request for Annexation received from the City of Leesburg.**

County Attorney Jimmy Skipper summarized this item and the communication sent to the County from the City of Leesburg. The County must notify the City if any County-owned facilities are located on the property in question. Mr. Skipper has drafted that response letter and plans to send it today. A full response is due 45 days after notice is received, which would be around January 3, 2025. The reason for the 45 day response period is to allow the other party (the County in this case) time to discuss and determine if they are in support of the annexation or would like to file an objection. Mr. Skipper explained the process of annexation, which is similar to that of a trial and involves a panel of arbitrators, referencing the ACCG Annexation Arbitration Guidance provided to those present as a handout. This item will be brought to the Board at their December 10 meeting for further discussion; most likely as an Executive Session.

B) **Appointment of a Board of Directors for MCLCG, Inc.**

Chairman Luke Singletary made the **MOTION** to recommend the following individuals for the Board of Directors for MCLCG, Inc.: Billy Mathis, Greg Crowder, Dr. Bruce Houston, Luke Singletary, and Lisa Davis. Commissioner Billy Mathis seconded the **MOTION**. The **MOTION** was unanimous with Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, and Commissioner George Walls voting yea.

County Attorney Jimmy Skipper summarized the need for a Board of Directors, stating a local

Board of Directors will contract out the management of the potential medical center to a 3rd party. A resolution and by-laws will soon be put in place for this board.

- C) Consideration to approve an Intergovernmental Contract with the Lee County Development Authority and Lee County Hospital Authority in connection with the provision of services related to economic development activities and in connection with the provision of public health care facilities and services, including, but not limited to, the development and construction of a hospital.

County Attorney Jimmy Skipper summarized the agreement stating the Development Authority will convey the property to the non-profit entity and the County will pay upfront costs, which will be reimbursed upon the issuance of bonds for the project.

Commissioner Guarnieri made the **MOTION** to approve an Intergovernmental Contract with the Lee County Development Authority and Lee County Hospital Authority in connection with the provision of services related to economic development activities and in connection with the provision of public health care facilities and services, including, but not limited to, the development and construction of a hospital. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary, Commissioner Roland, and Commissioner Walls voting yea.

Commissioner Roland made the **MOTION** to add the following item to the agenda: Consideration to approve the issuance of retention payments to County staff in December. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary, Commissioner Guarnieri, and Commissioner Walls voting yea.

- D) Consideration to approve the issuance of retention payments to County staff in December.

Finance Director Heather Jones stated that this would come out of Contingency funds. She will put numbers together and get them to the Board for discussion at their December 10 meeting.

Commissioner Mathis made the **MOTION** to table the item the issuance of retention payments to County staff until the December 10, 2024 meeting. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary, Commissioner Guarnieri, and Commissioner Walls voting yea.

3. **PUBLIC FORUM**

No citizens took part in the Public Forum.

4. **ANNOUNCEMENTS**

- A) Offices of the Lee County Board of Commissioners will be **closed Thursday, November 28, 2024 and Friday, November 29, 2024** in observance of the Thanksgiving holiday. Residential garbage collection services will not run on Thursday, November 28, 2024, but will be delayed by one day for the remainder of the week.
- B) The next regularly scheduled County Commission Meeting is **Tuesday, December 10, 2024 at 6:00pm.**

5. **ADJOURNMENT**

The meeting adjourned at 10:22 AM.

CHAIRMAN

ATTEST:

COUNTY CLERK



**MEMORANDUM
LEE COUNTY BOARD
OF COMMISSIONERS**

TO: Honorable Board of County Commissioners
SUBJECT: Employee Years of Service Recognition
MEETING DATE: Tuesday, December 10, 2024

Please recognize the following employees for their years of service to Lee County:

- 5 years: Brandon Kent – Paramedic/Firefighter
- 5 years: Gladies Armendariz – Facilities
- 5 years: Jason Rodriguez – Firefighter/EMT
- 5 years: Rene Jenkins – Detention Officer
- 10 years: Dawn Ralston – Deputy Clerk, Sheriff's Office



November 6, 2024

Christi Dockery, County Administrator
Lee County
102 Strarksville Street North
Leesburg, GA 31763

RE: Chehaw Funding Request

Dear Christi,

On behalf of the Chehaw Park Authority, I am submitting a request for the following funding from the Lee County Board of Commissioners to support improvements and operations at Chehaw Park.

CHEHAW PLAYPARK REPLACEMENT **\$200,000**

SPLOST Recreation Improvement funding to replace Chehaw’s 25-year-old playpark. The estimated cost to repair the structure exceeds the amount to replace and update the play components. Accessibility improvements will be included in the new design. The new playpark will meet all safety standards for play facilities.

Additional funding of \$200,000 is committed from Dougherty County SPLOST VIII.

CHEHAW ADVENTURE COURSE **\$100,000**

Construct a new adventure course to include climbing, bridges, and zipline components. The first phase of this project would be constructed in a manner that would facilitate the addition of new components and features as funding becomes available.

Additional funding of \$100,000 is committed from Dougherty County SPLOST VIII.

CHEHAW OPERATIONAL FUNDING **\$50,000**

Operational funding for fiscal year 2024-25 would support operations for the park and zoo. As costs for staffing and operations increase, we are challenged to attract and retain quality employees and adequately fund operations and maintenance costs.

The funding requested would support the continued progress on Chehaw’s masterplan adopted July 2021. This plan lays out our strategy for future growth and forward-thinking improvements for Chehaw Park & Zoo. The projects listed will increase our ability to attract new out-of-area visitors to Lee County and improve recreational opportunities and the quality of life for our local citizens.

Thank you for considering this request. Please contact me if you have questions or need additional information.

Sincerely,

Tommy Gregors
Executive Director



CHEHAW



THONATEESKA



FLINT
RIVERQUARIUM



LEE COUNTY, GA GOVERNMENT

SUBJECT: New Alcohol Applicant

DATE SUBMITTED: 12/4/24

DIVISION:

AUTHORIZED BY: Joey Davenport

AGENDA DATE REQUESTED: 12/10/24

TYPE:

CONTACT PERSON: Carol Lee

DEPARTMENT: Inspection/Licensing

- Regular
 Consent

MOTION/RECOMMENDATION:

Mr. Max Carver is requesting that the Lee County Board of Commissioners approve his Alcohol application for pouring wine, malt beverages & distilled spirits on the premises. Mr. Carver is the new owner of Tammy's Bar and Grill located at 1636 Philema Rd.

BACKGROUND:

All requirements have been met by the applicant.

- 1.
 - 2.
 - 3.
 - 4.
- None

<p><u>REVIEWED BY (INITIALS):</u> Legal: Finance: Other:</p> <p><u>USER DEPT.:</u></p> <p><u>SUBMITTED BY:</u></p> <p>_____</p> <p>County Manager</p>	<p><u>ADVERTISED:</u> Date:11/28/24 & 12/4/24 Paper: The Lee County Ledger Required</p> <p><u>COSTS:</u></p> <p><u>CURRENT FY:</u></p> <p><u>APPROPRIATION CODE:</u></p> <p><u>AFFECTED PARTIES:</u> <input type="checkbox"/> Notified <input type="checkbox"/> N/R</p>	<p><u>COMMISSION ACTION:</u> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Continued to:</p> <p><u>FUNDING SOURCE:</u> <input type="checkbox"/> Capital Improvement <input type="checkbox"/> Operating <input type="checkbox"/> Other</p>
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BOARD OF COUNTY COMMISSIONERS

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

**LEE COUNTY BUILDING INSPECTION
BUILDING INSPECTION
BUILDING PERMITS
BUSINESS LICENSE
ALCOHOL LICENSE**

Joey Davenport
Chief Building Official

Carol Lee
Administrative Assistant

Martha Roberts
Permit Technician

Lee County, Georgia
102 Starksville Ave. N.
Leesburg, GA 31763
(229) 759-6000
Fax: (229) 759-2346
Web: www.lee.ga.us
buildinginspections@lee.ga.us

*One of the first
original counties of
Georgia*

*Established
June 9, 1825*

Lee County Alcohol License Memorandum

Date: 12/10/24
To: Lee County Board of Commissioners
From: Carol Lee
License Administrator
RE: Retail Consumption on-premises malt beverages, wine & distilled spirits

Mr. Max Carver, owner of the new Tammy's Bar & Grill is requesting the Board of Commissioners grant him an alcohol license for consumption on-premises of malt beverages, wine & distilled spirits. Tammy's Bar & Grill is located at 1636 Philema Rd and was previously Roosters Tavern.

CONSIDERATIONS FOR APPROVAL OR DENIAL

- 1. The existence or non-existence of verifiable information regarding the applicant's work history, status, experience, and reputation.**

The Business License Department is unaware of any negative information relating to the applicant's work history, status...etc. There is no record of any information on these subjects that would require staff to recommend against the granting of the application for this license.

- 2. The history of the applicant, if any, in engaging in fraudulent or criminal activities.**

See summary by request

- 3. Compliance with application requirements.**



BOARD OF COUNTY COMMISSIONERS

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

LEE COUNTY BUILDING INSPECTION BUILDING INSPECTION BUILDING PERMITS BUSINESS LICENSE ALCOHOL LICENSE

Joey Davenport
Chief Building Official

Carol Lee
Administrative Assistant

Martha Roberts
Permit Technician

Lee County, Georgia
102 Starksville Ave. N.
Leesburg, GA 31763
(229) 759-6000
Fax: (229) 759-2346
Web: www.lee.ga.us
buildinginspections@
lee.ga.us

*One of the first
original counties of
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*Established
June 9, 1825*

The applicant has completed all application requirements.

4. Adequate and satisfactory reference response.

Reference response was adequate and satisfactory.

5. Proximity of the proposed business to densely populated residential districts.

(See County Planner's Report)

6. Compliance with zoning regulations.

(See County Planner's Report)

7. Safety of the premises from which the business will operate.

The premise is safe for the operation of the business. The business has been at this location for multiple years.

8. Compliance with state and local laws, regulations and ordinances.

All requirements relating to the application have been met.

STAFF RECOMMENDATION:

Staff requests the Board of Commissioners consider the Alcohol Application for Mr. Max Carver owner of the new Tammy's Bar & Grill.



Lee County Planning, Zoning & Engineering Department

Joey Davenport
Interim Director

Amanda Nava-Estill
Assistant Director

Kara Hanson
Office Manager/Planning Assistant

Kacee Smith
GIS Manager

Charles Talley
GIS Technician

MEMORANDUM

To: CAROL LEE, LICENSE ADMINISTRATOR

From: AMANDA NAVA, ASSISTANT DIRECTOR OF PLANNING

Date: DECEMBER 4, 2024

Re: ON PREMISE CONSUMPTION: WINE, MALT BEVERAGES, MIXED DRINKS AT TAMMY'S BAR & GRILL 1636 PHILEMA ROAD

Considerations for Approval or Denial:

Item (5) Proximity of the proposed business to densely populated residential districts:

This location fronts Philema Road South and is surrounded by commercial and residential uses. The closest residentially zoned parcels contain single-family residential units (Lazy Acres Subdivision). There is a distance of approximately 700 sq. feet from the closest single-family home from the establishment (as measured by the most direct route of travel on the ground).

Item (6) Compliance with Zoning Regulations:

The proposed location is not within 100 yards of any school building, school ground, church, college campus, or alcohol treatment facility. This establishment meets the requirements for the sale of malt beverages and wine for consumption on the premises per Section 6-165. This establishment meets the requirements for the sale of mixed drinks for consumption on the premises where sold per Section 156 (verified with Environmental Health that this location is permitted as a restaurant).

Recommendation:

This location has operated with an alcohol license under previous ownership (based on information provided by License Administrator).

Based on the information provided above, I recommend the Lee County Board of Commissioners **approve** the application made by Mr. Max Carver of Tammy's Bar & Grill for an alcohol license for the sale of malt beverages, wine, and mixed drinks for consumption on the premises where sold.



LEE COUNTY, GA GOVERNMENT

SUBJECT: 2025 Alcohol Renewals

DATE SUBMITTED: 12/6/24

DIVISION:

AUTHORIZED BY: Joey Davenport

AGENDA DATE REQUESTED:

TYPE:

CONTACT PERSON: Carol Lee

DEPARTMENT: Licensing Department

- Regular
 Consent

MOTION/RECOMMENDATION:

Staff requests the Board of Commissioners consideration in approving the attached License renewals for 2025.

BACKGROUND:

All requirements relating to the applications have been met.

ATTACHMENTS:

- 1.
 - 2.
 - 3.
 - 4.
- None

REVIEWED BY (INITIALS):

Legal:
Finance:
Other:

USER DEPT.:

SUBMITTED BY:

County Manager

ADVERTISED:

Date:
Paper:
 Not Required

COSTS:

CURRENT FY:

APPROPRIATION CODE:

AFFECTED PARTIES: Notified N/R

COMMISSION ACTION:

- Approved
 Approved w/Conditions
 Denied
 Continued to:

FUNDING SOURCE:

- Capital Improvement
 Operating
 Other

2025 Alcohol Renewals

BUSINESS	ADDRESS	LICENSE	FEE	OWNER/LIC HOLDER
		BEER/WINE OFF PREMISES		
CIRCLE K	1584-E US 19 SOUTH	"	\$825.00	Melanie Craft
CREEKSIDE BP	1420 US 19 SOUTH	"	\$825.00	Brijesh Patel
CVS	1193 US 19 SOUTH	"	\$825.00	Robert Dugas
DOLLAR GENERAL #478	3005 NORTH SLAPPEY	"	In process	
DOLLAR GENERAL #15482	1162 HWY 82 WEST	"	In process	Audry Gordon
EASY TRIP	1487 PHILEMA RD	"	\$825.00	Bhumi Patel
FAMILY DOLLAR	1513 Hwy 19 South	"	In process	Kenny Yelton
HOME RUN FOODS	1595 US HWY 19 SOUTH	"	\$450.00	Jefferson Lanier
HWY 19 CITCO	863 US 19 SOUTH	"	\$825.00	Steve Whatley
MIKE'S COUNTRY STORE	1628 PHILEMA RD	"	\$825.00	Mike Rogers
PEACHTREE MINI MART	1295 US HWY 82 WEST	"	\$825.00	Steve Whatley
PHILEMA EXPRESS	1505 PHILEMA EXPRESS	"	\$825.00	Alpeshkumar Patel
PUBLIX	1212 US 19 SOUTH	"	\$825.00	Kaleb Bassinger
PURE (Chevron)	1405 US HWY 82 WEST	"	\$825.00	Himanshu Patel
PURE (Chevron)	1603 PHILEMA RD	"	\$825.00	Prakashkumar Patel
RACEWAY	1385 HWY 82 WEST	"	\$825.00	Mahmoud Abudayyak
SALT LICK	1211 HWY 82 WEST	"	\$825.00	Jackson Krause
SHOP RITE (SHELL)	1572 US 19 SOUTH	"	\$825.00	Sandeep Kumar
ONE STOP MART	1250-A US HWY 82 WEST	"	\$825.00	Sarfraz Ahmed
WAL MART	2825 LEDO RD	"	\$825.00	Jarvis Lewis
TEMP	1420 US 19 SOUTH	"	\$450.00	Brijesh Patel
		BEER/WINE/LIQ ON PREMISES		
RIVERFRONT BBQ	1533 US HWY 19 SOUTH	ON PREMISES	\$3,150.00	Max Pouliot
CHILI'S GRILL & BAR	2821 LEDO RD	ON PREMISES	\$3,150.00	Mathew Griffiths
EL MAYA RESTAURANT	1561 US HWY 19 SOUTH	ON PREMISES	\$3,150.00	Ismael Diaz
KING CLAW	2841 LEDO RD	ON PREMISES	\$3,150.00	Yuk Fan Chan Fu
JOLLY ROGERS	1561 US HWY 19 SOUTH	ON PREMISES	\$3,150.00	Jaymin Patel
CHEHAW PARK	105 CHEHAW PARK RD	ON PREMISES	\$0.00	Morgan Burnett
		TOTAL	\$29,850.00	

2025 Package Store Renewals

BUSINESS	ADDRESS	LICENSE	FEE	OWNER/LIC HOLDER
V's	1529 US 19 South	Package Store	\$5,950.00	Brijesh Patel
Oakland Package	1302 US Hwy 82 West	"	\$5,950.00	Milen Patel
The Spirits	1379 US Hwy 82 West	"	\$5,950.00	Devanshukumar Patel
Philema Liquor & Wine	1777 Philema Rd	"	\$5,950.00	Alpeshkumar Patel
		Total	\$23,800.00	



Lee County E-911 Emergency Response Department
110 Starksville Ave N
Leesburg, Ga 31763



TO: Honorable Board of County Commissioners

FROM: E-911 Director Nikkie Celinski

SUBJECT: Purchase of a New Phone System

MEETING DATE: December 10, 2024

Emergency Call Works, our current phone system is six (6) years old, the average life span of a 911 phone system. This product was purchased through Motorola and the support for this system will run out in December 2024, as the product is being sunsetted.

We have received quotes for the new phone system from INdigital, Motorola, NGA, and WestTel to include initial set up and a 5-year leasing plan. Attached is a budgetary estimate for all four (4) companies who bid on the phone system. **Staff recommends the Board consider awarding the bid to either INdigital or WestTel.**

INdigital, as the lowest bidder, sells the same product (VESTA) as Motorola; they purchase the product from Motorola and then offer it to customers basing their price on population. INdigital also has instate technicians. INdigital serves the City of Milledgeville as well as the counties of Johnson, Morgan, Newton, Troup, Harris, and Toombs. These counties speak highly of INdigital's service and product.

WestTel is an alternative solution if the Board would like a product other than that of Motorola. The start-up price for WestTel is higher than that of INdigital; however, the maintenance cost is lower. Our neighbors in Worth County use this product and speak highly of the company in regards to both the system itself and the customer service. The reported response time for WestTel technicians is within an hour.

E-911 Center Phone System

	Start Up Costs	Maintenance Costs	Total Cost for Five (5) Years
INdigital	\$172,096.02	\$152,628.00	\$324,724.02
Motorola	\$287,072.00	\$252,928.00	\$540,000.00
WestTel	\$189,500.00	\$89,520.00	\$279,020.00
NGA	\$108,004.00	\$185,994.00	\$293,998.00



Lee County Fire and Emergency Services

342 Leslie Hwy

Leesburg Ga, 31763

229-759-6090

December 4, 2024

The Honorable Board of Commissioners

Ref: Purchase of Aerial Fire Apparatus

Due to continued growth of Lee County commercial property I am asking the Board of Commissioners approval to purchase the following Aerial Fire Apparatus.

This proposal is a Sourcewell Co-Operative purchase. Lee County Sourcewell ID 38102.

SUTPHEN 70' MID-MOUNT AERIAL PLATFORM SP-70

Cummins X15 500 HP Diesel Engine

Allison Gen 6 EVS4000 Transmission

Cab TSAL4SD 73" Flat

QMAX 2000 GPM Suction Single Stage Pump

500 Gallon Poly Tank

Aerial Platform SP70

Total Cost 1,674,592.30 Includes a 15%Discount for Sourcewell Agreement Contract #113021-SUT

Equipment needed:

6 SCBA 8500.00 each total 51,000

Hurst Edraulics Cutter, Spreader, Ram 41,500

5 inch supply Hose 1000 feet 14,000

1.75 inch attack Hose 600 Feet 3,300

Nozzles, Pile Poles, Adapters 11,500

Total Cost with Truck and Equipment 1,795,892.30

Respectfully,



David Forrester
David Forrester

Fire Chief

Lee County Fire & Emergency Services



SUTPHEN

PROPOSAL

TO THE:

Lee County (Sourcewell ID#38102)
Fire Department
Attn: Chief D. Forrester
934 US HWY 19 South
Leesburg, GA 31763

DATE: December 2, 2024

We hereby propose and agree to furnish the following firefighting equipment upon your acceptance of this Proposal via the Sourcewell Co-Operative Purchase Agreement Contract #113021-SUT which guarantees a 15% Discount off of LIST Price:

One (1) Sutphen Heavy Duty 70' Mid-Mount Aerial Platform (SP70) Complete and Delivered for the Total Sum of \$ 1,674,592.30

The apparatus and equipment being purchased hereunder shall be completed and ready for inspection at the manufacturing facility within approximately 24 months after the Sutphen's receipt and approval of Purchaser's acceptance of this Proposal. The unit shall be delivered approximately 4-6 weeks following the final inspection pending any changes or adjustments required by the customer beyond our control.

This Proposal shall be valid for thirty (30) days. If a Purchase Agreement or Purchase Order is not received by Sutphen within 30 days of the date of this Proposal, Sutphen reserves the right to extend, withdraw, or modify this Proposal, including pricing, delivery times, and prepayment discounts, as applicable.

Respectfully submitted,



Jerry Harley
Authorized Representative for Sutphen Corporation
336-613-8202

TERMS & CONDITIONS

Changes to National Fire Protection Association ("NFPA") 1900, Environmental Protection Agency ("EPA") or changes legislated by Federal, State or Local Governments or changes in parts availability or vendor relationships that impact the cost to manufacture the truck may incur additional charges which shall be borne by the Purchaser. These may include but are not limited to changes that affect the major vendors of the fire apparatus industry such as pump manufacturers, seat manufacturers, electrical power supplies (generators) and powertrain (engine & transmission). Any such changes shall be documented on a change order executed by both Sutphen and Purchaser.

Sutphen shall provide written notice to the Purchaser as soon as it reasonably believes any cost increase provision may be invoked. Sutphen shall provide, upon written request, documentation of such changes and increases.

Sutphen will use its reasonable best efforts to deliver the apparatus within the timeframe quoted herein, provided that such delivery date shall be automatically extended for delays beyond Sutphen's control, including, without limitation, strikes, labor disputes, riots, civil unrest, pandemics, war or other military actions, sabotage, government regulations or controls, fire or other casualty, or inability to obtain materials or services. If such delay occurs, Sutphen shall give notice of delay to Purchaser. Purchaser shall not be entitled to any discount or reduction in price for such delay and Sutphen shall not be liable for any damages (compensatory, incidental, consequential or otherwise) related to such delay.

Final payment shall be made at the time of final inspection at the factory. Should payment be delayed, Sutphen reserves the right to charge interest at the rate of one and one-half percent (1.5%) per month, beginning on the day after payment is due.

Delivery, payment, and transfer of the Manufacturer's Certificate of Origin (MCO) shall take place at Sutphen during final inspection, and upon payment in full in accordance with these terms. Sutphen reserves the right to withhold delivery of the MCO until payment in full is received. If Purchaser requires any third-party equipment mounting, the apparatus shall be moved to the third-party facility by the dealer or Purchaser for such mounting. Such third-party work shall not delay or offset payment to Sutphen. The apparatus shall be tested per NFPA #1900 at Sutphen's manufacturing facility. Purchaser agrees that the apparatus and equipment being purchased hereunder shall not be driven or used in any manner until it is paid for in full. In the event there are any shortages or omissions with the apparatus at time of completion, Purchaser may withhold a sum equivalent to the price of any such shortages as determined by Sutphen.

In the case of any default in payment hereunder or in the payment on any notes, negotiable paper, obligations or other instruments issued by Purchaser, Sutphen may take full possession of the apparatus and equipment or of the piece or pieces upon which default has been made, and any payments that have been made theretofore shall be applied as rent in full for the use of the apparatus and equipment up to the date of taking possession by Sutphen.

Sutphen warrants to Purchaser that all goods and services furnished hereunder will conform in all respects to the terms of this order, including any applicable change orders, drawings, specifications, or standards incorporated herein, and/or shall be free of defects in materials, workmanship, and free from such defects in design. In addition, Sutphen warrants that the goods and services are suitable for and will perform in accordance with the purposes for which they were intended, for a period of one year from the Warranty Registration Date, unless an extended warranty is purchased.

The purchase price provided for herein does not include any federal, state or local sales tax, duties, imposts, revenues, excise or other taxes which may hereafter be imposed by governmental authority or otherwise and which are made applicable to the apparatus or equipment covered by this Proposal. In the event that any such taxes are subsequently imposed and become applicable, the purchase price herein shall be increased by the amount of such taxes and such sum shall be immediately paid by Purchaser to Sutphen. To the extent applicable, the prices and deliveries set forth herein are subject to the Defense Production Act.

Sutphen shall provide insurance insuring the apparatus and equipment against loss by fire, theft, or collision and insuring against property damage and personal injury through the completion of the apparatus and transfer of the Manufacturer's Certificate of Origin.

After the execution of this Agreement, Purchaser shall have no right to terminate the Agreement. Sutphen may, in its absolute and sole discretion, accept Purchaser's request to terminate the Agreement. In the event Sutphen accepts Purchaser's request to terminate the Agreement, Sutphen may charge a cancellation fee. The following charge schedule based on costs incurred may be applied, at Sutphen's sole discretion: (a) 10% after order is accepted by Sutphen; (b) 30% of the Purchase Price after production has commenced. The cancellation fee may increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing.

These Terms and Conditions ("T&C") contained in the Proposal provided herein take precedence over all previous negotiations, oral or written, and no representations or warranties are applicable except as specifically contained in these or in any subsequently signed agreement between the Parties. No waiver of any of the provisions of these T&C shall be deemed a waiver of any other provision, whether similar, nor shall any waiver constitute a continuing waiver. If a Purchase Order is issued, this Proposal, including the Terms and Conditions contained herein, shall supersede the terms in the Purchase Order where terms may be inconsistent.

This Proposal shall be governed and controlled as to interpretation, enforcement, validity, construction, effect and in all other respects by the laws, statutes, and decisions of the State of Ohio. Exclusive jurisdiction and venue for any litigation at all related to this in the Franklin County Court of Common Pleas, Columbus, Ohio, and the parties hereto consent and submit to the general jurisdiction of this court. All of these T&C shall be binding upon and inure to the benefit of and be enforceable by Sutphen, Purchaser, their successors and assigns.



Sutphen
Component Report
 Dealership: Williams Fire
 Apparatus_3 (Moore)

HS- Lee County Fire Department, Georgia
SP70 Aerial Platform

Order#: DQ017946-1
 Contact:
 Position:
 Phone:
 Mobile:
 Email:

Bill To	Ship To
Customer: Lee County Fire Department Contact: , Address: 934 US Highway 19 South Leesburg, Georgia 31763	Customer: Lee County Fire Department Contact: , Address: 934 US Highway 19 South Leesburg, Georgia 31763

Comments
Project Manager: Sales Person: Todd Moore Revision Level: Truck Type: Body Facility:

Quote Line Number 1

Line	Item #	Qty	Item Description/Comments
1	Hilliard	1	Facility = Hilliard
2	Sourcewell	1	Cooperative Purchasing =Sourcewell
3	10000225	1	STD WIRING SCHEMATIC (USB)
4	10310100	1	CHASSIS
CHASSIS			
5	10010001	1	CHASSIS, CUSTOM
6	51070232	1	WHEELBASE = 232
7	25010255	1	FRAME, 10" DOUBLE RAILS, DOMEX, SINGLE AXLE (110K PSI)
8	45040100	1	FRONT BUMPER CLIP
9	45010001	1	FRONT TOW EYES, BELOW BUMPER, PAINTED
10	46010200	1	REAR TOW EYES, STAINLESS STEEL
11	40010250	1	STEERING - ROSS TAS-85
12	22010200	1	DRIVE LINE, SPICER, SPL250

Line	Item #	Qty	Item Description/Comments
13	23015200	1	ENGINE, CUMMINS X15 NEXT GEN 500HP DOC-DPF-DEF-SCR OBD
14	23029200	1	ENGINE WARRANTY, 5 YEAR, 100,000 MILES FOR CUMMINS (X SERIES)
15	23029400	1	AFTERTREATMENT WARRANTY, 5 YEAR, 100,000 MILES FOR CUMMINS (X SERIES)
16	23030006	1	AIR INTAKE/EMBER SEPARATOR
17	23031176	1	FUEL FILTER/WATER SEPARATOR, PRIMARY, FLEETGUARD FUEL PRO FH230
18	23032110	1	DUAL FUEL SHUT OFF VALVES
19	23031180	1	12VDC HEATER FOR FLEETGUARD FUEL/WATER SEPARATOR
20	23031220	1	FUEL FILTER, SECONDARY, FLEETGUARD, FF5825NN
21	47012520	1	TRANSMISSION, ALLISON GEN 6, EVS4000 (X10HHD, X12, X15)
22	23110000	1	JACOBS ENGINE BRAKE
23	47024050	1	TRANSMISSION COOLER
24	47030000	1	ALLISON TOUCH PAD SHIFTER
25	47030120	1	SHIFTER PAD GEARING, 6 GEARS OPEN, MODE BUTTON FOR GENERATOR
26	21021210	1	COOLING SYSTEM FOR X15
27	21030195	1	COOLANT FILTER
28	21030000	1	FAN CLUTCH
29	21030200	1	RADIATOR COOLANT RECOVERY, PRESSURIZED SYST
30	26010000	1	FUEL TANK, STEEL, 65 GALLON
31	26030000	1	FUEL FILL
32	26030100	1	FUEL COOLER
33	24040000	1	DIESEL EXHAUST FLUID TANK
34	13010205	1	ALTERNATOR, LEECE NEVILLE 320 AMP 4915PA
35	13030100	1	LOW VOLTAGE ALARM, FLOYD BELL TXB-V86-515-QF
36	15010500	1	BATTERIES, INTERSTATE TYPE 31 MHD (4)
37	15031700	1	BATTERY JUMPER TERMINALS
38	15031510	1	BATTERY CHARGER, KUSSMAUL CHIEF 4012

Line	Item #	Qty	Item Description/Comments
39	15030465	1	120V SHORELINE INLET, KUSSMAUL SUPER 20 AUTO EJECT W/ OLED DISPLAY 091-55-266-XX
40	15040100	2	120V OUTLET WIRED TO SHORELINE INLET - EA (2)
41	14022130	1	FRONT AXLE, HENDRICKSON STEERTEK NXT 23,000 LB.
42	41022130	1	FRONT SUSPENSION, HENDRICKSON 23,000 LBS. (4) 56" LEAFS
43	41040510	1	STEER ASSIST
44	43010322	1	FRONT TIRES, GOODYEAR, 425/65R22.5 LRL, ARMOR MAX PRO GRADE MSA 22.5 X 12.25 WHEELS
45	14510545	1	REAR AXLE, MERITOR RS-35-185 35,000 LB.
46	14530150	1	TOP SPEED, 60 MPH
47	42010650	1	REAR SUSPENSION, HENDRICKSON ROADMAAX, 35,000 LBS. AIR RIDE
48	44010400	1	REAR TIRES, GOODYEAR 315/80R22.5X 9, LRL G289 WHA HGWY, 35,000 GVWR
49	42910300	1	TIRE PRESSURE MONITOR, QUICK PRESSURE
50	44215100	1	WHEELS, ALUM, ACCURIDE (max 35K rear)
51	44270100	1	HUB COVERS, FRONT & REAR, POLISHED STS (Single Axle)
52	44270300	1	CHROME LUG NUT CAPS, FRONT & REAR (Single Axle)
53	44271100	1	MUD FLAPS, FRONT (PAIR)
54	44271200	1	MUD FLAPS, REAR (PAIR)
55	54010010	1	DATA, SAFETY & WARNING TAGS APPLICATION, ADHESIVE
56	16010220	1	BRAKES MERITOR SCAM 6" FRONT, SCAM 8.625" REAR (SINGLE AXLE)
57	18030000	1	GUARD OVER PARKING BRAKE KNOB
58	18010043	1	AIR BRAKE SYSTEM 5 TANKS WABCO 1200 DRYER (31K, 35K)
59	18030010	1	AIR BRAKE RELEASE VALVE, WABCO
60	18020000	1	CENTRAL LOCATION FOR AIR TANK DRAINS
61	18030140	1	AIR INLET CONNECTION W/CHECK VALVE
62	18035110	1	AIR COMPRESSOR, KUSSMAUL AUTO PUMP AC, 100PSI
63	18036105	1	TIMER, KUSSMAUL AUTO PUMP
64	18210000	1	ELEC STABILITY CONTROL SYST

Line	Item #	Qty	Item Description/Comments
65	18110075	1	WABCO 5 CHANNEL ANTI-LOCK BRAKES W/ASR (31K, 35K)
66	53510000	1	COMPRESSION FITTINGS ON AIR SYSTEM (CHASSIS)
67	54010000	1	MISCELLANEOUS ITEMS ON CHASSIS
68	54010100	1	AERIAL CHASSIS PREP (SINGLE AXLE)
69	10310110	1	CAB
CAB			
70	11024240	1	CAB TSAL4SD 73" FLAT
71	11030025	1	CAB CERTIFICATION - STRUCTURAL INTEGRITY
72	11030950	1	CAB LOCKDOWN LATCHES
73	11031025	1	CAB TILT SYSTEM, AIR CONTROL VALVE
74	11031030	1	CAB TILT CONTROL LOCATION, OFFICER'S SIDE PUMP PANEL
75	11031100	1	MANUAL BACK-UP TILT SYSTEM
76	11031350	1	CAB DOORS, FULL LENGTH (4)
77	11031385	1	CAB STEPS, LOWER GRIP STRUT, INTERMEDIATE DIAMONDPLATE
78	11031390	1	AUXILIARY CAB STEPS, ALUM, GRIP STRUT (SET OF 4)
79	11031399	1	CAB STEP LIGHTING, TECNIQ E45 LED STRIP LIGHTS
80	11031421	1	CAB DOOR WINDOWS, POWER (4)
81	11031401	1	CAB SIDE WINDOWS, FIXED, BOTH SIDES
82	11031460	1	NO WINDOWS, BACK WALL OF CAB
83	11031465	1	WINDOW TINTING (LIMO TINT 8%) - EACH (4)
84	52010010	1	ELECTRIC INTERMITTENT WIPERS
85	52030100	1	DEACTIVATE WINDSHIELD WIPERS WITH PARKING BRAKE ENGAGED
86	52030200	1	WINDSHIELD WASHER RESERVOIR
87	38010015	1	MIRRORS LANG MEKRA 300 SERIES REMOTE
88	11024420	1	UPPER GRILLE, AMERICAN FLAG LEVEL STYLE FACADE (X SERIES)
89	11024510	1	FLAMING "S" LOGO, UPPER GRILLE, ILLUMINATED
90	11024615	1	LOWER GRILLE, POLISHED STAINLESS, LASER CUT LETTERING W/ BACKLIGHTING

Line	Item #	Qty	Item Description/Comments
91	20010080	1	BUMPER, 18" POLISHED STAINLESS STEEL
92	20029802	1	BUMPER SIDES, DIAMONDPLATE, W/POCKET (18-24" EXTENSION)
93	20040100	1	STORAGE WELL, SHALLOW, FULL WIDTH (18" BUMPER)
94	20030100	1	STORAGE WELL COVER, TREADPLATE, 2" RAISE
95	20030510	1	CUT-OUT IN STORAGE WELL COVER
96	12010400	1	AIR HORNS, DUAL, HADLEY H00978 RECTANGULAR, BEHIND PERFORATION
97	12030015	1	AIR HORNS CUTOUTS IN BUMPER, BEHIND PERFORATIONS (X SERIES)
98	12030305	1	FOOT SWITCH, DRIVER'S SIDE
99	12040010	1	MOMENTARY SWITCH ON DASH, OFFICER'S SIDE
100	12510109	1	ELEC SIREN, WHELEN 295HFSA7, REMOTE FLUSH MOUNT WITH REMOVABLE MIC
101	12530205	1	ELEC SIREN WIRED TO STEERING WHEEL BUTTON
102	12620200	1	SIREN SPEAKER, 100W, WHELEN, SA314B, BLACK FINISH
103	12670110	1	SIREN SPEAKER(S) INSTALLED BEHIND CAB GRILLE
104	12710100	1	SIREN, FEDERAL Q2B, GRILLE MOUNT
105	12730305	1	FOOT SWITCH, DRIVER'S SIDE, FOR MECH SIREN
106	12730350	1	MOMENTARY SWITCH ON DASH, OFFICER'S SIDE, FOR MECH SIREN
107	12730363	1	SIREN BRAKE SWITCH FOR MECH SIREN, DRIVER'S & OFFICER'S SIDE
108	32520520	1	HEADLIGHTS, LED, FIRETECH FT-4X6, DUAL STS HOUSINGS (MIXED UPPER WARNING & TURN SIGNAL)
109	32530500	1	ALTERNATING FLASHER FOR HEADLIGHT
110	48010300	1	FRONT TURN SIGNALS, WHELEN 400 SERIES LED (4) (MIXED HOUSING)
111	32530620	1	CORNERING LIGHTS, WHELEN 600 LED
112	32530754	1	ICC, LED BROW LIGHT INTEGRATED MARKERS
113	27022120	1	HANDRAILS, CAB EXTERIOR, KNURLED STAINLESS STEEL (4) SIDE
114	27030615	1	COAT HOOKS ON UPPER GRAB HANDRAILS, DRIVER'S SIDE (2)
115	27030655	1	COAT HOOKS ON UPPER GRAB HANDRAILS, OFFICER'S SIDE (2)
116	27025000	1	HANDRAILS, CAB INTERIOR, BLACK RUBBER COATED (2) FRONT ENTRY

Line	Item #	Qty	Item Description/Comments
117	27030120	1	HANDRAILS, REAR CAB INTERIOR DOOR, BLACK RUBBERIZED (2) AND KNURLED STS AT WINDOW (2)
118	27040110	1	INTERIOR DOOR, NYLON STRAP (FRONT CAB DOORS)
119	11032010	1	EXTERIOR COMPT, SIDE OF EXT CAB, 38" H, DS
120	11031930	1	EXTERIOR DOOR, HINGED, PAINTED
121	11032610	1	DRIVER SIDE, LEFT DOOR HINGE (OPEN TOWARDS FRONT OF CAB)
122	11032450	1	COMPT DOOR LOCK - NOT PROVIDED
123	11032100	1	NO OPENING TO CREW SEAT COMPT
124	11032060	1	EXTERIOR COMPT, SIDE OF EXT CAB, 38" H, OS
125	11031930	1	EXTERIOR DOOR, HINGED, PAINTED
126	11032620	1	OFFICER'S SIDE, RIGHT DOOR HINGE (OPEN TOWARDS FRONT OF CAB)
127	11032450	1	COMPT DOOR LOCK - NOT PROVIDED
128	11032100	1	NO OPENING TO CREW SEAT COMPT
129	11035408	1	DIAMONDPLATE REAR EXTERIOR WALL OF CAB WITH 1" WRAP (AERIAL OR TOP MOUNT)
130	11035422	1	DIAMONDPLATE CAB ROOF 56" x FULL WIDTH
131	11033202	1	3/16" SMOOTH ALUM BACK WALL & SIDE WALLS, INSIDE CAB
132	31010250	1	INTERIOR, MULTISPEC BLACK SPECKLE PAINT W/BLACK EMBOSSED FRP BOARD
133	11032929	1	DOOR PANEL, FULL STS
134	31010291	1	CAB INTERIOR FLOOR COVERING, BLACK RUBBERIZED
135	22510100	1	ENGINE ENCLOSURE, FULL LENGTH
136	22510530	1	ENGINE ENCLOSURE COVERING, SCORPION BLACK URETHANE BLEND
137	11031550	1	CENTER CONSOLE EXTENSION
138	11031563	1	TOP OF EXTENSION, CUP HOLDERS (2) AND STORAGE SLOT
139	11031573	1	SIDES OF EXTENSION, DRIVER & OFFICER'S SIDE STORAGE SLOTS
140	22610050	1	ENGINE HOOD LIGHT, LED (1)
141	11031510	1	FLAT WORK SURFACE IN LIEU OF GLOVE BOX
142	29810100	1	CHASSIS ELECTRICAL DESCRIPTION

Line	Item #	Qty	Item Description/Comments
143	30010135	1	INSTRUMENTATION, AMETEK W/ CENTER & OVERHEAD CONSOLES (AERIALS)
			Upper Command Console: 
144	30010510	1	LOWER COMMAND CONSOLE, X15
			Lower Command Console (15L engine): 
145	30010720	1	CAB PUMP SHIFTER, AIR, KPS SHIFTER (FOR HALE K-SERIES PUMP TRANSMISSION)
146	30011000	1	PUMP INTERLOCK, NOT CONNECTED WITH ODOMETER
147	30031612	1	DO NOT MOVE LIGHT, WHELEN LINZ6 LED
148	30031650	1	DO NOT MOVE ALARM
149	30031675	1	DO NOT MOVE DISENGAGE BUTTON
150	29930210	1	DELETE MAPBOOK SLOT ON FRONT BREAKER PANEL
151	29910100	1	PROGRAMMABLE LOAD MANAGER, CLASS-1 SUPERNODE II
152	30031100	1	HIGH IDLE SWITCH
153	11040000	1	CAB ACCESSORY FUSE PANEL
154	84541540	1	POWER & GROUND STUDS, UPPER COMMAND CONSOLE
155	84541545	1	POWER & GROUND STUDS, LOWER COMMAND CONSOLE
156	30110000	1	VEHICLE DATA RECORDER, AKRON/WELDON
157	30031810	2	12V POWER POINT (2)
158	30031830	3	12V DUAL POWER POINT, USB/USBC, POWERWERX (3)

Line	Item #	Qty	Item Description/Comments
159	33510030	1	INTERIOR CAB LIGHTS, WHELEN 6" ROUND RED/CLEAR LED (2)
160	34010030	1	INTERIOR CREW LIGHTS, WHELEN 6" ROUND RED/CLEAR LED (2)
161	28010750	1	DEFROSTER, HEATER & A/C, SEVERE CLIMATE (TM-31)
162	28090003	1	HEAT TO FEET
163	28030500	1	DEFROSTER DUCTWORK, ENTIRE WINDSHIELD
164	11031687	1	TOP HEAT/AC STORAGE, TOOL MOUNTING PLATE, 25" x 19.5"
165	38510104	1	DRIVER'S SEAT, BOSTROM SIERRA HIGH BACK AIR RIDE ABTS (DURAWEAR PLUS, LOW SEAM)
166	38340110	1	PRIMARY SEAT POSITION
167	38350100	1	SEAT BELT CONFIGURATION, PULL FROM LEFT SHOULDER TO BUCKLE AT RIGHT HIP
168	38320000	1	HELMET STORED IN COMPARTMENT
169	39010118	1	OFFICER'S SEAT, BOSTROM TANKER 450, ABTS SCBA (DURAWEAR PLUS, LOW SEAM)
170	38340110	1	PRIMARY SEAT POSITION
171	38350200	1	SEAT BELT CONFIGURATION, PULL FROM RIGHT SHOULDER TO BUCKLE AT LEFT HIP
172	39030020	1	OFFICER'S SEAT COMPT, FRONT DOOR
173	38320000	1	HELMET STORED IN COMPARTMENT
174	39521129	1	CREW SEAT 1, BOSTROM TANKER 450, ABTS SCBA (DURAWEAR PLUS, LOW SEAM)
175	38340110	1	PRIMARY SEAT POSITION
176	38350200	1	SEAT BELT CONFIGURATION, PULL FROM RIGHT SHOULDER TO BUCKLE AT LEFT HIP
177	38320000	1	HELMET STORED IN COMPARTMENT
178	11031822	1	EMS CABINET, REAR FACING, BEHIND OFFICER
179	11032210	1	INTERIOR ACCESS, BLACK WEBBING
180	11032311	1	ADJUSTABLE SHELF, EMS COMPT (1)
181	39521430	1	CREW SEAT 3, BOSTROM TANKER 400CT, ABTS SCBA FLIP UP (DURAWEAR PLUS, LOW SEAM)
182	38340120	1	SECONDARY SEAT POSITION
183	38350100	1	SEAT BELT CONFIGURATION, PULL FROM LEFT SHOULDER TO BUCKLE AT RIGHT HIP
184	38320000	1	HELMET STORED IN COMPARTMENT

Line	Item #	Qty	Item Description/Comments
185	39521431	1	CREW SEAT 4, BOSTROM TANKER 400CT, ABTS SCBA FLIP UP (DURAWEAR PLUS, LOW SEAM)
186	38340120	1	SECONDARY SEAT POSITION
187	38350200	1	SEAT BELT CONFIGURATION, PULL FROM RIGHT SHOULDER TO BUCKLE AT LEFT HIP
188	38320000	1	HELMET STORED IN COMPARTMENT
189	39550200	1	SEAT COLOR, BLACK
190	39610000	4	SCBA BRACKETS, BOSTROM, SECURE ALL (4)
191	38410000	1	SEAT BELT WARNING SYSTEM, AKRON / WELDON
192	39710015	1	FULL WIDTH CREW SEAT COMPT, FRONT DROP-DOWN DOORS (73" CAB)
193	84541700	2	INSTALLATION OF CUSTOMERS 2-WAY RADIO ANTENNA (2)
194	84561015	1	CAMERA SYSTEM, FRC, INVIEW TRUEVIEW, TWO CAMERAS (WIRED)
195	10310200	1	PUMP & PLUMBING
PUMP & PLUMBING			
196	60012555	1	QMAX-2000 GPM 6" SUCTION SINGLE STAGE PUMP
197	60025200	1	GEARBOX, HALE, K-SERIES, REAR MOUNTED
198	60026020	1	MECHANICAL PUMP SEAL, HALE
199	60031005	1	ALLOY ANODES, HALE (2)
200	60035123	1	PUMP TEST, THIRD PARTY TESTING
201	61510010	1	DELETE AUXILIARY COOLER (HEAT EXCHANGER)
202	62010002	1	STAINLESS STEEL PIPING
203	66020100	1	3" TANK TO PUMP W/CHECK VALVE
204	61720100	1	VALVE, AKRON HEAVY DUTY
205	61770120	1	ACTUATOR, VALVE, PUSH/PULL HANDLE, INNOVATIVE CONTROLS
206	73010100	1	TANK FILL 1.5"
207	61720100	1	VALVE, AKRON HEAVY DUTY
208	61770120	1	ACTUATOR, VALVE, PUSH/PULL HANDLE, INNOVATIVE CONTROLS
209	61010405	1	PRESSURE GOVERNOR, CLASS 1 TPGJ1939
210	61210410	1	INTAKE PRESSURE CONTROL, TFT A1831

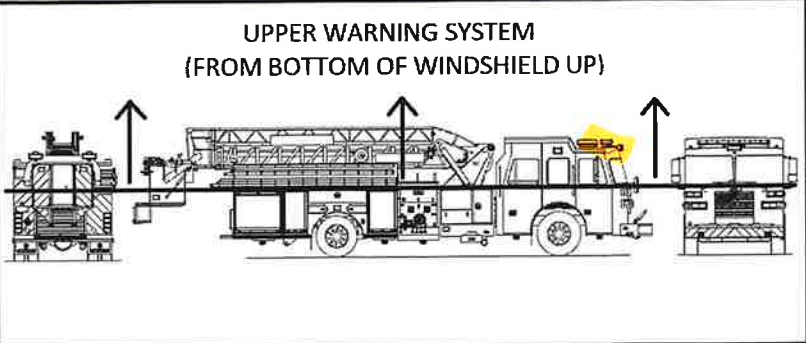
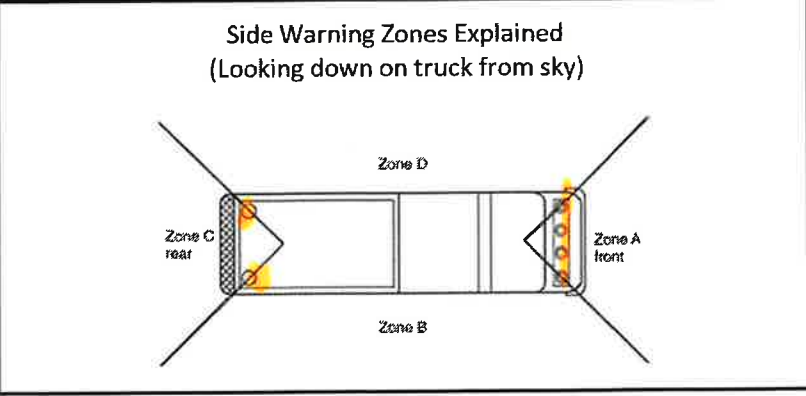
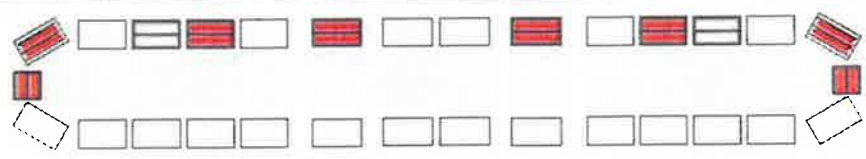
Line	Item #	Qty	Item Description/Comments
211	63021100	1	6" MAIN SUCTION, LEFT SIDE
212	65030000	1	2.5" LEFT SIDE INLET
213	61720100	1	VALVE, AKRON HEAVY DUTY
214	61770100	1	ACTUATOR, VALVE, SWING HANDLE
215	60036010	1	THREADS, NST
216	63025100	1	6" MAIN SUCTION, RIGHT SIDE
217	64030000	1	2.5" RIGHT SIDE INLET
218	61720100	1	VALVE, AKRON HEAVY DUTY
219	61770100	1	ACTUATOR, VALVE, SWING HANDLE
220	60036010	1	THREADS, NST
221	70525125	1	2.5" DISCHARGE, LEFT - POSITION 1
222	61720100	1	VALVE, AKRON HEAVY DUTY
223	61770100	1	ACTUATOR, VALVE, SWING HANDLE
224	77021015	1	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5"
225	61810150	1	DISCHARGE TERMINATION, 30 DEGREE ELBOW
226	60036010	1	THREADS, NST
227	70525125	1	2.5" DISCHARGE, LEFT - POSITION 2
228	61720100	1	VALVE, AKRON HEAVY DUTY
229	61770100	1	ACTUATOR, VALVE, SWING HANDLE
230	77021015	1	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5"
231	61810150	1	DISCHARGE TERMINATION, 30 DEGREE ELBOW
232	60036010	1	THREADS, NST
233	71025130	1	3" DISCHARGE, RIGHT - POSITION 3
234	61720110	1	VALVE, AKRON SLOW CLOSE
235	61770100	1	ACTUATOR, VALVE, SWING HANDLE
236	77021015	1	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5"

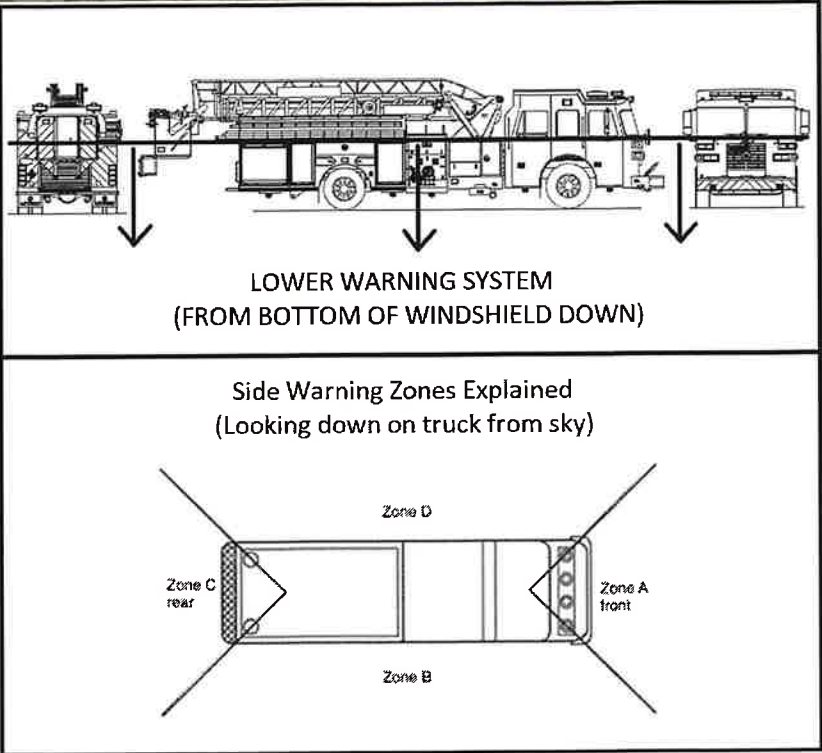
Line	Item #	Qty	Item Description/Comments
237	61810160	1	DISCHARGE TERMINATION, STRAIGHT
238	60036010	1	THREADS, NST
239	61840267	1	ADAPTER, 3" NST FE X 5" STORZ, 30-DEGREE W/CAP & CHAIN, TFT
240	71025125	1	2.5" DISCHARGE, RIGHT - POSITION 4
241	61720100	1	VALVE, AKRON HEAVY DUTY
242	61770100	1	ACTUATOR, VALVE, SWING HANDLE
243	77021015	1	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5"
244	61810150	1	DISCHARGE TERMINATION, 30 DEGREE ELBOW
245	60036010	1	THREADS, NST
246	72130100	1	DISCHARGE 2.5" UPPER LEFT SIDE BODY
247	61720100	1	VALVE, AKRON HEAVY DUTY
248	61770120	1	ACTUATOR, VALVE, PUSH/PULL HANDLE, INNOVATIVE CONTROLS
249	77021015	1	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5"
250	61810160	1	DISCHARGE TERMINATION, STRAIGHT
251	60036010	1	THREADS, NST
252	72230212	1	DISCHARGE 2.5" TO FRONT BUMPER (AERIALS)
253	61720100	1	VALVE, AKRON HEAVY DUTY
254	61770120	1	ACTUATOR, VALVE, PUSH/PULL HANDLE, INNOVATIVE CONTROLS
255	77021015	1	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5"
256	60036010	1	THREADS, NST
257	72810000	1	TWO CROSSLAYS 2" VALVE-PIPING 1.5" SWIVEL
258	61720100	2	VALVE, AKRON HEAVY DUTY (2)
259	61770120	2	ACTUATOR, VALVE, PUSH/PULL HANDLE, INNOVATIVE CONTROLS (2)
260	77021015	2	GAUGE, DISCH, INNOVATIVE CONTROLS TC SERIES, 2.5" (2)
261	60036010	2	THREADS, NST (2)
262	72910510	1	COVER, VINYL FOR CROSSLAYS (AERIALS)

Line	Item #	Qty	Item Description/Comments
263	72932201	1	COVER FASTENERS, BUNGIE CORDS WITH RED TAB
264	61742000	1	MASTER PUMP DRAIN, MULTIPOINT
265	61730005	9	DRAIN VALVES, INNOVATIVE CONTROLS, LIFT-UP (9)
266	78521435	1	WATERWAY CONTROL, 3" VALVE, AKRON 9335 ELECTRIC ACTUATOR
267	61910100	1	WATERWAY DRAIN VALVE, AKRON 1.5" PUSH/PULL CONTROL
268	10310220	1	PUMP PANEL
PUMP PANEL			
269	74920310	1	MT SM1 - SIDE MOUNT PUMP PANEL
270	74930510	1	PANEL FINISH, BRUSHED STS
271	74931000	1	ESCUTCHEON PLATES
272	74931050	1	COLOR CODING
273	74931210	1	PUMP MODULE FRAMEWORK, NON-PAINTED
274	74931310	1	PUMP FINISH, PAINTED BY PUMP MFG
275	74931520	1	PLUMBING FINISH, NON-PAINTED
276	75510261	1	PUMP OPERATOR LIGHTS, AMDOR H2O LED STRIP
277	75530136	1	PUMP PANEL LIGHTS OFFICER'S SIDE, AMDOR H2O LED STRIP
278	76010105	1	PUMP PANEL GAUGES & CONTROLS
279	60028050	1	PUMP PRIMER, TRIDENT, AIR
280	60028310	1	(1) PRIMER BUTTON - MAIN SUCTION
281	76025100	1	COMPRESSION FITTINGS ON AIR SYSTEM (CTZ PUMP MODULE)
282	76030805	1	HALE TRV-L THERMAL RELIEF VALVE WITH LIGHT AT PUMP PANEL
283	76031900	1	AIR HORN PUSH BUTTON SWITCH ON PUMP PANEL
284	76520100	1	GAUGES, MASTER, CLASS 1 4.5"
285	77510080	1	GAUGE, WATER LEVEL, CLASS 1, INTELLI-TANK ITL-4
286	77532112	1	GAUGE, WATER LEVEL, WHELEN PSTANK2 LED (2)
287	10310230	1	WATER TANK
WATER TANK			

Line	Item #	Qty	Item Description/Comments
288	83525000	1	WATER TANK BRAND, UNSPECIFIED
289	83520425	1	WATER TANK, 500 GAL, POLY
290	10310300	1	BODY
BODY			
291	80030001	1	STAINLESS STEEL SUBFRAME FOR BODY, SINGLE AXLE AERIALS
292	80126040	1	BODY SAA-4, LEFT HIGH / RIGHT INTERMED / TRANS
293	10310302	1	BODY COMPARTMENTS
BODY COMPARTMENTS			
			<p style="text-align: center;">Standard Verbiage for locations of Outlets and other components in Body compartments</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">INBOARD OUTBOARD</p> <p style="text-align: center;">TOP VIEW</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Legend</p> <p>Inboard— Toward center of truck / frame rails</p> <p>Outboard— Toward compartment doors</p> <p>Left/Right wall— Looking at compartment, wall which is to your left or right</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">SIDE VIEW</p> </div>
294	81165705	1	UNISTRUT TRACK IN COMPTS
295	80220340	1	COMPT DOORS, AMDOR ROLL-UP, PAINTED
296	80225100	1	REAR COMPT DOOR (A1) AMDOR ROLL-UP, SATIN FINISH
297	84531110	1	COMPT LIGHTING, AMDOR LED LIGHT STRIPS, 2 PER COMPT
298	10310305	1	BODY EXTERIOR
BODY EXTERIOR			
299	81320300	1	HOSEBED, SA75, SL75, SP70
300	81410000	1	COVER, VINYL, MAIN HOSE BED

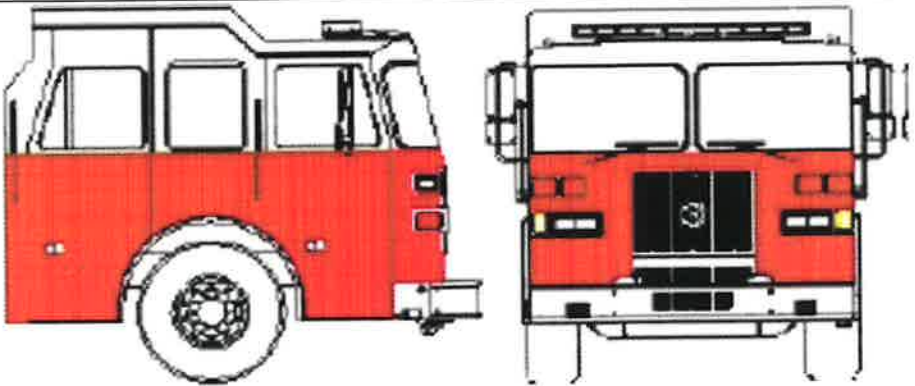
Line	Item #	Qty	Item Description/Comments
301	81440201	1	COVER FASTENERS, BUNGIE CORDS WITH RED TAB
302	81332030	1	HOSEBED LIGHTING, FRONT, WHELEN 2G LEDS
303	81340100	1	HOSEBED ABOVE LEFT SIDE BODY
304	81430100	1	COVER, VINYL, FOR ADDT'L UPPER BODY HOSEBED
305	81910300	1	HANDRAILS, KNURLED STS, 70, 75, 100, 105
306	82014300	1	STEPS, IC FOLD DOWN W/LIGHT & PULL-OUT (70 & 75)
307	82520000	1	RUB RAILS, EXTRUDED ALUM
308	83010150	1	ALUMINUM TREADPLATE (AERIALS)
309	83030315	1	REAR STEP/TAILBOARD CORNERS, 45 DEGREE
310	83030615	1	REAR FENDERS, STAINLESS SMOOTH PAINTED (SINGLE AXLE AERIALS & SLTDA105)
311	80231200	1	4 SCBA CYLINDER COMPTS (2 LEFT, 2 RIGHT)
312	80290310	4	DOOR FINISH, BRUSHED STAINLESS, SINGLE/DOUBLE SCBA COMPT (4)
313	89020330	1	LADDERS, DUO-SAFETY QUINT (MT) 85' 16R', 24'-2sec, 35'-3sec & 10'F
314	89510001	1	LADDER MOUNTING BRACKETS, W/POLISHED ALUM HANDLES
315	10310310	1	ELECTRICAL
ELECTRICAL			
316	84550110	1	LICENSE PLATE BRACKET W/ LIGHT, LED
317	84511100	1	BODY ELECTRICAL DESCRIPTION
318	84520000	1	BACK UP ALARM, ECCO SA917
319	85010302	1	TAILLIGHTS, WHELEN 600 SERIES, LED STOP/TAIL/TURN/REVERSE, QUAD HOUSING (PAIR)
320	85110100	1	ICC LIGHTS, LED
321	85510210	1	STEP LIGHTS, LED, REAR BODY & WHELEN 2G AT PUMP PANEL
322	85710040	1	UNDERCARRIAGE GROUND LIGHTS, WHELEN 2G LED
323	86520300	1	REAR WORK LIGHTS, (2) FIRETECH WL-2000-F-B, LED
324	86600205	1	OPTICAL WARNING SYSTEM, UPPER (SP70)

Line	Item #	Qty	Item Description/Comments
			<p style="text-align: center;">UPPER WARNING SYSTEM (FROM BOTTOM OF WINDSHIELD UP)</p>  <p style="text-align: center;">Side Warning Zones Explained (Looking down on truck from sky)</p> 
325	86610110	1	UPPER WARNING LIGHTS, ZONE A (FRONT), WHELEN FREEDOM IV 72" LED LIGHT BAR, F4N7QLED, 10 MODULES
			
326	86920100	1	UPPER ZONE A LIGHTBAR, STANDARD CONFIGURATION
327	86699999	1	UPPER WARNING LIGHTS, ZONE B (OFFICER'S SIDE), COVERED BY ZONES A & C
328	86710105	1	UPPER WARNING LIGHTS, ZONE C (REAR), WHELEN LED BEACONS, L31 (PAIR)
329	86810110	1	UPPER WARNING LIGHTS, ZONE C (REAR PLATFORM), WHELEN 600 SUPER LED, 60*02F*R (QTY 2)
330	86899999	1	UPPER WARNING LIGHTS, ZONE D (DRIVER'S SIDE), COVERED BY ZONES A & C
331	87100205	1	OPTICAL WARNING SYSTEM, LOWER (SP70)

Line	Item #	Qty	Item Description/Comments
			 <p style="text-align: center;">LOWER WARNING SYSTEM (FROM BOTTOM OF WINDSHIELD DOWN)</p> <p style="text-align: center;">Side Warning Zones Explained (Looking down on truck from sky)</p>
332	87110110	1	LOWER WARNING LIGHTS, ZONE A (FRONT), WHELEN 600 SUPER LED, 60*02F*R (QTY 4)
333	87811130	1	LOWER, ZONE A - MOUNTING LOCATION (DUAL HOUSINGS)
334	87210120	1	LOWER WARNING LIGHTS, ZONE B (OFFICER'S SIDE), WHELEN 600 SUPER LED, 60*02F*R (QTY 4)
335	87812150	1	LOWER, ZONE B - MOUNTING LOCATION (SP70, SP95, SP100, SP110)
336	87310100	1	LOWER WARNING LIGHTS, ZONE C (REAR), WHELEN 600 SUPER LED, 60*02F*R (QTY 2)
337	87410120	1	LOWER WARNING LIGHTS, ZONE D (DRIVER'S SIDE), WHELEN 600 SUPER LED, 60*02F*R (QTY 4)
338	87814150	1	LOWER, ZONE D - MOUNTING LOCATION (SP70, SP95, SP100, SP110)
339	87537732	1	ADDITIONAL WARNING LIGHTS, WHELEN 600 SUPER LED, 60*02F*R (PAIR) (1)
340	87537738	1	ADDITIONAL WARNING LIGHTS, WHELEN ION T-SERIES LED, TLI*(PAIR) (1)
341	87537505	1	WARNING LIGHT, ROTO-RAY, LED
342	88393000	1	SCENE LIGHTS, FIRETECH 30K LUMENS, 12V LED, 72" 3-PIECE BROW, W/INTEGRATED ICCS FT-B-72-ML-3PKIT-* (1)
343	88393050	2	SCENE LIGHT, FIRETECH GUARDIAN 10K, 12V LED, SURFACE MOUNT, FT-GSM (2)
344	88393110	4	SCENE LIGHT, FIRETECH MB DOUBLE STACK 17.5", 12V LED, FIXED, 30 LED, FT-MB-2.15-FT-* (4)
345	88399940	3	ADDITIONAL SWITCH, 3-WAY FOR 12V LIGHTS (EA) (3)

Line	Item #	Qty	Item Description/Comments
346	10310320	1	GENERATOR & ACCESSORIES
GENERATOR & ACCESSORIES			
			<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Standard Verbiage for locations of Outlets and other components in Body compartments</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">INBOARD OUTBOARD</p> <p style="text-align: center;">TOP VIEW</p> <p style="text-align: center;">INBOARD OUTBOARD</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Legend</p> <p>inboard— Toward center of truck / frame rails</p> <p>Outboard— Toward compartment doors</p> <p>Left/Right wall— Looking at compartment, wall which is to your left or right</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">SIDE VIEW</p> </div> </div>
347	88230202	1	GENERATOR, SMART POWER, 6KW HYD, MT
348	88250405	1	CIRCUIT BREAKER PANEL WITH 8 SPACES FOR BREAKERS
349	88251100	1	BREAKER PANEL, STD LOCATION (L1)
350	88431005	1	HANNAY ECR-1614-17-18 REEL W/175' 12/3 (1)
351	88433030	1	MOUNTING OF ELEC CORD REEL UNDER OFFICER'S SIDE TURNTABLE
352	88432000	1	AKRON FOUR-WAY RECEPTACLE BOX, WIRED TO REEL CABLE (1)
353	88390812	1	LIGHT, FR SPECTRA, LED, SURFACE MNT, 20K LUMENS, 240V, UNDER PLATFORM (1)
354	88390840	2	LIGHT, FR SPECTRA, LED, TELE, 20K LUMENS, 240V (2)
355	88399959	1	SCUFF PLATES FOR TELE LIGHTS - NOT PROVIDED
356	88399920	3	ADDITIONAL SWITCH, 3-WAY FOR 120/240V LIGHTS (EA) (3)
357	10310400	1	AERIAL
AERIAL			
358	10040230	1	MODEL SP70, AERIAL COMPONENTS
359	95010400	1	AERIAL PLATFORM, SP70
360	95025010	1	BOOM ASSEMBLY/4-SECTION LADDER CONSTRUCTION

Line	Item #	Qty	Item Description/Comments
361	95025200	1	LIFTING CYLINDERS
362	95025110	1	EXTENSION & RETRACTION
363	95015100	1	TURNTABLE/ROTATION - SA75/SP70
364	95016300	1	TURNTABLE ACCESS, LADDER STAINLESS STEEL, LEFT
365	95016415	1	CORD REEL ACCESS PANEL, FLIP DOWN, BELOW GENERATOR
366	95015200	1	HYDRAULIC SYSTEM - SA75, SP70
367	95015300	1	EMERGENCY AUXILIARY HYDRAULIC MOTOR
368	95015400	1	INTERLOCK - SP70, SA75, SL75
369	95022100	1	JACKS - SCISSORS JACKS
370	95022150	1	AERIAL JACKS ALARM, ECCO DT500
371	93920100	1	JACK PADS, ALUMINUM, STORED BEHIND CAB
372	95025305	1	CONTROL STATION - SP70
373	95025350	1	CAPACITY RATINGS - SP70
374	95025400	1	DATA PLAQUES - SP70
375	95025500	1	OPERATIONAL TEST - SP70
376	95025602	1	LADDER TEST, THIRD PARTY TESTING
377	95033200	1	WATERWAY - SP70 & SA75
378	95050035	1	AERIAL SPOT LIGHTS – (2) FIRETECH FT-WL-X-5-S-B, LED (SP70)
379	95050190	1	LADDER LIGHTING SYSTEM, FIRETECH FT-WL-2000-S-B, LED (SA/SL/SLR75, SP70, SLR108)
380	95040100	1	PLATFORM - SP70
381	95040200	1	PLATFORM LEVELING SYSTEM
382	95040252	1	PLATFORM DOOR SKIN, FORWARD FACING DIAMONDPLATE (SP70)
383	95040265	1	PLATFORM DOOR SKIN, REARWARD FACING SMOOTH ALUMINUM (SP70)
384	95040400	1	DOUBLE LIFTING EYES (SP70)
385	95050240	1	PLATFORM SPOT LIGHT – (1) FIRETECH FT-WL-X-5-S-B, LED (SP70)
386	95055230	1	MONITORS (2) AKRON 3470 GEMINI MANUAL W/ELKHART CSW NOZZLES (SP70)

Line	Item #	Qty	Item Description/Comments
387	95060110	1	INTERCOM SYSTEM, FRC ACT 2-STATION (SP70)
388	95065100	1	BREATHING AIR - SP70
389	95065300	1	BREATHING AIR ALARM, FLOYD BELL TUHC-V88R-930-Q
390	95080250	1	STOKES STORAGE BOX, PAINTED, MOUNTED ON BOOM
391	10310410	1	PAINT & FINISH
PAINT & FINISH			
392	90010050	1	STAINLESS PAINT SCHEME - STS PPRS & MINITOWER
393	90030007	1	TWO TONE CAB
394	90029910	1	PAINT BREAK #1 - BOTTOM OF WINDSHIELD
			
395	90030170	1	PAINT FRAME RAILS, FUEL TANK, & LOWER AERIAL COMPONENTS - BLACK (SINGLE AXLE)
396	90030031	1	PAINT, TURNTABLE, SIDE PLATES & LIFT CYLINDER SILVER
397	90030190	1	TEXTURED FRAME RAIL COATING, PLUMBING AREA
398	90030015	1	A/C CONDENSER PAINTED ROOF COLOR
399	90510000	1	3" LETTERING, 22K UP TO 40
400	90600220	1	REFLECTIVE MATERIAL, INTERIOR CAB DOORS, CHEVRONS, REFLEXITE
401	90630610	1	1/2" 22KT GOLD STRIPE W/PRINTED EDGES AT CAB PAINT BREAK
402	90610200	1	6" SCOTCHLITE STRIPE AROUND TRUCK
403	90630500	1	ONE PIECE "Z" STRIPE (UNDER 11-3/4")
404	90630100	2	1" SCOTCHLITE STRIPE ABOVE OR BELOW - EACH (2)
405	90681120	1	CHEVRON STRIPING, REAR BODY OUTBOARD, REFLEXITE (Aerial Platforms)

Line	Item #	Qty	Item Description/Comments
406	90681420	1	CHEVRON STRIPING, REAR PLATFORM OUTBOARD, REFLEXITE
407	90710200	1	BOOM SIGN, APPROX 63" x 10"
408	90720115	1	8" LETTERING FOR BOOM SIGN
409	90590130	1	~ADDITIONAL GRAPHICS CONTINGENCY FUND
410	10310420	1	EQUIPMENT
EQUIPMENT			
411	91010000	1	MISC EQUIP - (1) PINT TOUCH-UP PAINT, STAINLESS STEEL NUTS & BOLTS
412	89050510	1	PIKE POLE STORAGE TUBES (3), OFFICER'S SIDE
413	10310600	1	COMPLETION & WARRANTY
COMPLETION & WARRANTY			
414	99010100	1	MANUALS, ELECTRONIC VERSION (2-USB)
415	99031195	1	DEALER DELIVERY
416	99520310	1	WARRANTY, ONE YEAR - AERIALS (HILLIARD)
417	99521100	1	WARRANTY, FRAME, LIFETIME
418	99521200	1	WARRANTY, CAB STRUCTURAL, 10 YR.
419	99521300	1	WARRANTY, BODY STRUCTURAL, 10 YR.
420	99521400	1	WARRANTY, PAINT, 10 YR.
421	99521500	1	WARRANTY, AERIAL MECHANICAL, 2 YR.
422	99521600	1	WARRANTY, AERIAL STRUCTURAL, 30 YR.
423	99521900	1	WARRANTIES, MAJOR VENDOR COMPONENTS
424	10310500	1	DEALER SUPPLIED
DEALER SUPPLIED			
425	Other	1	DEALER SUPPLIED - OTHER - CUSTOM SHELVING AND TRAYS
426	Other	1	DEALER SUPPLIED - OTHER - EQUIPMENT MOUNTING
427	Other	1	DEALER SUPPLIED - OTHER - ROLL UP DOOR PROTECTORS
428	Other	1	DEALER SUPPLIED - OTHER - STREAMLIGHT HANDLIGHTS INSTALLED (4) FOUR
429	Other	1	DEALER SUPPLIED - OTHER - LOOSE EQUIPMENT ALLOWANCE

Line	Item #	Qty	Item Description/Comments
430	Other	1	DEALER SUPPLIED - OTHER - FOLDING WHEEL CHOCKS
431	Other	1	DEALER SUPPLIED - OTHER - AKRON REVOLUTION INTAKE VALVE
432	Other	1	DEALER SUPPLIED - OTHER - CUSTOM CONSOLE W/ CUP HOLDERS
433	Other	1	DEALER SUPPLIED - OTHER - AERIAL PDI
434	Other	1	DEALER SUPPLIED - OTHER - LITTLE GIANT LADDER
435		1	COOPERATIVE PURCHASING AGENCY FEES (Sourcewell)



Lee County Planning, Zoning & Engineering Department

Joey Davenport
Interim Director

Amanda Nava-Estill
Assistant Director

Kara Hanson
Office Manager/Planning Assistant

Kacee Smith
GIS Manager

Charles Talley
GIS Technician

MEMORANDUM

TO: THE LEE COUNTY BOARD OF COMMISSIONERS

FROM: PLANNING, ZONING & ENGINEERING STAFF

DATE: DECEMBER 4, 2024

RE: SD24-029, QUAIL CHASE SECTION VII – FINAL; ACCEPTING DEEDS OF RIGHTS-OF-WAY, EASEMENTS, ROADS, & WATER SYSTEM INFRASTRUCTURE

The Lee County Planning, Zoning and Engineering Department received a request for a final approval of Quail Chase Subdivision Section Seven. All legal work has been received and forwarded to the County Attorney.

RECOMMENDATION

Staff is submitting Quail Chase Subdivision Section Seven and corresponding rights-of-way easements, roads, and water system infrastructure for final acceptance by the Board of Commissioners on December 10, 2024. A two-year improvements guarantee is provided through an Irrevocable Letter of Credit effective November 12, 2024 through November 12, 2026.

Attachments:
Resolution
Final Plat

RESOLUTION
GRANTING FINAL APPROVAL FOR QUAIL CHASE SECTION VII SUBDIVISION
(SD24-029) AND ACCEPTING DEEDS OF RIGHTS-OF-WAY, EASEMENTS,
ROADS, AND WATER SYSTEM INFRASTRUCTURE

WHEREAS, Lanier Engineering, Inc., has made an application for final approval of Quail Chase Section VII Subdivision.

WHEREAS, Lee County Board of Commissioners staff has determined that all requirements for final approval have been met including legal and construction requirements.

WHEREAS, it is in the best interest of the citizens of Lee County that final approval for Quail Chase Section VII Subdivision (SD24-029) be granted and that the Chairman and Board of Commissioners of Lee County accept all rights-of-way, easements, roads and water system infrastructure.

WHEREAS, it is resolved by and through the Chairman and Board of Commissioners of Lee County, Georgia that final subdivision approval is hereby granted to Quail Chase Section VII Subdivision. Additionally, the Chairman and Board of Commissioners of Lee County, Georgia, hereby accepts those certain warranty deed of all rights-of-way, easements, roads and water system infrastructure.

This 10th day of December, 2024.

BOARD OF COMMISSIONERS
LEE COUNTY, GEORGIA

By: _____
Luke Singletary
Chairman

ATTEST: _____
Kaitlyn Good
County Clerk



LEE COUNTY

LEE COUNTY

CITY OF LEESBURG

CITY OF SMITHVILLE

SUBDIVISION APPLICATION

Application #: SD24-029 Date: 11/6/24
 Preliminary Approval Minor Subdivision Approval
 Final Approval General Development Plan Proposed
 Subdivision Name: QUAIL CHASE SECTION SEVEN
 Landowner: OAKLAND PLANTATION PARTNERS, LLC Agent: LANIER ENGINEERING, INC
 Address: 3199 PALMYRA ROAD Address: 1504 W THIRD AVENUE
 Engineer or Land Surveyor: LANIER ENGINEERING, INC
 Telephone #: Landowner: 229-883-5100 Agent: 438-0572 Total acreage: 28.014

Zoning District: R-1 Land Lot # 196 Land District: 2ND

Lee County Utilities Authority Sanitary Sewer System: (circle one) proposed or available Yes No

Private septic system: (circle one) proposed or available Yes No

Lee County Utilities Authority Central Water System: (circle one) proposed or available Yes No

Private Community Water System: (circle one) proposed or available Yes No

Private Well: (circle one) proposed or available Yes No

Open Ditch Curb & Gutter

REQUIRED ATTACHMENTS: 1 completed subdivision application and subdivision fee and:

Plat of Subdivision (3 copies for minor, 25 copies for preliminary, 10 copies for final)

Legal Description (1 copy)

Plat Checklist (to be completed by developer with all subdivision requests)

In addition to the above, for final subdivision applications, please submit:

As-built plans in dwg format showing all street & water, sewer & storm drainage with locations and elevations, and identifying installed infrastructure: (NAD 83 State Plane Coordinates, Zone, Georgia West, .dwg format submitted to randy.weathersby@lee.ga.us)

An acceptable Improvements Guarantee (Bond or Letter of Credit) and; a Maintenance and Inspection Agreement for stormwater management areas;

DNR approval for proposed water or sewerage system, if required;

Deeds transferring title of all Right of Way and easements to the Board of Commissioners

Deed transferring title of all parks, jointly owned public space and greenspace and other designated areas to the Home Owner's Association or Trust for maintenance and care.

12/18/2023

Complete page 2

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

Witness Beth Pillock Landowner/Agent [Signature]
Date: 11/5/24 Date: 11-5-2024

SUBDIVISION FEE (50% at Preliminary and 50% at Final)

of lots 24 (x) fee per lot = \$ remainder due 2,156.25 ^{1/2 was paid at preliminary}

\$25 check to Clerk of Superior Court per deed to be recorded.

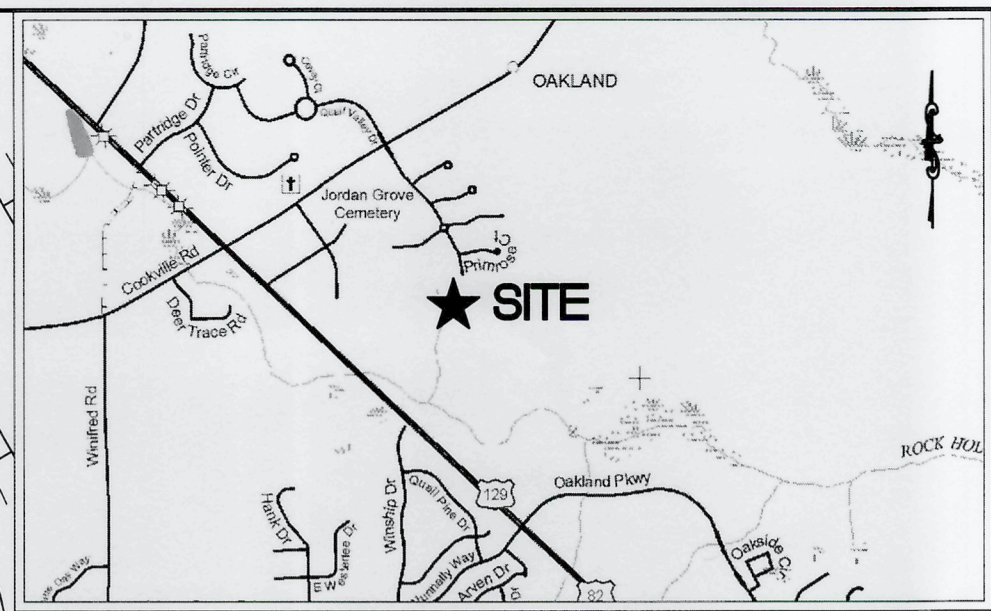
SD Fee Amount: \$ 2156.25 Date Received: 11.6.24

Check #: 8861 Received By: Kar-Haen

STORMWATER MAINTENANCE AGREEMENT: (\$25.00 at Preliminary) check made payable to the Clerk of Superior Court

GS/MA Fee Amount: \$ Date Received:

Check #: Received By:

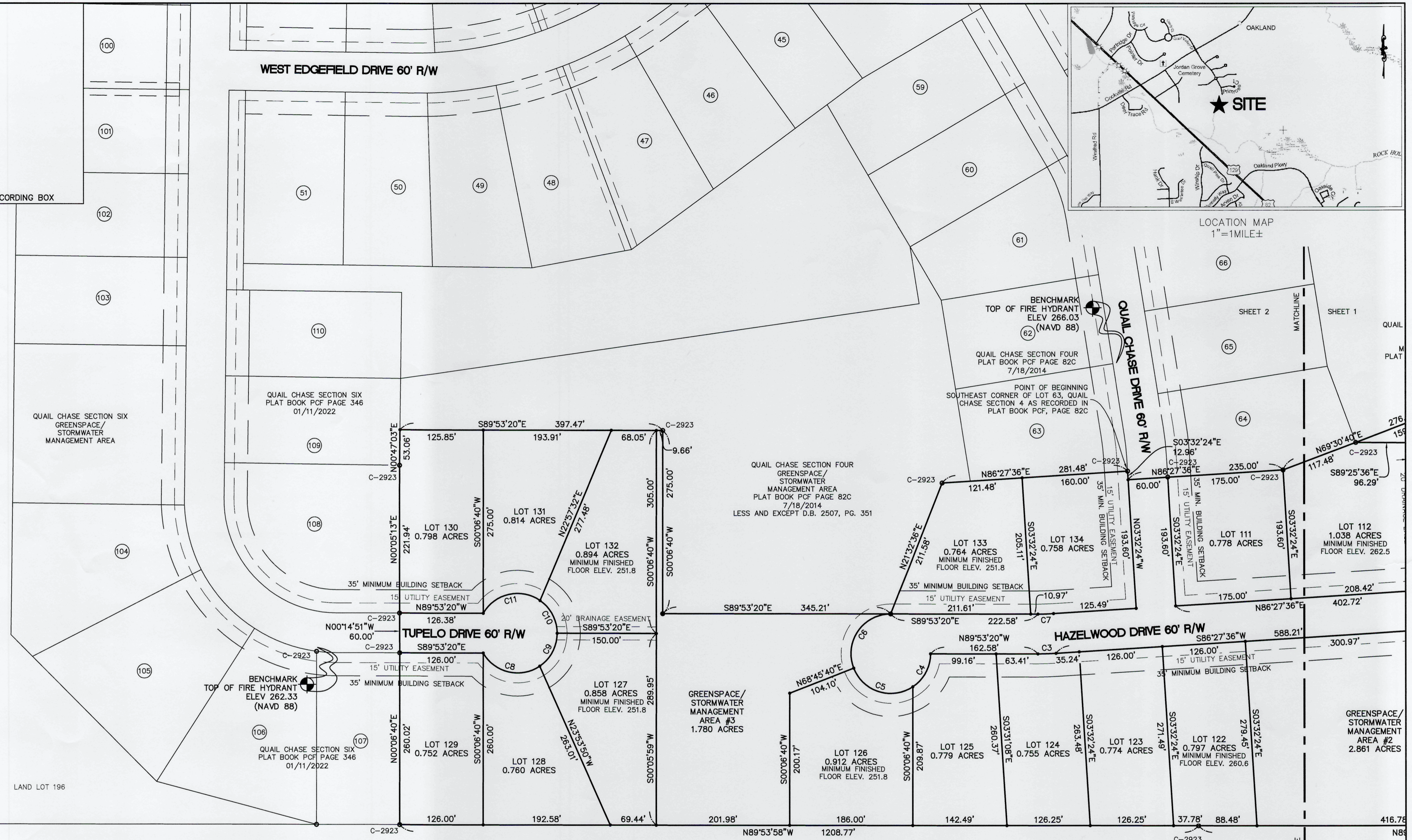


LOCATION MAP
1"=1MILE±

CLERK OF COURTS RECORDING BOX

GRID NORTH / NAD 83 / GA WEST

LAND LOT 195
LAND LOT 196

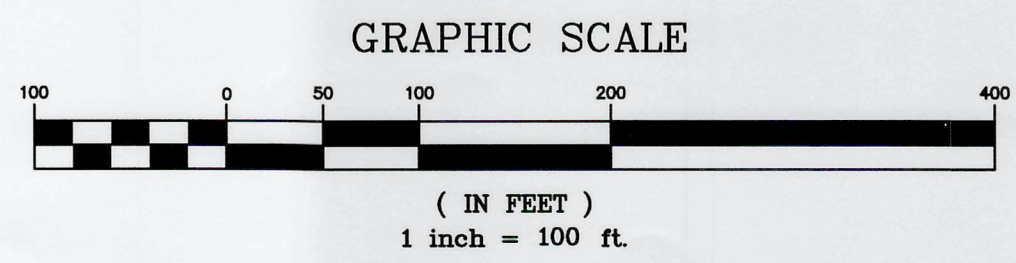


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	32.33'	430.00'	N88°36'51"E	32.33'
C2	27.82'	370.00'	S88°36'51"W	27.82'
C3	27.40'	430.00'	S88°17'08"W	27.40'
C4	59.11'	60.00'	S28°20'03"W	56.75'
C5	107.03'	60.00'	N72°20'27"W	93.39'
C6	116.61'	60.00'	N34°26'10"E	99.10'
C7	23.58'	370.00'	N88°17'08"E	23.58'
C8	98.50'	60.00'	S76°55'15"E	87.81'
C9	58.58'	60.00'	N28°04'45"E	56.28'
C10	57.85'	60.00'	N27°30'28"W	55.63'
C11	99.23'	60.00'	S77°29'32"W	88.30'

- MINIMUM FLOOR ELEVATION (FFE) NOTES:**
- RESIDENCES AND ACCESSORY BUILDINGS ON LOTS 112, 113, 121, 122, 126, 127, 132, & 133 REQUIRE A MINIMUM FINISHED FLOOR ELEVATION AS INDICATED.
 - ALL OTHER LOTS IN SECTION 7 DO NOT ADJOIN A CLOSED CONTOUR DEPRESSION OR STORMWATER MANAGEMENT POND THAT IMPACTS THE REQUIRED FINISHED FLOOR ELEVATION OF THE PROPOSED HOUSE. THE ROAD CENTERLINE FOR THESE LOTS HAS NO BEARING ON THE REQUIRED FINISHED FLOOR ELEVATION OF THE HOUSE.
 - AS ON ANY LOT, CARE SHOULD BE TAKEN TO ELEVATE THE HIGH SIDE OF THE HOUSE AND PROVIDE SUFFICIENT DRAINAGE AROUND THE HOME TO THE LOW SIDE. OTHERWISE THERE ARE NO SPECIAL LOT GRADING CONSIDERATIONS FOR THESE LOTS.

ROZA FARMS, LLC
D.B. 2116, PG. 139
P.C. F, SL. F288

LEGEND	
1" IPF	IRON PIPE FOUND
#5 IRF	IRON REBAR FOUND
•	IRON REBAR SET W/ 2923 CAP
C-####	IRON REBAR FOUND W/ CAP-NO.

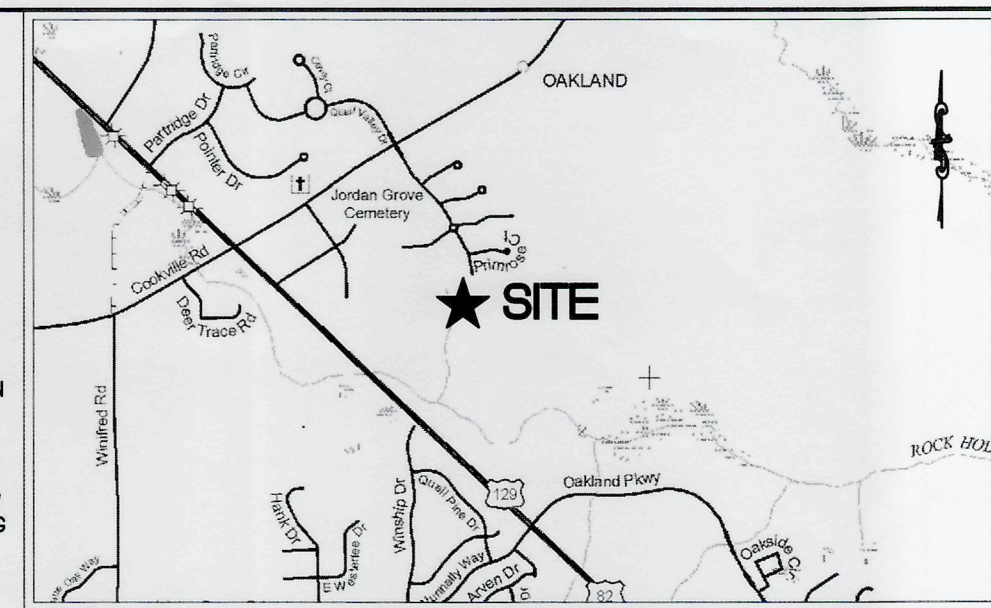
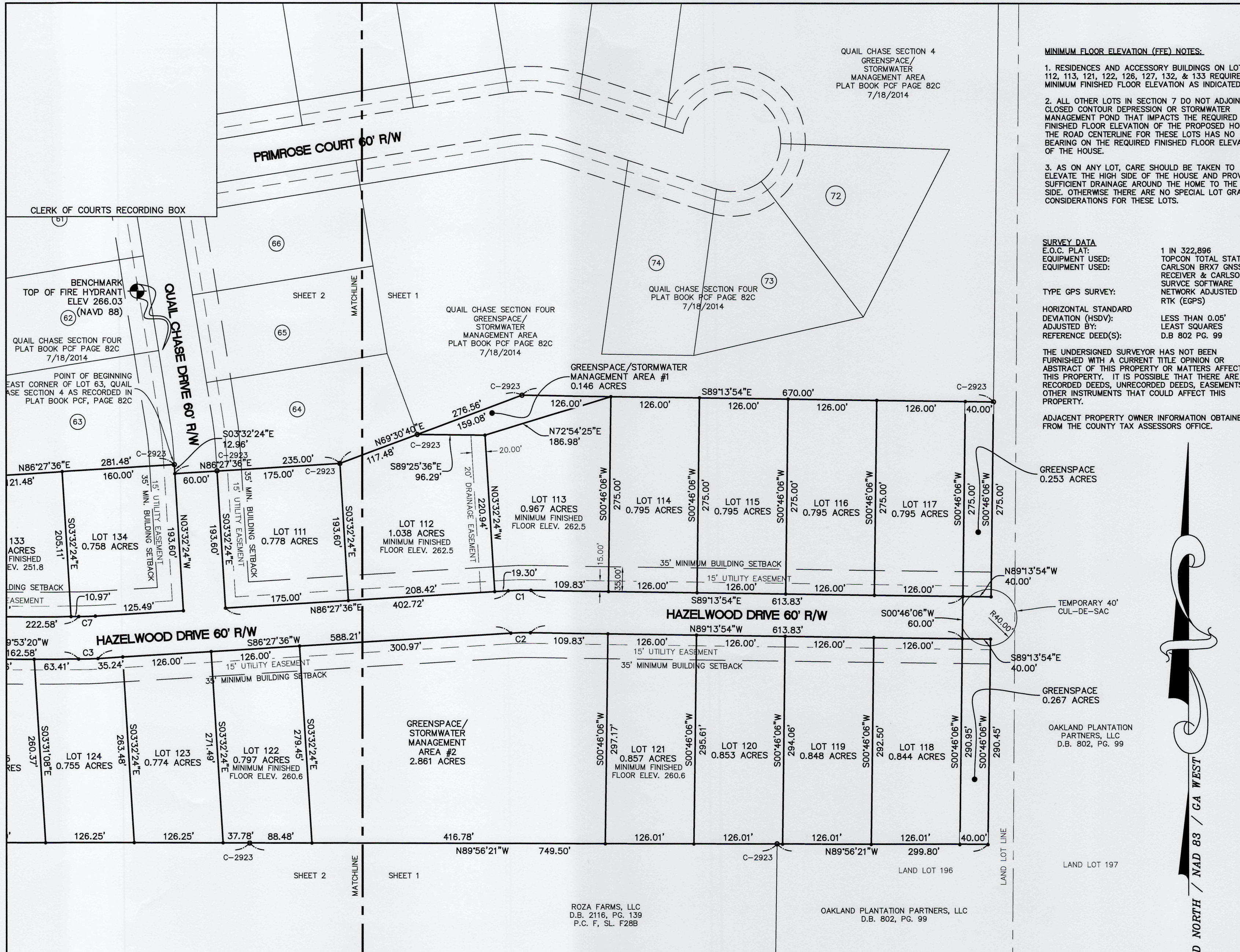


FINAL PLAT
QUAIL CHASE SECTION SEVEN
PART OF LAND LOT 196, SECOND LAND DISTRICT
LEE COUNTY, GEORGIA



1504 W. THIRD AVENUE ALBANY, GEORGIA
31707 (229) 438-0522 FAX (229) 438-0921
EMAIL GWEBB@LANIER-ENGINEERING.COM

SURVEYED	MSH/DSG	SCALE	1" = 100'	PROJ. NO.	22028	DATE	08/14/24	SHEET NUMBER
DRAWN	EWW	CHECKED		DWG	22028FP	SUR. DATE	08/08/24	2 OF 2



MINIMUM FLOOR ELEVATION (FFE) NOTES:

- RESIDENCES AND ACCESSORY BUILDINGS ON LOTS 112, 113, 121, 122, 126, 127, 132, & 133 REQUIRE A MINIMUM FINISHED FLOOR ELEVATION AS INDICATED.
- ALL OTHER LOTS IN SECTION 7 DO NOT ADJOIN A CLOSED CONTOUR DEPRESSION OR STORMWATER MANAGEMENT POND THAT IMPACTS THE REQUIRED FINISHED FLOOR ELEVATION OF THE PROPOSED HOUSE. THE ROAD CENTERLINE FOR THESE LOTS HAS NO BEARING ON THE REQUIRED FINISHED FLOOR ELEVATION OF THE HOUSE.
- AS ON ANY LOT, CARE SHOULD BE TAKEN TO ELEVATE THE HIGH SIDE OF THE HOUSE AND PROVIDE SUFFICIENT DRAINAGE AROUND THE HOME TO THE LOW SIDE. OTHERWISE THERE ARE NO SPECIAL LOT GRADING CONSIDERATIONS FOR THESE LOTS.

SURVEY DATA
 E.O.C. PLAT: 1 IN 322,896
 EQUIPMENT USED: TOPCON TOTAL CARLSON BRX7 GNSS RECEIVER & CARLSON SURVEY SOFTWARE NETWORK ADJUSTED RTK (EGPS)
 TYPE GPS SURVEY:
 HORIZONTAL STANDARD DEVIATION (HSDV): LESS THAN 0.05'
 ADJUSTED BY: LEAST SQUARES
 REFERENCE DEED(S): D.B. 802 PG. 99

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE COUNTY TAX ASSESSORS OFFICE.

LOCATION MAP
 1"=1MILE±

TOTAL AREA OR QUAIL CHASE 7 IS 28.014 ACRES
 THERE ARE 24 RESIDENTIAL LOTS
 PROPERTY IS ZONED R-1
 FRONT YARD SETBACK - 35'
 SIDE YARD SETBACK - 10'
 REAR YARD SETBACK - 15'

TYPICAL STREET SECTION FOR THIS SUBDIVISION IS 31' FROM BACK OF CURB TO BACK OF CURB

#5 IRON REBAR SET AT ALL NEW PROPERTY CORNERS

THERE IS A 15' UTILITY EASEMENT PARALLEL AND CONTIGUOUS TO ALL STREET RIGHT OF WAY

GREENSPACE
 GREENSPACE REQUIRED: 28.014 AC. x 25% = 7.004 AC.
 GREENSPACE PROVIDED IN SECTION 7 IS 5.307 AC.
 EXCESS GREENSPACE HAS BEEN PROVIDED IN PREVIOUS PHASES.
 TOTAL AREA OF QUAIL CHASE SECTIONS 1-7 IS 194.540 ACRES.
 TOTAL GREENSPACE REQUIRED: 25% X 194.540 AC. = 48.635 AC.
 TOTAL GREENSPACE PROVIDED IS 59.025 AC.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	32.33'	430.00'	N88°36'51"E	32.33'
C2	27.82'	370.00'	S88°36'51"W	27.82'
C3	27.40'	430.00'	S88°17'08"W	27.40'
C4	59.11'	60.00'	S28°20'03"W	56.75'
C5	107.03'	60.00'	N72°20'27"W	93.39'
C6	116.61'	60.00'	N34°26'10"E	99.10'
C7	23.58'	370.00'	N88°17'08"E	23.58'
C8	98.50'	60.00'	S76°55'15"E	87.81'
C9	58.58'	60.00'	N28°04'45"E	56.28'
C10	57.85'	60.00'	N27°30'28"W	55.63'
C11	99.23'	60.00'	S77°29'32"W	88.30'

OWNER CERTIFICATION:
 THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY PLATTED HEREON.

[Signature]
 OAKLAND PLANTATION PARTNERS, LLC
 ATTN: BARRY CARR
 3199 PALMYRA ROAD
 ALBANY, GA 31707
 (229) 883-5100

APPROVAL:
 APPROVED BY LEE COUNTY PLANNING AND ZONING.

LEE COUNTY PLANNING, ZONING AND ENGINEERING DATE

WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 889, SAVANNAH, GEORGIA 31402-0889.

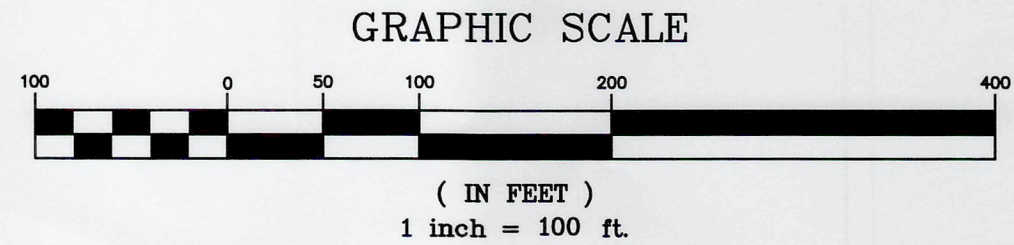
BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWERAGE FROM ALL LANDS SUBDIVIDED AFTER 7-27-95. THE OWNER OF THIS SUBDIVIDED LOT WILL BE REQUIRED TO IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13177C0225D, EFFECTIVE OF DATE OF SEPTEMBER 2, 2009.

LEGEND

1" IPF	IRON PIPE FOUND
#5 IRF	IRON REBAR FOUND
•	IRON REBAR SET W/ 2923 CAP
○	IRON REBAR FOUND W/ CAP-NO.



SURVEYOR CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature]
 GENE W. WEBB
 GA. REG. LAND SURVEYOR NO. 2923
 LANIER ENGINEERING, INC.
 GA. LAND SURVEYING FIRM NO. 991

11/06/24
 DATE

FINAL PLAT
QUAIL CHASE SECTION SEVEN
 PART OF LAND LOT 196, SECOND LAND DISTRICT
 LEE COUNTY, GEORGIA

LANIER ENGINEERING INC.

1504 W. THIRD AVENUE ALBANY, GEORGIA
 31707 (229) 438-0522 FAX (229) 438-0921
 EMAIL GWEBB@LANIER-ENGINEERING.COM

SURVEYED	MSH/DSG	SCALE	1" = 100'	PROJ. NO.	22028	DATE	08/14/24	SHEET NUMBER	
DRAWN	EWW	CHECKED		DWG	22028FP	SUR. DATE	08/08/24	1	OF 2

Legal Description
Quail Chase Subdivision Section Seven

All that certain tract or parcel of land situate lying and being part of Land Lot 196 of the Second Land District, Lee County Georgia and being more particularly described as follows:

Begin at the Southeast corner of Lot 63, Quail Chase Subdivision Section Four as recorded in Plat Book PCF, Page 82C and go South 03 degrees 32 minutes 24 seconds East a distance of 12.96 feet along the west right-of-way line of Quail Chase Drive; go thence North 86 degrees 27 minutes 36 seconds East a distance of 235.00 feet; thence, leaving said right-of-way line, go North 69 degrees 30 minutes 40 seconds East a distance of 276.56 feet; go thence South 89 degrees 13 minutes 54 seconds East a distance of 670.00 feet; go thence South 00 degrees 46 minutes 06 seconds West a distance of 275.00 feet; go thence North 89 degrees 13 minutes 54 seconds West a distance of 40.00 feet; go thence South 00 degrees 46 minutes 06 seconds West a distance of 60.00 feet; go thence South 89 degrees 13 minutes 54 seconds East a distance of 40.00 feet; go thence South 00 degrees 46 minutes 06 seconds West a distance of 290.45 feet; go thence North 89 degrees 56 minutes 21 seconds West a distance of 1,049.30 feet; go thence North 89 degrees 53 minutes 58 seconds West a distance of 1,208.77 feet; go North 00 degrees 06 minutes 40 seconds East a distance of 260.02 feet; go thence North 00 degrees 14 minutes 51 seconds West a distance of 60.00 feet; go thence North 00 degrees 05 minutes 13 seconds East a distance of 221.94 feet; go thence North 00 degrees 47 minutes 03 seconds East a distance of 53.06 feet; go thence South 89 degrees 53 minutes 20 seconds East a distance of 397.47 feet; go thence South 00 degrees 06 minutes 40 seconds West a distance of 275.00 feet; go thence South 89 degrees 53 minutes 20 seconds East a distance of 345.21 feet; go thence North 21 degrees 32 minutes 36 seconds East a distance of 211.58 feet; go thence North 86 degrees 27 minutes 36 seconds East a distance of 281.48 feet; to the Point of Beginning.

Said tract or parcel contains 28.014 acres.

**MAINTENANCE
BOND**

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

Bond No.: 108119139

KNOWN ALL BY THESE PRESENTS: That we Oxford Construction Company, as Principal, and Travelers Casualty and Surety Company of America, a corporation organized and existing under the Laws of the State of Connecticut, as Surety, are held and firmly bound unto Lee County Board of Commissioners, as Obligee, in the total sum of Seventy-Three Thousand One Hundred Fifteen U.S. Dollars (\$73,115.00) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated Septemeber 30, 2024 for Quail Chase Subdivision- Section 7; Oxford Job #2032 ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 2 year(s) commencing on November 12th, 2024 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12th day of November, 2024.

Oxford Construction Company
(Principal)

By: 

J. Bruce Melton, President



Travelers Casualty and Surety Company of America

By: 

David C. Eades, Attorney-in-Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **DAVID C EADES** of **ATLANTA, Georgia**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 12th day of November 2024




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

AFTER RECORDING RETURN TO:
E. DUNN STAPLETON
WATSON SPENCE LLP
POST OFFICE BOX 2008
ALBANY, GEORGIA 31702-2008

WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY

THIS INDENTURE, made the ____ day of _____, 2024, between **OAKLAND PLANTATION PARTNERS, LLC**, a Georgia limited liability company, of the State of Georgia, hereinafter called "Grantor", and **LEE COUNTY UTILITIES AUTHORITY** hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

Water System Improvements dedicated to
Lee County Utilities Authority:
Quail Chase Section Seven
Lee County, Georgia

All that tract or parcel of land lying and being in Land Lot 196, Second Land District, Lee County, Georgia, and being more particularly described as follows.

All of the water distribution system improvements, including appurtenances, located within the street rights-of-way and utility easements of Quail Chase Section Seven as shown on plat by Lanier Engineering, Inc. dated 08/14/2024, and recorded in the public land records of Lee County, Georgia in Plat Book ____, Page ____.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject only to applicable zoning ordinances, visible easements, and to restrictions and easements of record.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against all acts of Grantor and the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Managers on the day and year above written.

Oakland Plantation Partners, LLC

By: *Barry D. Carr*
Barry D. Carr, Manager

Attest: *John T. Phillips, III*
John T. Phillips, III, Manager
(see Affidavit, Deed Book 883, Page 144,
Lee County land records)

Signed, sealed and delivered
in the presence of:

Amy Baldwin
Unofficial Witness

Mandy Griffin
Notary Public
My Commission Expires: 11-9-25
(Affix Notary Seal Here)
17-V-198



AFTER RECORDING RETURN TO:
E. DUNN STAPLETON
WATSON SPENCE LLP
POST OFFICE BOX 2008
ALBANY, GEORGIA 31702-2008

WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY

THIS INDENTURE, made the ____ day of _____, 2024, between **OAKLAND PLANTATION PARTNERS, LLC, a Georgia limited liability company**, of the State of Georgia, hereinafter called "Grantor", and **BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

Legal Description
Rights-of-way and Easements to be dedicated to Lee County
Quail Chase Section Seven
Lee County, Georgia

All those tracts or parcels of land lying and being in Land Lot 196, Second Land District, Lee County, Georgia, and being more particularly described as follows.

The 60 foot right-of-way of Tupelo Drive including the 60' radius turnaround; the 60 foot right-of-way of the short extension of Quail Chase Drive; the 60 foot right-of-way of Hazelwood Drive including the permanent 60' radius turnaround and the temporary 40' radius cul-de-sac; the 20' wide drainage easement centered along the common lot line between Lots 127 and 132; the 20' wide drainage easement running along the east side of Lot 112; and the 15 foot wide utility easements located parallel and contiguous to all street rights-of-way. Reference plat prepared by Lanier Engineering, Inc. entitled "Final Plat, Quail Chase Section Seven," dated 08/14/2024, and recorded in the public land records of Lee County, Georgia in Plat Book ____, Page _____.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject only to applicable zoning ordinances, visible easements, and to restrictions and easements of record.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against all acts of Grantor and the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized Managers on the day and year above written.

Oakland Plantation Partners, LLC

By: *Barry D. Carr*
Barry D. Carr, Manager

Attest: *John T. Phillips, III*
John T. Phillips, III, Manager
(see Affidavit, Deed Book 883, Page 144,
Lee County land records)

Signed, sealed and delivered
in the presence of:

Amy Baldwin
Unofficial Witness

Mandy Griffin
Notary Public

My Commission Expires: 11-9-25
(Affix Notary Seal Here)



Lighting Services Agreement



Project # LP100212

Customer Legal Name OAKLAND PLANTATION PARTNERS, LLC DBA QUAL CHASE SUBDIVISION SECTION 7
 Service Address 111 HAZELWOOD DR Outside City Limits GA 31763 County Lee County
 Mailing Address 3199 PAKMYRA RD ALBANY GA 31707
 Email jbacon@safeaire.com Tel # 229-344-6904 Alt Tel # _____
 Tax ID# 6053 Business Description SUBDIVISION

Existing Customer Yes No If Yes (and if possible), does customer want the Service added to an existing account? Yes No If Yes, which Account Number? _____

Selected Components				
Action	Qty	Wattage	Type	Description
INS	6	70	LED	Post Top

Service Cost (\$)	Regulated Cost (\$)*	Monthly Cost (\$)*	Term (Months)
\$107.94	\$18.84	\$126.78	24

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes N/A

Type	Customer	Tariff	Content
NESC	Non-Gov	EOL	N/A

Pre-Payment (\$)
\$13,616.68

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization		Georgia Power Authorization	
Signature: <i>Jim Bacon</i>		Signature: <i>Greg Davis</i>	
Print Name: JIM BACON		Print Name: Clifton Davis	
Print Title: PARTNER		Print Title: Sales Engineer	
Date: 10/22/24		Date: 10/22/2024	

TERMS and CONDITIONS (Lighting - Non-Governmental Service)

1. **Agreement Scope.** This Lighting Services Agreement ("Agreement") establishes the terms and conditions under which Georgia Power Company ("GPC") will provide lighting and related service (collectively, the "Service") to the customer identified on Page 1 ("Customer") at the Service Address shown on Page 1 (the "Premises"). GPC may install, update, modify, or replace any GPC-owned pole, base, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, "GPC Assets") for any reason related to the Service or to use of GPC Assets.
2. **Term and Termination.** The initial Agreement term is stated on Page 1, calculated from the date of the first bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the *Miscellaneous* section below) at least 30 days before the desired termination date. The initial term and any renewal term or terms are collectively the "Term."
3. **Intent and Title.** This Agreement governs GPC's provision of the Service to Customer and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon Agreement termination. GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this transaction under any federal or state tax law. Customer enters into this Agreement in sole reliance upon its own advisors.
4. **Payment.** GPC will invoice Customer monthly for the Monthly Cost as described on Page 1. The Service Cost portion of the Monthly Cost will renew at the amount shown on Page 1, but the Regulated Cost portion will be determined by the applicable Georgia Public Service Commission-approved tariff at the time of billing. Customer agrees to pay the total amount billed in full by the invoice due date. If a balance is outstanding past the due date, Customer agrees to pay a 1.5% late fee on the unpaid balance and acknowledges that GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue Service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer must pay costs associated with any Customer-initiated change to the Service after the date of this Agreement.
5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives the right and license to enter the Premises at any time to perform any activity related to the Service or to GPC's use of the GPC Assets, including the right to access the Premises with vehicles, GPC Assets, or other tools or equipment, and to survey, dig, or excavate, in order to: (i) install and connect GPC Assets, provide Service, or provide or install any other service; (ii) inspect, maintain, test, replace, repair, disconnect, or remove GPC Assets; (iii) install additional equipment or devices on GPC Assets; or (iv) conduct any other activity reasonably related to the Service or GPC Assets (collectively, "GPC Activity"). Customer represents or warrants that it has the right to permit GPC to provide the Service and to perform the GPC Activity upon the Premises and, if applicable, has obtained express written authority and required permission from all Premises owners, and any other person or entity with rights in the Premises, to enter into this Agreement and to authorize the GPC Activity and the Service.
6. **Installation and Underground Work.** Customer recognizes that the Service requires installation of GPC Assets. Customer warrants or covenants that: (i) the Premises' final grade will vary no more than six inches from the grade existing at the time of installation; and (ii) if applicable and required for proper installation, Premises property lines will be clearly marked before installation.
 - A. **Customer Work.** If GPC, upon Customer's request, allows Customer, itself or through a third party, to perform any activity related to installation of GPC Assets (including trenching), Customer warrants or covenants that the work will meet GPC's installation specifications (which GPC will provide to Customer and which are incorporated by this reference). Customer must provide GPC at least 10 days' prior written notice of its schedule for the work, so that GPC can schedule GPC's installation work promptly thereafter. Customer will be responsible for any additional costs arising from non-compliance with GPC's specifications, Customer's failure to complete Customer's work by the agreed completion date, or failure to provide GPC timely notice of any schedule change.
 - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25-9-1 – 25-9-13) ("Dig Law"), Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law. If GPC causes or incurs damage due to Customer's failure to mark a private facility or obstruction before GPC commences GPC Activity, Customer is responsible for all damages and any loss or damage resulting from any such delay.
 - C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition ("Unforeseen Condition"). If GPC encounters an Unforeseen Condition in connection with any GPC Activity, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of modification or change to GPC Assets requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC's control.
7. **GPC Asset Protection and Damage.** Throughout the Term, in the event of any work or digging near GPC Assets, Customer (or any person or entity working on Customer's behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center ("UPC") and other utility owners or operators as required by the then-current Dig Law; (ii) coordinate with the UPC and any utility facility owner/operator as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 – 46-3-40). As between Customer and GPC, Customer is responsible for any utility damage arising from failure to comply with applicable law or for damage to GPC Assets caused by anyone other than GPC or a GPC contractor, agent, or representative.
8. **Pole Attachments.** Nothing in this Agreement conveys to Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to GPC Assets, Customer must first obtain GPC's written consent. Customer may call GPC Lighting and Smart Services business unit at 1-888-660-5890 to request consent.
9. **Interruption of Service.** Customer understands that Service is provided on an "as is" and "as available" basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, GPC will restore Service, at no cost to Customer. Customer may notify GPC by either calling 1-888-660-5890 or by reporting online at <https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html>.
10. **Disclaimer: Damages.** GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose, merchantability, or non-infringement) regarding Service, GPC Assets, or any GPC Activity. Customer acknowledges that, due to the unique characteristics of the Premises, Customer's needs, or selection of GPC Assets, the Service may not follow IESNA guidelines. Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, interruption of Service or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the loss or interruption of Service, GPC Assets, or this Agreement, or arising from damage, hindrance, or delay involving the Service, GPC Assets, or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable. To the extent GPC is liable under this Agreement and to the extent allowed by applicable law, GPC's liability is expressly limited to: (i) with respect to the Service purchased by Customer, the annual amount paid by Customer for the Service; or (ii) with respect to any other liability, to proven direct damages in an amount not to exceed \$100.00. Customer is solely responsible for safety of the Premises; Customer agrees that GPC has no obligation to ensure safety of the Premises and that GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third party that occurs at the Premises.
11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.
12. **Default.** Customer is in default if Customer: (i) does not pay the entire amount owed to GPC within 45 days after the due date; (ii) terminates this Agreement without proper notice and prior to the end of the then-current Term; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC's waiver of a past or concurrent default will not waive any other default. If a default occurs, GPC may: (a) immediately terminate this Agreement; (b) remove any GPC Asset from the Premises; or (c) seek any available remedy provided by law, including the right to collect any past due amount, late fee, or any amount due for the Service during the remaining Term.
13. **Miscellaneous.** This Agreement contains the parties' entire agreement relating to the Service, GPC Assets, and GPC Activity and replaces any prior agreement, written or oral. Subject to applicable law, GPC may modify the terms of this Agreement by providing 30 days' prior written notice of such modification to Customer. If Customer uses the Service or makes any payment for the Service on or after the modification effective date, Customer accepts the modification. GPC's address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer's address for notice is stated on Page 1. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; any such assignment without GPC's prior written consent will be void and of no effect. In this Agreement: (i) "include(inf)" means "include, but are not limited to" or "including, without limitation"; (ii) "or" means "either or both" ("A or B" means "A or B or both A and B"); (iii) "e.g." means "for example, including, without limitation"; and (iv) "written" or "in writing" includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.

AFTER RECORDING RETURN TO:
E. DUNN STAPLETON
WATSON SPENCE LLP
POST OFFICE BOX 2008
ALBANY, GEORGIA 31702-2008

DEED

GEORGIA, DOUGHERTY COUNTY

THIS INDENTURE, made the _____ day of _____, 2024, between **OAKLAND PLANTATION PARTNERS, LLC, a Georgia limited liability company**, of the State of Georgia, hereinafter called "Grantor", and **QUAIL CHASE AT OAKLAND PLANTATION HOME OWNERS ASSOCIATION, INC., a Georgia non-profit corporation**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

Parcels conveyed to Quail Chase Home Owners Association
Quail Chase Section Seven
Legal Description

All that tract or parcel of land lying and being in Land Lot 196, Second Land District, Lee County, Georgia and being more particularly described as follows.

The 1.780 acre greenspace/stormwater management area located adjacent to Lots 126, 127 and 132; the 0.146 acre greenspace area/stormwater management area located adjacent to the rear of Lots 112 and 113; the 0.253 acre greenspace area located adjacent to Lot 117; the 0.267 acre greenspace area located adjacent to Lot 118; and the 2.861 acre greenspace/stormwater management area located between Lots 121 and 122. Reference plat prepared by Lanier Engineering, Inc. entitled "Final Plat, Quail Chase Section Seven" dated 08/14/2024 and recorded in the public land records of Lee County, Georgia, in Plat Book ____ Page ____.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject only to applicable zoning ordinances, visible easements, and to restrictions and easements of record.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against all acts of Grantor and the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Managers on the day and year above written.

Oakland Plantation Partners, LLC

By: [Signature]
Barry D. Carr, Manager

Attest: [Signature]
John T. Phillips, III, Manager
(see Affidavit, Deed Book 883, Page 144,
Lee County land records)

Signed, sealed and delivered
in the presence of:

Amy Baldwin
Unofficial Witness

Mandy Griffin
Notary Public

My Commission Expires: 11-9-25
(Affix Notary Seal Here)
17-V-198





Lee County Planning, Zoning & Engineering Department

Joey Davenport
Interim Director

Amanda Nava-Estill
Assistant Director

Kara Hanson
Office Manager/Planning Assistant

Kacee Smith
GIS Manager

Charles Talley
GIS Technician

MEMORANDUM

TO: PLANNING COMMISSION & BOARD OF COMMISSIONERS

FROM: KACEE SMITH, GIS MANAGER & NIKKIE CELINSKI, E911 DIRECTOR

DATE: NOVEMBER 20, 2024

RE: TEXT AMENDMENT ARTICLE III, CHAPTER 18

GIS and E911 are requesting text amendments for the Article III. Address Numbering ordinance in Chapter 18 of the Lee County Code for the standards the county needs as it relates to assigning and displaying addresses. There needs to be regulations in place on how addresses are to be assigned to prevent any future confusion and incorrect assignments. This revised ordinance will assist these departments in the initiative to update addresses throughout the county, which are currently not in compliance with NENA standards. The goal is to build a unified system between GIS and E911 that will promote a smooth transition to Next Generation 911.

Next Generation 911 relies heavily on correct GIS Data. 911 calls will be routed to the appropriate 911 center based on GIS data, as it will no longer be based on cell phone towers. Having proper address regulations for NENA compliance will ensure the call is routed to the correct 911 center.

ARTICLE III. ADDRESS NUMBERING

~~Sec. 18-66. Standards for the proper display of addresses.~~

Sec. 18-66. Standards for proper assignment of addresses.

~~(a) All official addresses shall be designated by the E-911 coordinator.~~

(a) All official addresses shall be designated by the address coordinator using the NENA address assignment requirements for all streets to include private, subdivisions, private subdivisions, private drives, and driveways which serve as primary means of ingress or egress. The following processes shall be used when designating addresses:

- (1.) Lots with a Principle building shall be assigned in accordance to the NENA requirements for address numbering.*
- (2.) Land parcels with no principle building shall be assigned an official address if the property owner requests it.*
- (3.) Sub addresses shall be assigned to any parcel with more than one principle building.*
- (4.) Contractors and builders shall have approval and notice by email from the owner of the property when requesting an address assignment from the address coordinator.*
- (5.) If an address change is requested or required the property owner shall be notified by certified mail.*
- (6.) All du-plexes, tri-plexes, and four-plexes shall be assigned with a letter (A, B, C, etc,) going from right to left following the address number.*
- (7.) Subdivisions shall be assigned an official address upon receiving the final recorded plat from the tax assessor's office.*

Sec. 18-67 Proper display of address numbers

~~(a) The owner, occupant or person in charge of any structure to which a number has been assigned shall affix the number in a conspicuous place as set forth in this article.~~

(a) Displaying of assigned address numbers. Every owner of property with a house, building, or other structure shall affix to the house, building or other structure and display at all times the address numbers assigned or reassigned to such property pursuant to the article at a place visible from the street on which the property fronts. All addresses property, pursuant to the article at a place visible from the street on which the property fronts. All addresses shall be displayed numerically in Arabic numerals and shall not be spelled as words. Whenever new official numbers are assigned or reassigned, they shall be displayed pursuant to the provisions of this article by the owner within 30 days following the notification of such assignment or reassignment.

(c) ~~It shall be the duty of such owner, occupant or person in charge of the structure upon affixing the new number to remove any different number that might be mistaken for or confused with the number assigned to the structure by the E-911 coordinator.~~

(b) It shall be the duty of such owner, occupant or person in charge of the structure to remove any conflicting number that might be mistaken for or confused with the new number assigned to the structure by the Address Coordinator.

(c) ~~All single-family structures shall have the correct address posted at the entrance to the property as provided for in this article, and where it will be clearly visible to persons or vehicles approaching the structure from either direction. Structures that are less than 50 feet from the street or private access road are not required to post the address at the entrance to the property, but shall be required to display the address on the structure in compliance with all other requirements of this ordinance.~~

(c) Size and location of numbers

- 1. Single family residential. The official address number affixed to any house, building or other structure shall not be less than four inches in height with a minimum stroke width of 0.5 inch. All official address numbers affixed to any residential structure shall be displayed within three feet of the front entrance and shall be readable from the street. If the front door is inset under a porch roof or overhang, required address numbers shall be affixed to that portion of the street-facing façade that is closest to the street.***
- 2. Multi-residential units. Official address numbers, letters or other designations on individual units within multifamily residential buildings shall not be less than four inches in height with a minimum stroke width of 0.5 inch, and shall be displayed within three feet of the front entrance of each unit, and shall be readable from the street. The building number on any multifamily building shall be at least six inches in height with a minimum stroke width of 0.5 inch and shall be placed within three feet of the main entrance of the building. If the address numbers are not readable from either a public or private street or from the parking lot which serves the building, the address number shall be additionally posted on the street-facing end of the building. In these instances, if the address number is out of sequence with those on the street on which it is posted, both the address number and street name must be posted to avoid confusion.***
- 3. Nonresidential unit. Official unit numbers, letters or other designations on individual nonresidential units in buildings containing multiple units shall not be less than four inches in height with a minimum stroke width of 0.5 inch, and shall be displayed within three feet of the front entrance of each of each unit, and shall be at least six inches in height with a minimum stroke width of 0.5 inch and shall be placed within three feet of the main entrance of the building. If the address numbers are not readable from either a public or private street or from the parking lot which serves the building, the address number shall be additionally posted on the street-facing end of the building.***
- 4. Structures located distant from the street on which they front. Where a house, building or other structure is located more than 100 feet from the street on which such property fronts, or the topography or vegetation of such property prevents the address numbers from being seen from the street, the assigned address numbers shall not be less than four inches in height; comply with the color requirements in this section, be posted on a sign or post that is at least three and one half feet high and four inches wide and is located no more than ten feet from the intersection of the street and driveway. The placement of the assigned address number on the street curb or mailbox is permissible but may not be used to meet the requirements of this article.***

5. Color of numbers. All displays of official address numbers shall be reflective, be of contrasting color (Dark background light numbers or Light background and dark numbers) (2000 International Fire Code, Section 505). All numbers shall be posted above or adjacent to the main entrance.

- ~~(d) Multiple single family structures that are accessed by the same entrance shall have all the addresses posted at the entrance to the property and on the structures themselves.~~
- ~~(1) All commercial structures including tri-plexes, apartments, mobile home parks, business parks, and strip malls require numbers to be a minimum of four inches tall and a stroke width of at least one-half inch. Numbers shall be reflective, be of contrasting color to their background and be posted above or adjacent to the main entrance(s).~~
- ~~(2) In cases where more than one commercial structure has a single access, the principal address shall be displayed on the major ground sign and the sub address displayed on the structure to which it applies. This is applicable to apartments, condominiums, manufactured and mobile home parks. Numbering for manufactured and mobile homes shall be affixed in accordance with section 42-72.~~
- ~~(3) All addresses shall be legible and shall be large enough to be seen easily from the street or private access road. The E-911 coordinator requires that each number be a minimum of four inches tall with a stroke width of at least one-half inch, numbers shall be reflective on a contrasting background. In subdivisions that require or provide for uniform color, design and placement of mailboxes, the E-911 coordinator may allow a variance in the size and color of such numbers~~
- (d) On corner lots, numbers shall be displayed on the frontage to which the structure is facing.
- (e) Structures under construction shall have a temporary or permanent street number posted at the entrance to the property displaying street address in addition to lot numbers. It shall be the responsibility of the builder to erect such numbers prior to beginning construction.

(Ord. of 9-12-1996, § 1; Motion of 8-2-2005; Ord. of 4-18-2006)

Sec. 18-68. Enforcement and penalties for violation.

- (a) Whenever the owner, agent or occupant of an officially addressed structure shall neglect or refuse to affix or inscribe the proper numbers as required by this article, ~~the E-911 coordinator or his designee~~ shall serve notice on the owner, agent or occupant at the address. The numbers shall be properly affixed to the property in accordance with this article within ten days of the service of notice. After expiration of this ten-day period such owner, agent or occupant may be fined as set forth in this section and the numbers caused to be affixed ~~by the 911 coordinator or his designee.~~
- (a) The address coordinator or their designee.**
- (b) If the owner, occupant or person in charge of any structure to which a number has been assigned refuses to comply with the terms of this article or if any person shall take down, alter, injure or deface any number affixed or inscribed, such person shall, upon conviction thereof, be fined up to \$100.00 and be required to reimburse the county for the cost of proper numbering of said structure(s).

(Ord. of 9-12-1996, § 2; Motion of 8-2-2005; Ord. of 4-18-2006)

Sec. 18-69. Street naming standards

- a. Street names required. After first complying with the provisions of O.C.G.A. 8-2-20 et seq., if applicable, street names shall be required for planned or existing public or private streets, or for driveways which serve as primary means of ingress or egress.**

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(Supp. No. 44, Update 1)

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- b. **Signage.** All named streets shall be properly marked with signage at all intersections in accordance with the Manual of Uniform Traffic Control Devices and in accordance with Lee County's subdivision regulations.
 - c. **See attached spreadsheet of street names no longer accepted in Lee County.**

Sec. 18-70. Definitions

Sub address is an address that identifies any secondary building or structure on a parcel with multiple buildings

Address Coordinator is the official assigner of addresses

Principle building is the primary building on a parcel of land with a primary address

Sec. 18-71—18-100. Reserved.

AN ORDINANCE TO AMEND CHAPTER 18 OF THE CODE OF ORDINANCES OF LEE COUNTY, RELATING TO BUILDINGS AND BUILDING REGULATIONS SO AS TO AMEND ARTICLE III OF SUCH CHAPTER, SO AS TO PROVIDE STANDARDS IN CONNECTION WITH THE ASSIGNMENT OF OFFICIAL ADDRESSES WITHIN THE INCORPORATED AREA OF LEE COUNTY; TO PROVIDE FOR THE PROPER DISPLAY OF ADDRESS NUMBERS; TO PROVIDE FOR THE ENFORCEMENT AND PENALTIES FOR VIOLATION OF THE STANDARDS FOR PROPER DISPLAY OF ADDRESSES; TO PROVIDE FOR STREET NAMING STANDARDS; TO PROVIDE FOR CERTAIN DEFINITIONS; TO PROVIDE FOR REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED that Chapter 18, Article III, Section 18-66, relating to the proper display of addresses, is hereby amended by repealing subsection (a) through subsection (g) thereof, and adopting, in lieu thereof, a new Section 18-66 establishing standards of the proper assignment of addresses, and which shall provide as follows:

Sec. 18-66. Standards for the Proper Assignment of Addresses.

- (a) All official addresses shall be designated by the address coordinator using the NENA address assignment requirements for all streets to include private, subdivisions, private subdivisions, private drives, and driveways which serve as primary means of ingress or egress. The following processes shall be used when designating addresses:
 - (1.) Lots with a Principle building shall be assigned in accordance to the NENA requirements for address numbering.
 - (2.) Land parcels with no principle building shall be assigned an official address if the property owner requests it.
 - (3.) Sub addresses shall be assigned to any parcel with more than one principle building.
 - (4.) Contractors and builders shall have approval and notice by email from the owner of the property when requesting an address assignment from the address coordinator.
 - (5.) If an address change is requested or required, the property owner shall be notified by certified mail.
 - (6.) All du-plexes, tri-plexes, and four-plexes shall be assigned with a letter (A, B, C, etc.) going from right to left following the address number.
 - (7.) Subdivisions shall be assigned an official address upon receiving the final recorded plat from the tax assessor’s office.

BE IT ORDAINED that Chapter 18, Article III, Section 18-67, relating to the enforcement and penalties for violation, is hereby amended by repealing Sec. 18-67 in its entirety and adopting, in lieu thereof, an amendment to Article III of Chapter 18, to be designated as Section 18-67, which shall provide for the establishment of standards for the proper display of address numbers, and which shall provide as follows:

Sec. 18-67. Standards for the Proper Display of Address Numbers.

- (a) Displaying of assigned address numbers. Every owner of property with a house, building, or other structure shall affix to the house, building or other structure and display at all times the address numbers assigned or reassigned to such property pursuant to the article at a place visible from the street on which the property fronts. All addresses property, pursuant to the article at a place visible from the street on which the property fronts. All addresses shall be displayed numerically in Arabic numerals and shall not be spelled as words. Whenever new official numbers are assigned or reassigned, they shall be displayed pursuant to the provisions of this article by the owner within 30 days following the notification of such assignment or reassignment.

- (b) It shall be the duty of such owner, occupant or person in charge of the structure to remove any conflicting number that might be mistaken for or confused with the new number assigned to the structure by the Address Coordinator.

- (c) Size and location of numbers
 - (1) Single family residential. The official address number affixed to any house, building or other structure shall not be less than four inches in height with a minimum stroke width of 0.5 inch. All official address numbers affixed to any residential structure shall be displayed within three feet of the front entrance and shall be readable from the street. If the front door is inset under a porch roof or overhang, required address numbers shall be affixed to that portion of the street-facing façade that is closest to the street.

 - (2) Multi-residential units. Official address numbers, letters or other designations on individual units within multifamily residential buildings shall not be less than four inches in height with a minimum stroke width of 0.5 inch, and shall be displayed within three feet of the front entrance of each unit, and shall be readable from the street. The building number on any multifamily building shall be at least six inches in height with a minimum stroke width of 0.5 inch and shall be placed

within three feet of the main entrance of the building. If the address numbers are not readable from either a public or private street or from the parking lot which serves the building, the address number shall be additionally posted on the street-facing end of the building. In these instances, if the address number is out of sequence with those on the street on which it is posted, both the address number and street name must be posted to avoid confusion.

- (3) Nonresidential unit. Official unit numbers, letters or other designations on individual nonresidential units in buildings containing multiple units shall not be less than four inches in height with a minimum stroke width of 0.5 inch, and shall be displayed within three feet of the front entrance of each of each unit, and shall be at least six inches in height with a minimum stroke width of 0.5 inch and shall be placed within three feet of the main entrance of the building. If the address numbers are not readable from either a public or private street or from the parking lot which serves the building, the address number shall be additionally posted on the street-facing end of the building.
 - (4) Structures located distant from the street on which they front. Where a house, building or other structure is located more than 100 feet from the street on which such property fronts, or the topography or vegetation of such property prevents the address numbers from being seen from the street, the assigned address numbers shall not be less than four inches in height; comply with the color requirements in this section, be posted on a sign or post that is at least three and one half feet high and four inches wide and is located no more than ten feet from the intersection of the street and driveway. The placement of the assigned address number on the street curb or mailbox is permissible but may not be used to meet the requirements of this article.
 - (5) Color of numbers. All displays of official address numbers shall be reflective, be of contrasting color (Dark background light numbers or Light background and dark numbers) (2000 International Fire Code, Section 505). All numbers shall be posted above or adjacent to the main entrance.
- (d) Structures under construction shall have a temporary or permanent street number posted at the entrance to the property displaying street address in addition to the lot numbers. It shall be the responsibility of the builder to erect such numbers prior to the beginning of construction.
 - (e) On corner lots, numbers shall be displayed on the frontage to which the structure is facing.

BE IT FURTHER ORDAINED that Chapter 18, Article III, Section 18 is further amended by adopting a new section, which shall be designated as Section 18-68, which shall provide for enforcement and penalties for violation of the provisions of Article III of Chapter 18, and which shall provide as follows:

Sec. 18-68. Enforcement of Penalties.

- (a) Whenever the owner, agent or occupant of an officially addressed structure shall neglect or refuse to affix or inscribe the proper numbers as required by this article, the address coordinator of their designee shall serve notice on the owner, agent or occupant at the address. The numbers shall be properly affixed to the property in accordance with this article within ten (10) calendar days of the service of such notice. After expiration of such ten-day period such owner, agent or occupant may be fined as set forth in this section and the numbers caused to be affixed by the address coordinator or their designee.
- (b) If the owner, occupant or person in charge of any structure to which a number has been assigned refuses to comply with the terms of this article or if any person shall take down, alter, injure or deface any number affixed or inscribed, such person shall, upon conviction thereof, be fined up to \$100.00 and be required to reimburse the county for the cost of proper numbering of said structure(s).

BE IT FURTHER ORDAINED that Chapter 18, Article III, Section 18 is further amended by adopting a new section, which shall be designated as Section 18-69 in said Article III of Chapter 18, which shall provide for street naming standards and which shall provide as follows:

Sec. 18-69. Street naming standards.

- (a) Street names required. After first complying with the provisions of O.C.G.A. 8-2-20 et seq., if applicable, street names shall be required for planned or existing public or private streets, or for driveways which serve as primary means of ingress or egress.
- (b) Signage. All named streets shall be properly marked with signage at all intersections in accordance with the Manual of Uniform Traffic Control Devices and in accordance with Lee County's subdivision regulations.
- (c) See attached Appendix of street names no longer authorized in the unincorporated area of Lee County.

BE IT FURTHER ORDAINED that Chapter 18, Article III, Section 18 is further amended by adopting a new section, which shall be designated as Section 18-70, which shall provide for certain definitions applicable to Article III of Chapter 18, and which shall provide as follows:

Sec. 18-70. Definitions.

- (a) Sub address is an address that identifies any secondary building or structure on a parcel with multiple buildings.
- (b) Address Coordinator is the official assigner of addresses.
- (c) Principle building is the primary building on a parcel of land with a primary address.

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

BE IT FURTHER ORDAINED that this ordinance shall become effective upon its adoption by the governing body of Lee County.

SO ORDAINED 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: _____



Lee County - Leesburg - Smithville Planning Commission

CHAIRMAN JASON SHEFFIELD, VICE-CHAIRMAN JIM QUINN
JOHNNY GOLDEN, KYLE LUCKIE, MIKE MCVEY, SHIRLEY STILES, CHARLIE BARNER

MEETING MINUTES
November 7, 2024 at 6:00 P.M.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Chairman Jason Sheffield, Commissioners Johnny Golden, Kyle Luckie, Mike McVey, Shirley Stiles, and Charlie Barner

Members Absent: Vice-Chairman Jim Quinn

Staff Present: Assistant Director Amanda Nava, Office Manager/ Planning Assistant Kara Hanson, and GIS Manager Kacee Smith

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner Kyle Luckie read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Discussion of the 2025 Planning Commission Meeting Schedule

Planning Commissioners had a brief discussion about changing a few of the 2025 Planning Commission dates due to holidays. They will vote on the new 2025 Planning Commission meeting schedule at December's meeting.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the October 3, 2024 Planning Commission meeting.

Commissioner Mike McVey made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea.

V. PUBLIC HEARINGS

CONDITIONAL USE APPLICATIONS

- (A) Lanier Engineering, Inc. (Z24-016)** has submitted an application to the Lee County Planning Commission requesting a conditional use to construct an air cleaning, drying, and storage facility for pecans. The property owner is Farmland Reserve, Inc. The subject property is zoned AG-1 (Active Agriculture District), located at 1415 New York Road, Leesburg, GA 31763, parcel number 066003, in Land Lot 148 & 173 of the Fourteenth Land District of Lee County, Georgia.

Public Hearing Discussion

Staff Presentation

Assistant Director Amanda Nava presented the staff presentation to the Commissioners. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 6:08 p.m.

Applicant Presentation



Applicant was present and available for any questions.

Public Supporters

Kyle Johnson
Eric Miller
Bobby Donley

Public Opposition

None

The public hearing closed at 6:15 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Shirley Stiles made a **MOTION** to **APPROVE** the conditional use application with the condition to preserve the existing trees along the New York Road frontage as a buffer with respect to existing residential use across the road. Seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea

VARIANE APPLICATIONS

- (A) **7B Oakland, LLC. (Z24-017)** has submitted an application to the Lee County Planning Commission requesting a variance to allow a reduction of the interior and perimeter setbacks as required in **Section 70-386**, and a reduction in the required width for landscape strips, as required in **Section 70-86(d)(4)**, for commercial development. The side setback and landscape strip width requirement is 10-feet and the applicant is requesting a 5-foot reduction. The subject property is zoned C-2 (General Business District), located at 1365 US Highway 82 West, parcel number 029B317C, in Land Lot 263 of the Second Land District of Lee County, Georgia.

Public Hearing Discussion

Staff Presentation

Assistant Director Amanda Nava presented the Board with the staff presentation. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 6:19 p.m.

Applicant Presentation

Applicant was present and available for any questions.

Public Supporters

Matthew Davis
Bobby Donley

Public Opposition

None

The public hearing closed at 6:45 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Kyle Luckie made a **MOTION** to **APPROVE** the variance requests on the landscape strip reductions (the variance request for a 28-foot wide access to a public roadway (30-foot wide access required) was withdrawn by the applicant at the public hearing). Seconded by Mike McVey. The **MOTION** carried with a 5 to 1 vote with remaining commissioners Jason Sheffield, Shirley Stiles, and



Charlie Barner voting yea, and Commissioner Johnny Golden voting nay.

TEXT AMENDMENTS

- (A) **(T24-006)** A request to amend the Land Development Code ordinance **Chapter 38, Article III, Division 2, Section 38-125(c)** of the **Lee County Code of Ordinances** with respect to amending closing out permits as related to the requirements for as-built (record) drawings.
- (B) **(T24-007)** A request to amend the Environment ordinance **Chapter 34, Article III, Division 1, Section 34-83** of the **Lee County Code of Ordinances** with respect to “adding an as-built (record) drawings” definition.
- (C) **(T24-008)** A request to amend the Land Development Code ordinance **Chapter 38, Article I, Section 38-3** of the **Lee County Code of Ordinances** with respect to adding “GIS Deliverable” and “as-built (record) drawings” as a definition.
- (D) **(T24-009)** A request to amend the Subdivisions ordinance **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** with respect to amending the “as-built (record) drawings” definition.
- (E) **(T24-010)** A request to amend the Subdivisions ordinance **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** with respect to amending the “plat” definition.
- (F) **(T24-011)** A request to amend the Subdivisions ordinance **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** with respect to adding a “GIS Deliverable” definition.

Public Hearing Discussion

Staff Presentation

GIS Manager Kacee Smith presented the Board with the staff presentation. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 6:50 p.m.

Applicant Presentation

Public Supporters

None

Public Opposition

None

The public hearing closed at 6:55 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Mike McVey made a **MOTION** to **APPROVE** the text amendments T24-006, T24-007, T24-008, T24-009, T24-010, and T24-011. Seconded by Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

- (G) **(T24-012)** A request to amend the C-2 General Business District ordinance **Chapter 70, Article XII, Section 70-383** of the **Lee County Code of Ordinances** with respect to adding “Hotel” as a permitted conditional use.
- (H) **(T24-013)** A request to amend the Zoning ordinance **Chapter 70, Article I, Section 70-6** of the **Lee County Code of Ordinances** with respect to adding a “Hotel” definition.

Public Hearing Discussion

Staff Presentation



Assistant Director Amanda Nava presented the Board with the staff presentation. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 7:00 p.m.

Applicant Presentation

Public Supporters

None

Public Opposition

None

The public hearing closed at 7:18 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Kyle Luckie made a **MOTION** to **APPROVE** the text amendments T24-012 and T24-013. Seconded by Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, November 12, 2024 at 6:00 p.m.**, in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763

VIII. ADJOURNMENT

Commissioner Shirley Stiles made a **MOTION** to **ADJOURN**, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:22 p.m.**

Meetings of the Planning Commission and the Board of Commissioners are open to the public.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution report with the Lee County Planning Commission.

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.



Proposal

411 Roosevelt Avenue
 Post Office Box 89
 Albany, Georgia 31702
 (229) 883-8622
 Fax (229) 888-1198

LEE COUNTY COMMISSION P. O. BOX 889 COURT HOUSE LEESBURG GA 31763 ATTN: MISSI HANCOCK	PHONE: 2297596028	DATE: 9/11/2024	200573
	JOB: REPLACE DISPENSER SUMP		
	LOC: 759 HWY 32 E, LEESBURG		
	SALESMAN WILL PUCKETT		

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

QTY	DESCRIPTION	UNIT	EXT
DISPENSER SUMPS/ENTRY FITTINGS/FLEX PIPING			
2	EBF-200 ENTRY BOOT - 2"	65.48	130.96
2	90-ELB-XP-150 APT 90 ELBOW	325.87	651.74
2	MS-XP-200-200 FITTING- 2IN XP CLAMSHELL FITTING	168.24	336.48
2	DS-1928 SUMP - 1928 3/G SELECT DISPENSER	855.84	1,711.68
2	SBK-1500 STABILIZER BAR - OPW DS-1543A	91.28	182.55
2	EBF-0751 1/2" 3/4" 1" CONDUIT ENTRY BOOT FITTING	53.63	107.26
4	SL-1100 BOSTIK SEALING COMPOUND	23.96	95.86
2	TBA-3020 TEST BOOT - 3X2 WITH TEST STEM	38.48	76.95
2	TJ-200A TEST JUMPER	27.79	55.58
2	STB-150 TEST BOOT- 1-1/2" SECONDARY	22.04	44.08
			3,393.14
DISPENSER PLUMBING			
2	10UBK-015 U-BOLT HARDWARE KIT (10BM OPW SHEAR VALVE)	7.99	15.97
			15.97
ISLANDS/BUMPER POSTS			
2	100SU 3X6X9 ISLAND FORM - 3' X 6' X 9" ONE PIECE OVALS	327.91	655.82
			655.82
RENTAL EQUIPMENT			
2	BACHOEDAY BACK HOE RENTAL PER DAY	715.00	1,430.00
1	ROLLOFF ROLL OFF CONTAINER FOR DEBRIS DISPOSAL PER PULL	515.00	515.00
1	RENTALDIV RENTAL DELIVERY AND PICKUP CHARGE	480.00	480.00
2	CONCBREAKER AIR COMPRESSOR AND CONCRETE BREAKER PER DAY	475.00	950.00
2	CONCSAW CONCRETE SAW PER DAY WITH BLADE USAGE	375.00	750.00
			4,125.00
CONCRETE REMOVAL			
1	CONCRETEDISPOSAL DISPOSAL OF CONCRETE	500.00	500.00

1	CONCREMOVAL	REMOVAL OF CONCRETE	600.00	600.00
				1,100.00
	CONCRETE PLACE/FINSH			
1	CONCREPLACE	REPLACEMENT OF CONCRETE INCLUDES PREP, FORMING, AND PLACEMENT	2,500.00	2,500.00
				2,500.00

SCOPE OF WORK:

- SAW CUT AND BUST OUT ISLAND TO REMOVE DISPENSER SUMPS
- UNHOOK ALL PIPING AND WIRING AND REMOVE DISPENSER AND DISPENSER SUMP
- INSTALL NEW DISPENSER SUMP WITH ALL RELATED FITTINGS
- REPIPE DISPENSER PIPING AND ELECTRICAL
- THIS QUOTE IS BASED ON ALL PIPING STAYING IN WORKING CONDITION DURING THE REMOVAL AND INSTALL
- THIS QUOTE IS ALSO BASED ON BEING ABLE TO RELACATE PIPING IN ORDER TO GET NEW BOOTS ON LINE. IF WE ARE UNABLE TO DO THIS THERE WILL NEED TO BE NEW PIPE PULLED TO DISPENSER FROM TANK SUMP. IF THAT IS THE CASE THERE WILL BE A CHANGE ORDER BEFORE ANY WORK IS CONTINUED.
- START UP AND CHECK OPERATION
-

Total Equipment:	\$	11,789.93
Sales Tax:		563.59
Freight:		175.00
Material and Installation:		<u>13,500.00</u>
Total:	\$	<u><u>26,028.53</u></u>

We Propose hereby to furnish materials and labor - complete in accordance with the above specifications for the sum of :
Twenty Six thousand and Twenty Eight And 53/100 dollars \$26,028.53

Payment to be made as follows: **NET ON RECEIPT**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal-
 The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I have read the terms and conditions page.

Date of acceptance: _____

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within 7 Days

Signature: _____

Signature: _____

Animal Control Board – Lee County

	Name & Address	Phone & Email	Term
Lee County	Dr. Ken Greene, DVM Veterinarian – Vice Chairman 1491 Philema Rd. S. (Dr. Trey Morrison, DVM – Alternate)		3 Year Term Expiring on 12/31/2024
Lee County	Kyle Lentz Employee 357 Smithville Rd. N. Leesburg, Ga. 31763		3 Year Term Expiring on 12/31/2024
Lee County	Jenny Crisp Citizen - Chairman 1078 Gray Moss Rd Desoto, GA 31743		3 Year Term Expiring on 12/31/2024
Lee County	Jason Scott Alternate 311 Scott Road Leesburg, GA 31763		3 Year Term Expiring on 12/31/2024

The purpose of this board is to ensure that animals are housed and cared for as well as attempt to locate new homes for those that have been turned in to the shelter through animal control officers and citizens.

The board will also ensure citizens are safe from dangerous animals.

Meetings are held as needed.

Members include a mandatory Veterinarian, an employee of the County, and two citizens, with one serving as alternate.

Payton Harris

From: Sherman Martin
Sent: Monday, December 2, 2024 1:07 PM
To: Payton Harris
Subject: Re: Animal Control Board

This is Jenny Crisp. I want to confirm that I will continue to serve as chairman of the Lee Co. Animal Control Board

Sherman Martin
Director of Animal Control & Shelter
Lee County Georgia
229-759-6012 (Dispatch)
229-344-8027 (Cell)
229-814-1198 (Fax)

Payton Harris

From: Philema Animal <philemaanimalclinic@gmail.com>
Sent: Monday, December 2, 2024 3:21 PM
To: Payton Harris
Subject: Re: Animal Control Board

Please keep me on the Animal Control Board. I will not be present for the meeting. I will be out of town.

On Tue, Nov 19, 2024 at 2:53 PM Payton Harris <payton.harris@lee.ga.us> wrote:

Good Afternoon Dr. Greene,

Your three year term on the Animal Control Board expires on December 31, 2024. Appointments for this board will be brought to the Board of Commissioners meeting on December 10, 2024. If you wish to be reappointed, please send me written notification by December 6, 2024.

Thank you,

Payton Harris

Deputy County Clerk

Lee County Board of Commissioners

102 Starksville Avenue North

Leesburg, Georgia 31763

Phone: (229) 759-6000 ext. 2221

Fax: (229) 759-6050

payton.harris@lee.ga.us

www.lee.ga.us



Payton Harris

From: Joseph Clark
Sent: Friday, December 6, 2024 2:07 PM
To: Payton Harris
Subject: Joseph Clark - Request for Animal Control Board

Good evening,

I was told by Mike Sistrunk that there was an open spot on the Dangerous Animal Board. If you would please consider this as my request to join. Thank you.



Major Joe Clark
Jail Administrator
Lee County Sheriff's Office
119 Pinewood Road Leesburg, GA 31763
(229) 438-0030

Payton Harris

From: Nikkie Celinski
Sent: Monday, December 2, 2024 12:45 PM
To: Payton Harris
Subject: Animal Control Board

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

Please accept this email as my request to be appointed to the animal control board.

Please let me know if you need any further information.

Thank you!

Nikkie Celinski
E-911 Director/Deputy EMA Director
229-206-6213

Hospital Authority – Lee County

District	Name & Address	Phone & Email	Term	Appointing Authority
4	Rick Muggridge 145 Hidden Cove Lane Leesburg, GA 31763		3 Year Term Expiring on 12/31/2026	County
2	Dana Hager 726 Armena Road Leesburg, GA 31763		2 Year Term Expiring on 12/31/2024	County
3	Randy Carr 164 Quail Chase Drive Leesburg, GA 31763		2 Year Term Expiring on 12/31/2024	County
2	Dr. Bruce Houston, D.O. 178 Hank Drive Leesburg, GA 31763		3 Year Term Expiring on 12/31/2025	County
3	Jennifer Heyer 117 Dunaway Drive Albany, GA 31721		3 Year Term Expiring on 12/31/2025	County

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

Dana M. Hager
726 Armena Road
Leesburg, Georgia 31763
229 364 6043

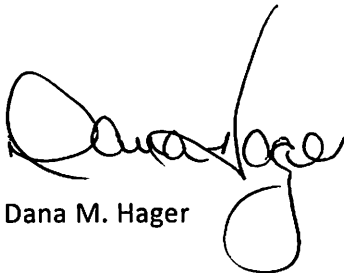
November 13, 2024

Payton Harris, Deputy County Clerk
Lee County Board of Commissioners
102 Starksville Avenue North
Leesburg, Georgia 31763
229-759-6000

Ms. Harris:

I would like to continue to serve on the Lee County Hospital Authority.

Sincerely,



Dana M. Hager

Joint Development Authority of Baker, Dougherty, Lee, and Terrell Counties

District	Name & Address	Phone & Email	Term	Appointing Authority
2	David Brokamp 137 Creekridge Drive Leesburg, GA 31763		1 Year Term Expiring on 12/31/2024	Lee County
2	Greg Crowder, SEMC 791 Lovers Lane Road Leesburg, GA 31763		2 Year Term Expiring on 12/31/2025	Lee County
2	Lisa Davis 106 Walnut Avenue North Leesburg, GA 31763		3 Year Term Expiring on 12/31/2024	Lee County

Members must be Lee County residents.
Meetings are held quarterly at the Albany Chamber of Commerce.



Sumter EMC

Your Member-Owned Electric Cooperative

1120 Felder Street | PO Box 1048
Americus, GA 31709
(229) 924-8041 | (800) 342-6978
Fax: (229) 931-1424

November 19, 2024

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

Re: Joint Development Authority Board Reappointment

Dear Commissioners:

I would like to continue serving the citizens of Lee County by remaining on the Joint Development Authority of Lee, Dougherty, Terrell, and Baker Counties.

I am a Lee County resident and the Senior VP of Operations with Sumter EMC.

Thank you for your time and consideration.

Sincerely,

David Brokamp
Sumter EMC



Board of Commissioners
One of Georgia's original counties ~ Established in 1825

VOLUNTEER BOARD APPLICATION

Name: Renea Miller

Street Address: 102 Hartley Lane

City, State, ZIP Code: Leesburg, GA 31763

Phone Number: 229-603-8200

E-Mail Address: Reneasellshomes@gmail.com

Board(s) Appointment Requested: Joint Development Authority and/or Planning Commission

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

As a Realtor/business owner, I am interested in our area as a whole. I would love to be involved with the counties working together to make southwest Georgia the best it can be.

I have worked in the real estate industry, since 1989, from the title side, property management, commercial development, to my current status as an Associate Broker/Realtor.

Lee County is a thriving, vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.

Chairman
Billy Mathis
District 3

Vice-Chairman
Luke Singletary
District 2

Commissioner
Dennis Roland
District 1

Commissioner
Chris Guarnieri
District 4

Commissioner
George Walls
District 5

County Manager
Christi Dockery

County Attorney
Jimmy Skipper

102 Starksville Avenue North
Leesburg, Georgia 31763

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

www.lee.ga.us



Board of Commissioners

One of Georgia's original counties ~ Established in 1825

Summarize your previous volunteer experience.

I served on the Anchorage Board of Equalization 2019 through 2021, when I moved back to Leesburg. Additionally, I have served on numerous boards, including Realtors Associations, Kiwanis and Relay for Life.

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Fax: (229) 759-6050

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Lee County Development Authority

Greg Crowder
Chairman
Al Manry
Vice Chairman
David Brokamp
Tim Davis
Bobby Donley
Tommy Jowers
Dr. Larry Walters

LEE COUNTY, GEORGIA

106 Walnut Avenue North
Leesburg, Georgia 31763
(229) 759-2422
FAX: (229) 759-9224
Web: www.lee.ga.us

Lisa Davis
Executive Director
Lesley Barbosa
Director of Operations

November 19, 2024

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

Re: Joint Development Authority Board

Dear Commissioners:

I would like to take this opportunity to express my interest in continuing to serve the citizens of Lee County by being considered for reappointment to the Joint Development Authority with Dougherty, Terrell, and Baker Counties.

Thank you for your time and consideration.

Sincerely,

Lisa Davis
Executive Director

Planning Commission - Lee County, Leesburg, Smithville

District	Name & Address	Phone & Email Address	Term	Appointing Authority
5	Shirley Stiles 103 Paloma Drive Leesburg, GA 31763		4 Year Term Expiring on 01/31/2025	County
4	Kyle Luckie 117 Chukar Court Leesburg, GA 31763		4 Year Term Expiring on 01/31/2027	County
2	Jason Sheffield 307 Armena Road Leesburg, GA 31763		4 Year Term Expiring on 01/31/2027	County
3	Mike McVey 1372 US Hwy 19 S Leesburg, GA 31763		4 Year Term Expiring on 01/31/2025	County
1	Johnny Golden 193 Old Stage Road Leesburg, GA 31763		4 Year Term Expiring on 01/31/2027	County
1	Jim Quinn 142 Walnut Ave. S. Leesburg, GA 31763		4 Year Term Expiring on 01/31/2025	City of Leesburg
1	Tonya Myrick 128 Lovers Lane Road Smithville, GA 31787		4 Year Term Expiring on 01/31/2025	City of Smithville

Members must be Lee County citizens.
Meetings are held on the first Thursday of each month (12 meetings annually) at 6:00 p.m. in the T. Page Tharp Building, Opal Cannon Auditorium, 102 Starksville Ave. N, Leesburg, GA 31763.

-
Amanda Nava, Assistant Director
Email: amanda.nava@lee.ga.us
Phone: (229) 759-
-

- Staggered four year terms
- Chair & Vice-Chair: paid \$150/monthly
- Board Members: paid \$100/monthly

Hello Payton,
My name is Arthur Ford. I talked with you today.
I would like to be considered to fill the current vacancy on the Planning
Commission.

I have lived in Lee County since 1978. I have served on the Lee County Utility
Authority.

I am retired from working with Georgia Tech's Industrial Extension Service in South
Georgia.

I would enjoy the opportunity to help Lee continue to grow.

Thank you,
Arthur Ford

229-881-1814

Lonzie Jimmerson III

652 Philema Rd North
Phone: 229-344-7509

▶ **Lee County Board of Commissioners &
Planning Commission**

Greetings,

As mentioned in the previous Planning Commission meeting there will be an upcoming vacancy beginning in January. I Lonzie Jimmerson III would like to be officially considered for this position.

I'm a native of Lee County, having graduated from LCHS in 2003. After graduating I joined the United States Air Force where I served 4yrs active duty and 4yrs reserve as a Communications Deployment Specialist, my time in the Air Force has taken me to Korea, Germany, Iraq, Afghanistan & a plethora of other locations that required installing and setup of IT equipment and provide Communications within 1hr of being dropped. I said all of that to say that planning and foreshadowing has been a larger part of my professional culture since the age of 18, currently I work for an Expand Energy formerly known as Chesapeake Energy. We are the largest natural gas producer in the US and I have the pleasure of being a part of that movement all while sitting on my small hobby farm right here in Lee County Georgia. As I am a senior IT Business Analyst my daily duties are heavily involved with making sure the rig workers have all necessary IT equipment needed as well as looking down the road as AI and robotics enter the workforce how do we as a Company, Nation & Community pivot with these changes.

I am a Husband, Father, Grandfather, VFW Member, District 16 Toastmasters member, just to name a few. I feel that my dedication to this great Country, has been proven and I would welcome the opportunity to be of service to Lee County as I enter life's next chapter. If not selected for this position I am very much open to other opportunities within Lee County GA.

Thank you for your time and consideration

Lonzie Jimmerson III
October 8, 2024



Board of Commissioners
One of Georgia's original counties ~ Established in 1825

VOLUNTEER BOARD APPLICATION

Name: Renea Miller

Street Address: 102 Hartley Lane

City, State, ZIP Code: Leesburg, GA 31763

Phone Number: 229-603-8200

E-Mail Address: Reneasellshomes@gmail.com

Board(s) Appointment Requested: Joint Development Authority and/or Planning Commission

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

As a Realtor/business owner, I am interested in our area as a whole. I would love to be involved with the counties working together to make southwest Georgia the best it can be.

I have worked in the real estate industry, since 1989, from the title side, property management, commercial development, to my current status as an Associate Broker/Realtor.

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Jimmy Skipper

102 Starksville Avenue North
Leesburg, Georgia 31763

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

www.lee.ga.us



Board of Commissioners

One of Georgia's original counties ~ Established in 1825

Summarize your previous volunteer experience.

I served on the Anchorage Board of Equalization 2019 through 2021, when I moved back to Leesburg. Additionally, I have served on numerous boards, including Realtors Associations, Kiwanis and Relay for Life.

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102 Starksville Avenue North
Leesburg, Georgia 31763

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

www.lee.ga.us

From: Shirley Stiles <spstiles729@gmail.com>
Sent: Thursday, December 05, 2024 3:20 PM
To: Kara Hanson <kara.hanson@lee.ga.us>
Subject: Re: Expiring Term

Kara, I spoke with Commissioner Walls and decided to remain on the Planning & Zoning Board, at least for the present time.

Unfortunately, I will not be able to make it to the meeting tonight. I'm very sorry for the late notice, but I really tried to make the meeting. My thoughts will be with you all tonight, and I hope you will give my regrets to the others.

I send wishes for a blessed and Merry CHRISTmas to everyone! See y'all at the January 2025 meeting!

Warmest regards,
Shirley Stiles

Regional Commission Council of Southwest Georgia

District	Name & Address	Phone & Email	Term	Appointing Authority
2	Luke Singletary 111 Elgin Court Leesburg, GA 31763		By Virtue of Office	County
Public Sector	Chad Griffin 140 Northwood Drive Leesburg, GA 31763		1 Year Term Expiring on 01/01/2025	County , Leesburg, and Smithville
Private Sector	Cicily Florence 175 Pine Summit Drive Leesburg, GA 31763		1 Year Term Expiring on 01/01/2025	County
1	Dwight Hickman P.O. Box 213 Smithville, GA 31787		1 Year Term Expiring on 01/01/2019	Leesburg and Smithville

One appointment is mandatory for a Commissioner.
Members must be Lee County citizens. Meetings are held at 6:30 PM on the last Thursday of each month at different locations to be announced.

Suzanne Angell
Executive Director
Email: sangell@swgrc.org

Candace White
Executive Assistant
Phone: (229) 522-3552; FAX: (229) 522-3558
Email: cwhite@swgrc.org

- Staggered one year terms
- Complimentary dinner provided
- Non-Elected Officials: \$25 travel reimbursement

Payton Harris

From: Cicily Florence <cicilyflorence@gmail.com>
Sent: Tuesday, November 19, 2024 3:14 PM
To: Payton Harris
Subject: Re: Regional Commission Council of Southwest Georgia

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Payton,

I would like to be reappointed to the SWGRC for another year.

Cicily C. Florence

On Tue, Nov 19, 2024, 2:59 PM Payton Harris <payton.harris@lee.ga.us> wrote:

Good Afternoon Ms. Florence,

Your one year term on the Regional Commission Council of Southwest Georgia expires on January 1, 2025. Appointments for this board will be brought to the Board of Commissioners meeting on December 10, 2024. If you wish to be reappointed, please send me written notification by December 6, 2024.

Thank you,

Payton Harris

Deputy County Clerk

Lee County Board of Commissioners

[102 Starksville Avenue North](#)

[Leesburg, Georgia 31763](#)

Phone: (229) 759-6000 ext. 2221

Fax: (229) 759-6050

payton.harris@lee.ga.us

www.lee.ga.us





OFFICE OF THE SHERIFF

LEE COUNTY, GEORGIA

REGGIE D. RACHALS, SHERIFF



To: Lee County Board of Commissioners

From: Lee County Sheriff's Office

Date: 11/20/2024

Reference: Allocation of Insurance Money for five Flock Safety Cameras

Greetings Commissioners,

The Lee County Sheriff's Office (LCSO) proposes to allocate the insurance settlement funds from the damaged mobile speed trailer that was purchased on 11/17/2021 to acquire and deploy five stationary Automated License Plate Reader (ALPR) Flock Safety cameras. This investment will enhance public safety, aid in criminal investigations, and improve overall law enforcement efficiency within Lee County.

Project Overview

The LCSO aims to leverage the \$37,925.00 insurance settlement to:

1. **Purchase Five Flock Safety ALPR Cameras:** These cutting-edge cameras will be strategically placed throughout Lee County to capture high-resolution images of vehicle license plates.
2. **Contract with Flock Safety:** Secure a two-year service contract to ensure optimal camera performance and data analysis.

Budget Breakdown (Quote Provided 11/20/2024)

5 Camera and Install	Year 1	Year 2
	\$	\$
5 Cameras	15,000.00	15,000.00
	\$	\$
Install Fee at 20% Discount	2,600.00	-
	\$	\$
Total	17,600.00	15,000.00
	\$32,600.00	

Justification

The implementation of ALPR cameras will provide the LCSO with several significant benefits:



OFFICE OF THE SHERIFF LEE COUNTY, GEORGIA REGGIE D. RACHALS, SHERIFF



- **Enhanced Public Safety:**
 - Rapid identification of stolen vehicles
 - Real-time alerts for Amber Alerts and Silver Alerts
 - Assistance in locating missing persons
- **Improved Criminal Investigations:**
 - Identification of vehicles involved in crimes
 - Tracking the movements of suspects
 - Recovery of stolen property
- **Increased Traffic Safety:**
 - Detection of vehicles with expired registration or insurance
 - Identification of vehicles involved in hit-and-run accidents
- **Efficient Law Enforcement:**
 - Proactive policing strategies
 - Reduced response times to incidents

Conclusion

The proposed allocation of insurance settlement funds to acquire and deploy ALPR cameras aligns with the LCSO's commitment to public safety and effective law enforcement. This investment will provide a valuable tool for combating crime, protecting citizens, and enhancing the overall quality of life in Lee County.

Lee County Sheriff's Office
119 Pinewood Road
Leesburg, GA 31763

Flock Safety + GA - Lee County SO

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Keith Kenner
keith.kenner@flocksafety.com
4047982998

Created Date: 11/20/2024
Expiration Date: 12/01/2024
Quote Number: Q-111311
PO Number:



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 119 Pinewood Rd. Leesburg, Georgia 31763

Ship To: 119 Pinewood rd. Leesburg, Georgia 31763

Billing Company Name: GA - Lee County SO

Subscription Term: 24 Months

Billing Contact Name:

Payment Terms: Net 30

Billing Email Address:

Retention Period: 30 Days

Billing Phone:

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$15,000.00
Flock Safety LPR Products			
Flock Safety Falcon ® -	Included	5	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee -	\$520.00	5	\$2,600.00

Subtotal Year 1:	\$17,600.00
Annual Recurring Subtotal:	\$15,000.00
Discounts:	\$650.00
Estimated Tax:	\$0.00
Contract Total:	\$32,600.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$17,600.00
Annual Recurring after Year 1	\$15,000.00
Contract Total	\$32,600.00

*Tax not included

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$650.00

Product and Services Description

FlockOS Features	Description
Flock Safety Falcon ® -	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee -	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
------------------	-------------

Flock Safety + GA - Lee County SO

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Keith Kenner
keith.kenner@flocksafety.com
4047982998

flock safety

ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the “**Agreement**”). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer:	GA - Lee County SO	Initial Term:	24 Months
Legal Entity Name:	GA - Lee County SO	Renewal Term:	24 Months
Accounts Payable Email:	hjones@lee.ga.us	Payment Terms:	Net 30
Address:	119 Pinewood Rd. Leesburg, Georgia 31763	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$15,000.00
Flock Safety LPR Products			
Flock Safety Falcon ® -	Included	5	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$520.00	5	\$2,600.00

Subtotal Year 1:	\$17,600.00
Annual Recurring Subtotal:	\$15,000.00
Discounts:	\$650.00
Estimated Tax:	\$0.00
Contract Total:	\$32,600.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$17,600.00
Annual Recurring after Year 1	\$15,000.00
Contract Total	\$32,600.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$650.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety Falcon ® -	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee -	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
------------------	-------------

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: GA - Lee County SO

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____



**OFFICE OF THE SHERIFF
LEE COUNTY, GEORGIA
REGGIE D. RACHALS, SHERIFF**



Date: November 21, 2024

To: Lee County Board of Commissioners

From: Lee County Sheriff's Office

RE: New Patrol Car Purchase Request

We are in need of new patrol cars for the Sheriff's Office. Wade Ford in Smyrna, GA (state contract dealer) has 4 2024 Police Interceptors and 1 2022 Police Interceptor in stock that we would like to purchase. The Sheriff's Office has at least 8 vehicles that have reached their safe patrol life and will be deadlined. Please see the attached quotes from Wade Ford for the vehicles and the quote from West Chatham to equip each vehicle.

2024 Ford Police Interceptor- \$45,904.00 ea. Total: \$183,616.00

2022 Ford Police Interceptor- \$37,680.00 ea. Total: \$37,680.00

West Chatham Equipment- \$13,974.68 ea. Total: \$69,873.40

Grand Total for vehicles and equipment: \$291,169.40

Major Jeffrey Kirt



PRICING PROPOSAL

DATE Monday, November 18, 2024

GA Statewide Contract 99999-SPD-ES40199373-009S

Account Manager: RON MORGAN

CUSTOMER LEE COUNTY SHERIFFS OFFICE

CONTACT JEFFERY KIRT

PHONE 229-438-2291

EMAIL jkirt@lee.ga.us

ADDRESS

VEHICLE		TRADE
Vehicle	2024 POLICE INTERCEPTOR	
Color	AGATE BLACK	
Stock #	RGA25803; RGA25494; RGA25437	VIN
RGA25432		Miles
PRICING		Actual Value
UPFIT -	\$51,845.00	Tires -
STOCK FEE	\$500.00	Mileage Adjustment -
Tag/Registration Fee (estimate)	\$0.00	Mechanical repairs -
DOC FEE	\$0.00	Brakes -
Vehicle Selling Price	\$52,345.00	Scratches / Paint -
TOTAL UPFIT-	\$0.00	Body Damage / Dents -
Customer Rebates / GPC	- (\$6,441.00)	Extra Allowance +
Difference	\$45,904.00	Allowance:
		FLEETTAIL
Taxes 7%	+ \$0.00	Name
Trade Payoff	+ \$0.00	Address
PREM EXTENDED 5YR / 100	+ \$0.00	Phone
Service PLAN 7 / 100	+ \$0.00	Email
Shipping Fee	+ \$0.00	
Balance Due (estimate)	\$45,904.00	
Total Quantity	4	
Order Total	\$183,616.00	
NOTES		
<p><i>This sales order does not guarantee availability A purchase order is required to guarantee availability.</i></p>		

X _____
Buyer Date

Ron Morgan _____
Account Manager Date



PRICING PROPOSAL

DATE Wednesday, November 20, 2024

GA Statewide Contract 99999-SPD-ES40199373-009S

Account Manager: RON MORGAN

CUSTOMER LEE COUNTY SHERIFFS OFFICE

CONTACT JEFFERY KIRT

PHONE 229-438-2291

EMAIL jkirt@lee.ga.us

ADDRESS

VEHICLE		TRADE	
Vehicle	2022 POLICE INTERCEPTOR		
Color	AGATE BLACK		
Stock #	NGB74714	VIN	
		Miles	
PRICING		Actual Value	
PRICE	\$39,980.00	Tires	-
STOCK FEE	\$500.00	Mileage Adjustment	-
Tag/Registration Fee (estimate)	\$0.00	Mechanical repairs	-
DOC FEE	\$0.00	Brakes	-
Vehicle Selling Price	\$40,480.00	Scratches / Paint	-
TOTAL UPFIT-	\$0.00	Body Damage / Dents	-
Customer Rebates / GPC	- (\$2,800.00)	Extra Allowance	+
Difference	\$37,680.00	Allowance:	
		FLEETTAIL	
Taxes 7%	+ \$0.00	Name	
Trade Payoff	+ \$0.00	Address	
PREM EXTENDED 5YR / 100	+ \$0.00	Phone	
Service PLAN 7 / 100	+ \$0.00	Email	
Shipping Fee	+ \$0.00		
Balance Due (estimate)	\$37,680.00		
Total Quantity	1		
Order Total	\$37,680.00		
NOTES			
<p><i>This sales order does not guarantee availability A purchase order is required to guarantee availability.</i></p>			

X _____
Buyer Date

Ron Morgan _____
Account Manager Date

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

PHONE (229) 937-2150
 FAX (229) 937-2178

Quote

Customer No.: LEECOSO
 Quote No.: 28860

Quote To: **LEE COUNTY SHERIFF OFFICE**
 119 PINWOOD ROAD
 LEESBURG, GA 31763

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
11/15/2024		Origin	Net 30	
Purchase Order Number	Sales Person		Quote Expires	
	CODY ELLIS		12/15/2024	
Quantity	Item Number	Description	Unit Price	Amount

(1) FORD SUV

1	WHE-EB8EEEE	LEGACY WCX 48" BW/BW/BW/BW Blu/Clr - front Blu/Amb - rear	1975.00	1975.00
1	WHE-MKAJ105	ADJ LIGHTBAR MOUNT KIT #105	0.00	0.00
1	WHE-C399	CENCOM CORE *C399K KIT & CCTL* are separate purchase*	975.00	975.00
1	WHE-C399K4	C399K4 Gateway Inst Kit 20-21 SUV for use W/O 61B op	0.00	0.00
1	WHE-CCTL6	CORE HEAD W/ROTARY KNOB	277.80	277.80
1	WHE-SA315P	Speaker 100 watt mt brkt (sak*) not included	173.29	173.29
1	WHE-SAK1	SA315 Mt Kit Universal	0.00	0.00
1	WHE-CEM16	Expansion Module Wecan X 16 output 4 input	171.60	171.60
4	WHE-VTX609B	VERTEX BLUE	84.60	338.40
2	WHE-VTXADAPT	Vertex Twist-in Adapter Kit	9.00	18.00
2	WHE-I3SMJC	SURFACE MT TRIO ION R/B W/WH	142.80	285.60
2	WHE-I2E	ION BLUE/WHITE OVERRIDE, BLACK HOUSING	120.60	241.20
2	WHE-I2SME	ION DUO SURF MT BL/WHITE	120.60	241.20
2	WHE-WIONB	ION WIDE ANGLE BLUE	104.40	208.80
1	WAY-44235	ON/OFF ROUND SWITCH	8.00	8.00
2	WHE-3SRCCDCR	3" ROUND SPLIT RED/WHT COMPARTMENT LIGHT	60.60	121.20

Thank You

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

PHONE (229) 937-2150
 FAX (229) 937-2178

Quote

Customer No.: LEECOSO

Quote No.: 28860

Quote To: **LEE COUNTY SHERIFF OFFICE**
 119 PINWOOD ROAD
 LEESBURG, GA 31763

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
11/15/2024		Origin	Net 30	
Purchase Order Number	Sales Person		Quote Expires	
	CODY ELLIS		12/15/2024	
Quantity	Item Number	Description	Unit Price	Amount
1	HAV-C-VS-0618-INUT	VS-0618-INUT 24" FLAT MT 20-25 SUV	439.60	439.60
1	HAV-C-ARM-102	ARM-102 Side Mt Armrest	65.80	65.80
1	HAV-C-CUP2-I	CUPHOLDER 4"	47.69	47.69
1	HAV-C-MCB	Console Mic Clip Bracket	13.30	13.30
1	MAGMIC	MAGNETIC MIC CLIP MMSU-1	39.95	39.95
1	HAV-C-HDM-204	HDM-204 SIDE MT 8.5" HD TELESCOPING POLE W/ SHORT HANDLE	161.00	161.00
1	HAV-C-MD-112	11' Slide Out Locking Swing Arm w/Motion Adapter	256.90	256.90
1	HAV-UT-1001	Universal Rugged Cradle for 11'-14' Computing Device	236.60	236.60
1	SET-WB-S-INTSUV20	Window Barrier Steel 20-25 SUV WK0514ITU20	230.30	230.30
1	SET-PK1130ITU20TM	10XL COATED TALL MAN 20 SUV INC XL REC PANEL & LOWER EXT	741.30	741.30
1	SET-12VS-E-INTSUV20	12-VS EXP METAL REAR 20-22 SUV PK0123ITU202ND	447.30	447.30
1	RF-TRAB8063	LAIRD BLACK PHANTOM LOW PROFILE 806-866 MHZ ANTENNA	40.50	40.50
1	PCTEL-NMO-60-264-F4-	NMO MOUNT 22FT. 0 IN RG-58/U FME FEMALE	33.75	33.75
1	RF-RFE-6105	MINI-UHF/M TO FME/M ADAPTER	13.50	13.50
1	AME-EZVAULTUP	EZ UP TRUCK VAULT BLK POWDER COATED	1460.00	1460.00

Thank You

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

PHONE (229) 937-2150
 FAX (229) 937-2178

Quote

Customer No.: LEECOSO

Quote No.: 28860

Quote To: **LEE COUNTY SHERIFF OFFICE**
 119 PINWOOD ROAD
 LEESBURG, GA 31763

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
11/15/2024		Origin	Net 30	
Purchase Order Number	Sales Person		Quote Expires	
	CODY ELLIS		12/15/2024	
Quantity	Item Number	Description	Unit Price	Amount
1	SHIPPING	FREIGHT CHARGE FOR VAULT	275.00	275.00
1		WINDOW TINT LEGAL FRONT 2 WINDOWS	90.00	90.00
1	WES-36-2125	PUSHBUMPER 20-22 SUV	990.00	990.00
1	WES-36-2125PB	PIT BAR 20-24 SUV \$\$ inc above	0.00	0.00
1	WES-36-2125W	WING WRAP FOR BUMPER 20-22 SUV \$\$ inc above	0.00	0.00
1	WES-36-6005W2	Channel for 2 Inos SUV \$\$ inc above	0.00	0.00
1	PRG-DPCP47UINT20	Door Panel Covers Pair SUV Driver & Pass DPCP47UINT20	44.10	44.10
1	WHE-ARGES1	ARGES SPOTLIGHT	463.20	463.20
1	WHE-ARGCH1	Arges Control Head	207.00	207.00
1	WHE-ARG50D	Driver Side Fender Mt for Arges **24 INT SUV**	67.80	67.80
1	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	75.00	75.00
		SHIPPING		100.00
1.000		INSTALL ALL EQUIPMENT LISTED ABOVE & CUST SUPPLIED RADIO CAMERA	2400.00	2400.00

Thank You

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
1114 ANDERSONVILLE RD
ELLAVILLE, GA 31806

PHONE (229) 937-2150
FAX (229) 937-2178

Quote

Customer No.: LEECOSO
Quote No.: 28860

Quote To: **LEE COUNTY SHERIFF OFFICE**
119 PINWOOD ROAD
LEESBURG, GA 31763

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

Date	Ship Via	F.O.B.	Terms	
11/15/2024		Origin	Net 30	
Purchase Order Number	Sales Person		Quote Expires	
	CODY ELLIS		12/15/2024	
Quantity	Item Number	Description	Unit Price	Amount

Quote subtotal 13974.68

Quote total 13974.68

Pricing subject to Manufacture price increases

Thank You



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website
- Staff viewed demo website November 13, 2024

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: ¾ 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

Updated: December 6, 2024

- Staff is working with a local engineering firm to develop a plan
- 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
- Agreement for Phase I of Construction with Lose Design signed October 22, 2024 for \$369,500.00
- Archaeological Testing
 - Archaeological fieldwork at the Kinchafoonee Boat Ramp site was conducted October 21-25
 - Apalachee Research Archaeological Consultants, Inc. excavated two 1x2 meter test units and one 1x1 meter test unit, all on the crest of the ridge east of the pavilion

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
- Drake Properties – Downtown Leesburg Restaurant Passion
- 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
- Two Proposed Package Stores – US Hwy 82
- Gas Station – US Hwy 82

Courthouse Addition

- Agreement with Jericho Design Group for design services approved September 24, 2024 for \$26,200.00
- Completed a preliminary floor plan
- Currently working on an exterior 3D view and expect to have it ready for review the week of November 18

DeSoto Solar Project

- DeSoto II and the DeSoto III are both operational
- 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 fall 2024

GEMA

- GEMA representatives will be working with local government, businesses, and citizens to create a Disaster Recovery and Redevelopment Plan
- 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
 - Completed plan expected October 2024

GIS

- Implemented Pictometry
- GIS Manager Kacee Smith started working August 26, 2024
- Road Layer
 - Included road width, length, and speed limits into the Lee Centerline feature layer
- 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
 - Goal: To have a web 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
- Database Upgrades
 - Reviewing current database and implementing new organizational tab
 - Will increase functionality and user capabilities
 - Data migration to new database will begin before the end of 2024
- Ordinance Revision of GIS Deliverables
 - Revised current ordinance and began incorporating a section on GIS deliverables
 - Will provide survey level data deliverables to the GIS department
- Ordinance Revision of Address Numbering
 - Currently reviewing ordinance specifics on address numbering and currently incorporating a structured form to direct personnel in the assignment of addresses that follows NENA standards
- TSPLOST Story Map
 - Created ArcGIS story maps of completed TSPLOST roads
 - Story map will be posted on new Lee County website
- Building Web Apps for GIS
 - Currently building specialized web apps through ArcGIS Online to host mapping products for Lee County GIS
 - Will include parcels, zoning, addresses, parks, flood zones, etc.
 - Will be available to all county citizens on the new website

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
- On October 8, 2024, the Board voted to allocate the 2025 LMIG funds to the resurfacing of the County's portion of Ledo Road
 - City of Albany has stated they will do their portion of Ledo Road as well
- LMIG Application submitted October 30, 2024
- LMIG Application approved November 5, 2024

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
 - Received pricing on shade cloth and alternative coverings
- **Callaway Park**
 - Additional playground equipment has been purchased with SPLOST
 - Completed fencing and solar lights
 - Picnic tables installed
 - Complete
- **Springdale Park**
 - Additional playground equipment has been purchased with SPLOST
 - Completed fencing and solar lights
 - Benches installed
 - Complete

Rivers Alive Cleanup

- Saturday, September 21, 2024
- Over 50 volunteers showed up to cover about 23 miles of Lake Chehaw, Muckalee Creek and Kinchafoonee Creek
- Approximately 780 pounds of trash was removed from our waterways

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 – waiting on Leesburg for contractor to complete

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
- Start Date: October 14, 2024, with the road closure and respective detour lasting through Mid-March (150 calendar days)
 - Southern Concrete Construction Company
 - The detour is underway now and will last until mid-March 2025 when the new bridge is completed

Speed Limit Ordinance

- Approved by BOC at April 26, 2022 meeting
- Public Hearings held April 12 and 26, 2022
- Staff submitted documents to GDOT
 - Requested DOT examine Old Leesburg Road/State Route 133
- GDOT review and approval received September 6, 2024
- Brought back to the BOC and approved September 10, 2024
 - Additional roads – waiting on GDOT approval

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- Ballot amount: \$18,272,384.00
 - Current collection: \$21,877,790.00 (as of 11/30/24)
 - Difference \$3,200,698.00
 - 120% of collections

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 approved staff to look into laying pipe and a pump on November 12, 2024

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
- Project Timeline:
 - 5-10-2022: Staff awaits engineering report for new tower
 - 9-13-2022: BOC authorizes staff to put out an RFP for the tower
 - 6-11-2023: BOC voted on location at Station 4
 - 6-27-2023: BOC voted to reconsider placement of the tower
 - 7-11-2023: BOC voted on location at Station 4
 - 8-25-2023: Motorola received notice to proceed
 - 12-12-2023: FAA approved; waiting on NEPA, awaiting Boundary analysis
 - 1-9-2024: Heard back from SHPO, advised “No Comment”
 - May 2024: Variance needed; went through the Planning Commission (5-2-2024) and BOC (5-14-2024)
 - 6-20-2024: All equipment built and ready to ship
 - 7-18-2024: Private Locate done; driller took soil samples
 - 8-1-2024: Geo tech results came back; awaiting permits
 - 9-18-2024: Construction crew finds power line that will need to be moved; Sumter EMC contacted
 - 10-17-2024: Invoice received from Sumter EMC to move power line; will take 10 days after payment is received and then construction will restart
 - 10-18-2024: Check to Sumter EMC cut
 - 11-12-2024: Sumter EMC onsite to fix the power pole issue so construction can begin
 - 12-5-2024: Building for the tower set up
 - Foundation laid; has to set and cure for 28 days before the tower can start being placed on it

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 January 2024
- Crews began fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by mid-year 2025
- 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
- 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
- November 2024 Monthly Update:
 - In Progress – Less than 50% Completed
 - Total Planned Fiber Miles: 357
 - Deployed Fiber Miles: 106
 - Completion Percentage of Total Fiber Miles: 30%
 - Total Planned Locations: 3,506
 - Planned Residential Locations: 3,329
 - Planned Business Locations: 177
 - Deployed Locations:189
 - Deployed Residential Locations: 155
 - Deployed Business Locations: 34
 - Completion Percentage of Total Locations: 5%

RFPs and RFQs

Open

Building for Code Enforcement and Animal Control Personnel

- Approved by BOC at October 22, 2024 meeting
- To be at Public Works
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024

Renovations to Public Works Office Building

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: December 4, 2024
- Bid Opening: December 18, 2024

Recorder for E-911 Center

- Approved with the FY2024-2025 budget
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024

Speed Tables

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: November 21, 2024
- Bid Opening: December 12, 2024

Upgraded Phone System for E-911 Center

- Pre-Bid Meeting: October 16, 2024

- Bid Opening: October 30, 2024
- Bid results brought to the Board on November 12, 2024 for discussion
- Bid results brought back to the Board on December 10, 2024

Recently Awarded

Public Works Equipment

- Motorgrader, Track Excavator, and two Front End Loaders
- Bid Opening: August 29, 2024
- BOC awarded bids as follows on September 10, 2024:
 - Motorgrader: Awarded to **Yancey** for a monthly cost of **\$3,094.92** for a seven (7) year lease
 - Track Excavator: Awarded for **Yancey** for a monthly cost of **\$2,780.65** for a five (5) year lease
 - Front End Loader I: Awarded to **Yancey** for a monthly cost of **\$3,445.51** for a five (5) year lease
 - Front End Loader II: Awarded to **Yancey** for a monthly cost of **\$3,159.52** for a five (5) year lease

Turn Out Gear

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

Painting for the Interior of the Tharp Building

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

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
- BOC awarded bid to New World Restoration for \$99,125.81 on July 23, 2024
- In progress

Coston Road Paving Project Engineering

- 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
- Met with Utilities companies to discuss right-of-way
- Waiting on AES to post flags for right-of way acquisition
- Flags have been staked
- AT&T utilities will have to be relocated after final plans are completed

Road Resurfacing Projects (including LMIG 2024)

- Pre-Bid Meeting: November 28, 2023

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

Renovation of the E-911 Center

- Approved by BOC at April 23, 2024 meeting
- Pre-Bid Meeting: October 3, 2024
- Bid Opening: October 17, 2024
- BOC awarded bid to WJ Kirksey Construction for \$54,333.00 on October 22, 2024
- Contract signed November 8, 2024

Future

Permanent Generator and Automatic Transfer Switch

- Staff writing RFP documents
- Projected Bid Opening TBD

Mobile Generator and Manual Switch

- Staff writing RFP documents
- Projected Bid Opening TBD

Sewer Extension on Hwy 19

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
- Projected Bid Opening TBD
- 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

STATE OF GEORGIA

COUNTY OF LEE

**AGREEMENT BETWEEN LEE COUNTY YOUTH BASEBALL
AND THE LEE COUNTY BOARD OF COMMISSIONERS
FOR CALENDAR YEAR 2025**

This Agreement made and entered into effective this ____ day of _____, 2024 by and between **The Board of Commissioners of Lee County, Georgia** (hereinafter referred to as "Board") and **Lee County Baseball, Inc. d/b/a Lee County Youth Baseball, Inc.** (hereinafter referred to as "LCYB").

W I T N E S S E T H :

WHEREAS, the Board owns and operates certain recreational facilities located in the City of Leesburg, Georgia; and

WHEREAS, the Board of Directors of LCYB is desirous of using said recreational facilities in conducting a baseball program for the children and youth of Lee County; and

WHEREAS, the parties hereto agree that it would be in the best interest of the County and its citizens to enter into this Agreement with LCYB.

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. LCYB shall be allowed the non-exclusive use of the recreational facilities of the Board for the purpose of conducting a baseball program for a period of time commencing on January 1, 2025 and concluding at midnight on December 31, 2025 in accord with the terms of this Agreement.

2. The recreational facilities, which are to be utilized by LCYB, are located in the Park Street Complex on Park Street in Leesburg, Lee County, Georgia.

3. LCYB shall conduct its activities upon the premises so as not to endanger any person lawfully thereon and shall, and does hereby, indemnify and hold harmless the Board, Lee County, the City of Smithville, and the City of Leesburg, and all of their respective officers, agents, and employees, from any and all claims for losses, injuries, damages, and liabilities to persons or property occasioned wholly or in part by the intentional or negligent acts or omissions of LCYB, its agents, officers, employees, guests, patrons, or any other person or persons admitted to said premises while said premises are used by or under the control of LCYB.

4. LCYB shall, at its own expense, keep in force comprehensive public liability insurance in an amount of not less than One Million Dollars (\$1,000,000.00) per person and One Million Dollars (\$1,000,000.00) per occurrence, which insurance is to be issued by a company or companies of sound and adequate financial responsibility authorized to do business in Georgia, insuring LCYB against all liabilities or accidents arising out of or in connection with LCYB's use of and operations at the recreational facilities which are the subject of this Agreement. The Board and its officers, agents, and employees shall be listed as an additional or named insured, and

a copy of such policy, or other satisfactory written evidence thereof, shall be furnished to the Board at the time of the execution of this Agreement.

5. The Board shall furnish adequate facilities for LCYB to conduct a baseball program upon the premises, which are subject to this Agreement and shall keep said facilities adequately maintained. In the event that LCYB shall desire to conduct tournaments upon the premises, LCYB shall provide adequate personnel to assist the Board in preparing and maintaining the recreational facilities for tournament play. LCYB cannot use the fields two weeks prior to the start of the date for field prep.

6. No fixtures shall be installed, nor shall any alterations be made, to the facilities without the express approval of the Board or its designee.

7. All recreational equipment to be used in the baseball program shall be furnished by LCYB and shall remain the property of LCYB. However, the Board shall furnish adequate bases and pitching rubbers and maintain them in a reasonably good condition during the term hereof.

8. The Board shall provide adequate lighting, electricity, and water to LCYB in connection with its use of the facilities. Any use of field lights other than regular game play or LCYB tournament must be approved by the Lee County Parks and Recreation Department.

9. LCYB shall furnish all umpires and coaches used in the baseball program, and the Board shall have no responsibility for the hiring or compensation of any umpires or coaches.

10. LCYB shall operate the concession stands in accord with the following provisions:

- (A) LCYB shall be responsible for the total operation of the concession stands, including purchasing all supplies, maintaining all equipment, and keeping the concession stands clean and sanitary at all times. All concession stands will be opened and maintained at the facilities on Park Street.
- (B) LCYB shall be accountable to the Board for the financial operation of the concession stands. Exception – concessions for Private Tournament not associated with LCYB.
- (C) An orderly and legible financial journal shall be maintained by LCYB showing all deposits and disbursements made in connection with the operation of the concession stands. The monthly ending balance on said journal shall agree with the reconciled bank statement each month.
- (D) There shall be a minimum of two (2) LCYB representatives who are authorized to sign checks on the banking account maintained for the operation of the concession stands. The Board shall be advised as to the identity of all persons authorized to sign checks on such account.
- (E) LCYB shall be entitled to retain one hundred percent (100%) of the profits from the concession stands.

11. LCYB shall remit to Lee County an amount equal to Fifteen Dollars (\$15.00) per participant in the LCYB Program by September 1, 2025; provided, however, LCYB shall receive an annual credit against such amount equal to the cost

of labor, materials, and improvements made by LCYB to the leased facilities during the term of this Agreement. Such credit shall also be given for the cost of any lawn or similar maintenance equipment purchased for use at the leased facilities and donated by LCYB to Lee County during such lease term. Written evidence or proof of such expenditures or personal property donation shall be provided by LCYB to Lee County prior to such credit or credits being provided. All such credits shall be approved by the Lee County Parks and Recreation Department. Any credit requests by LCYB which are not submitted to Lee County by September 1, 2025 shall not be credited to any obligations of LCYB hereunder until the next succeeding term of any similar lease, if any, between the parties hereto.

12. LCYB shall be responsible for any and all damages resulting from, either in whole or in part, misuse or neglect to the facilities which are the subject of this Agreement during regular season play, practice sessions, and tournaments sponsored by LCYB. LCYB shall have no responsibility for damages caused by an act of God or similar occurrence.

13. LCYB agrees that, at all times when baseball activities are conducted on the premises, it will have adequate adult supervision of such activities, as well as adequate adult supervision of the concession stands.

14. LCYB shall have reasonable access to all of the recreational facilities necessary for conducting the baseball program herein described, including adequate playing fields. Since other recreational activities may be conducted on the same premises used by LCYB, a schedule listing the dates that fields will be available to LCYB shall be provided to LCYB prior to the start of the baseball season so that

scheduling conflicts may be avoided. Notwithstanding the foregoing, all scheduling conflicts shall be finally resolved by the Lee County Parks and Recreation Department.

15. LCYB shall at all times abide by the rules and regulations of Dizzy Dean Baseball.

16. LCYB, its agents, officers, employees, guests, patrons, or other persons admitted to the subject premises by LCYB while said premises are being used by LCYB, shall observe and obey all rules and regulations governing the conduct and operation of the recreational facilities. Any person found by LCYB to be in violation of such rules and regulations shall be subject to removal from the premises.

17. LCYB shall observe and comply with all laws, statutes, Ordinances, rules, and regulations of the United States, the State of Georgia, Lee County, and the City of Leesburg in connection with the activities authorized under the terms of this Agreement.

18. LCYB shall utilize the subject premises only in the manner permitted by this Agreement and shall not use or permit the use of the premises for any other purpose or for any immoral, objectionable, or unlawful acts or purposes. All private tournaments and field rentals will be handled by the Lee County Parks and Recreation Department and concessions for those events will be provided from the vendors of the Lee County Parks and Recreation Department.

19. This Agreement shall not be assignable by either party, and in particular, LCYB shall not be authorized to assign, hypothecate, or otherwise convey this Agreement, or any or all of its rights hereunder, without the prior express written consent of the Board.

20. In the event of a breach of this Agreement by either party, the non-breaching party shall have, in addition to all other legal remedies available to it, the right to terminate this Agreement upon providing written notice of such termination to the other party.

21. This Agreement constitutes the entire agreement between the parties. No term, provision, or condition of this Agreement may be altered or amended, nor may any term, provision, or condition be added to this Agreement except upon the execution of a written agreement by the parties hereto.

22. This Agreement shall be construed in accord with the provisions of Georgia law and, where applicable, Federal statutes and rules and regulations promulgated thereunder.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our respective seals as of the day and year first above written.

Lee County Board of Commissioners

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

Lee County Baseball, Inc. d/b/a Lee County Youth Baseball, Inc.

By: _____
Michelle Vickers, President LCYB

Attest: _____



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Consideration to approve a Statewide Mutual Aid and Assistance Agreement for GEMA/HS.
MEETING DATE: Tuesday, December 10, 2024

MOTION/RECOMMENDATION

Motion to approve a Statewide Mutual Aid and Assistance Agreement for GEMA/HS. Staff recommends approval.

BACKGROUND

These pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and reimbursement of costs incurred by those parties who render such assistance. This agreement also provides the framework to support mutual aid in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from a natural disaster, technological hazard, human-caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, or other significant events or homeland security activities.

ATTACHMENT

1. Statewide Mutual Aid Agreement 2024
2. SWMAA FAQs

STATEWIDE MUTUAL AID AND ASSISTANCE AGREEMENT

County/Municipality: _____

The State of Georgia is vulnerable to a wide range of natural and man-made disasters and emergencies. The Georgia Emergency Management Act, as amended (The Act) gives the local governments of the State the authority to make agreements for mutual aid assistance in emergencies. Pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and the reimbursement of costs incurred by those parties who render such assistance.

This mutual aid agreement is entered pursuant to authorities contained in Articles I through III, Chapter 3, Title 38, Official Code of Georgia Annotated.

ARTICLE I STATEMENT OF AGREEMENT, DEFINITIONS AND AUTHORITIES

This Agreement is made and entered into between the participating political subdivisions, which approve and execute this Agreement, hereinafter called "Participating Parties" and the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). For purposes of this Agreement, the following terms and expressions shall apply:

- (1) "Agreement" means this agreement, generally referred to as the "Statewide Mutual Aid Agreement" (SWMAA).
- (2) "Assistance" includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster.
- (3) "Assisting Party" means a party that provides assistance pursuant to this Agreement during an emergency or disaster.
- (4) "Authorized Representative" means a Participating Party's elected or appointed official or employee who has been authorized in writing by that party to request, to offer, or otherwise to provide mutual aid assistance.
- (5) "Participating Party" means a county or municipality of the State of Georgia that has become party to this Agreement by its approval and execution of this agreement.
- (6) "Participating Parties" means the combination of counties and municipalities that have become parties to this Agreement by their approval and execution of this Agreement.
- (7) "Requesting Party" means a party that requests assistance pursuant to this Agreement during an emergency or disaster.

Any term or expression not defined in this Agreement shall have the meaning specified in the Georgia Emergency Management Act, as amended (the Act) and rules promulgated thereunder, unless used in a context that clearly suggests a different meaning.

ARTICLE II
GENERAL PURPOSE

The purpose of this Agreement is to:

1. Provide the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, other significant events or homeland security activity; and
2. Identify those persons who are authorized to act on behalf of the Participating Party signing this Agreement as their Authorized Representative(s) concerning the provision of mutual aid resources and requests for mutual aid resources related to any mutual aid assistance sought from another Participating Party, or from or through the State of Georgia. Appendix A of this Agreement shall contain the name(s) of the Participating Party's Authorized Representative for purposes of this Agreement. Appendix A can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix A shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

ARTICLE III
ACKNOWLEDGEMENT OF PRINCIPLES

The prompt, full and effective utilization of resources of the Participating Parties, including any resources on hand or available from the State or Federal Government or any other source, that are essential to the safety, care and welfare of the people shall be the underlying principle on which all articles of this Agreement shall be understood.

In the event of a conflict between any provision of this Agreement and any existing intrastate mutual aid agreement affecting a Participating Party, the provisions of this Agreement shall be controlling.

On behalf of the governing authority of each political subdivision of this State participating in the Agreement, the director of emergency management of such political subdivision will be responsible for formulation of the appropriate mutual aid plans and procedures necessary to implement this Agreement.

ARTICLE IV
PARTICIPATING PARTY RESPONSIBILITIES

(a) It shall be the responsibility of each Participating Party to formulate procedures and programs for intergovernmental cooperation in the performance of the responsibilities listed in this Article. In formulating such plans, and in carrying them out, each Participating Party, insofar as practical, shall:

- (1) Protect and assure uninterrupted delivery of services, medicines, water, food, energy and fuel, search and rescue, and critical lifeline equipment, services, and resources, both human and material; and

(2) Inventory and set procedures for the loan and delivery of human and material resources, together with procedures for reimbursement.

(b) Whenever a Participating Party requires mutual aid assistance from another Participating Party and/or the State of Georgia, the Requesting Party may request assistance by:

(1) Contacting the Participating Party who is the owner/operator/employer of the supplies, equipment and/or personnel being sought for mutual aid assistance (the Assisting Party); or

(2) Contacting GEMA/HS to serve as the facilitator of such request for those resources being sought for mutual aid that are owned/operated/employed by Participating Parties (where such Participating Parties have submitted a record of those resources to GEMA/HS for such use); and/or, when such resources being sought for mutual aid are owned/operated/employed directly by the State of Georgia.

The provisions of this Agreement shall only apply to requests for assistance made by an Authorized Representative. Requests may be verbal or in writing. If verbal, the request must be confirmed in writing within 30 days of the verbal request. Requests shall provide the following information:

(1) A description of the emergency service function for which assistance is needed, such as but not limited to fire services, law enforcement, emergency medical, transportation, communications, public works and engineering, building inspection, planning and information assistance, mass care, resource support, health and medical services, damage assessment, volunteer and donated goods and search and rescue; and

(2) The amount and type of personnel, equipment, materials and supplies needed, and a reasonable estimate of the length of time each will be needed; and

(3) The specific place and time for staging of the Assisting Party's response and a point of contact at that location.

The Assisting Party will (a) maintain daily personnel time records, material records and a log of equipment hours (or miles, if appropriate) and (b) report work progress to the Requesting Party at mutually agreed upon intervals.

ARTICLE V LIMITATIONS

Any Participating Party requested to render mutual aid shall take such action as is necessary to provide and make available the resources covered by this Agreement in accordance with the terms hereof; provided that it is understood that the Participating Party who is asked to render aid may withhold resources to the extent necessary to meet the current or anticipated needs of the Participating Party's own political subdivision to remain in compliance with such Participating Party's policy, rule or law.

The Assisting Party's mutual aid resources will continue under the command and control of their own

supervisors, but the organizational units will be under the operational control of the emergency services authorities of the Requesting Party unless the Assisting Party approves an alternative.

In the event the Governor should declare a State of Emergency, any and all provisions of this Agreement which may conflict with the declared State of Emergency shall be superseded by the terms and conditions contained within the State of Emergency.

ARTICLE VI LIABILITY AND IMMUNITY

(a) In accordance with O.C.G.A. § 38-3-35(a), no political subdivision of the state, nor the agents or representatives of the state or any political subdivision thereof, shall be liable for personal injury or property damage sustained by any person appointed or acting as a volunteer emergency management worker or member of any agency engaged in emergency management activity. The foregoing shall not affect the right of any person to receive benefits or compensation to which he might otherwise be entitled under Chapter 9 of Title 34, Code Section 38-3-30, any pension law, or any act of Congress.

(b) In accordance with O.C.G.A. § 38-3-35(b), no political subdivision of the state nor, except in cases of willful misconduct, gross negligence, or bad faith, the employees, agents, or representatives of the state or any political subdivision thereof, nor any volunteer or auxiliary emergency management worker or member of any agency engaged in any emergency management activity complying with or reasonably attempting to comply with Articles 1 through 3, Chapter 3, Title 38, Official Code of Georgia Annotated; or any order, rule, or regulation promulgated pursuant to Articles 1 through 3 of title, or pursuant to any ordinance relating to precautionary measures enacted by any political provisions of Articles 1 through 3 of said chapter and title, or pursuant to any ordinance relating to precautionary measures enacted by any political subdivision of the state shall be liable for the death of or the injury to person or for damage to property as a result of any such activity.

(c) It is the express intent of the parties that the immunities specified in accordance with O.C.G.A. § 38-3-35 shall apply in addition to any other immunity provided by statute or case law.

ARTICLE VII RIGHTS AND PRIVILEGES

In accordance with O.C.G.A. § 38-3-30(a), whenever the employees of any Assisting Party or political subdivision are rendering outside aid pursuant to this agreement and the authority contained in Code Section 38-3-27, the employees shall have the same powers, duties, rights, privileges and immunities as if they were performing their duties in the political subdivisions in which they are normally employed.

ARTICLE VIII REIMBURSEMENT

In accordance with O.C.G.A. § 38-3-30(b), The Requesting Party shall be liable for any loss of or damage to equipment used or placed within the jurisdiction of the Requesting Party and shall pay any expense incurred in the operation and maintenance thereof. No claim for the loss, damage or expense shall be allowed unless, within 60 days after the same is sustained or incurred, an itemized notice of

the claim under oath is served by mail or otherwise upon the designated fiscal officer of the Requesting Party. Appendix B of this Agreement shall contain the name(s) of the Participating Party's designated fiscal officer for purposes of this Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix B shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

The Requesting Party shall also pay and reimburse the Assisting Party for the compensation paid to employees furnished by the Assisting Party during the time of the rendition of the aid, as well as the actual travel and per diem expenses of such employees while they are rendering the aid. The reimbursement shall include any amounts paid or due for compensation due to personal injury or death while the employees are engaged in rendering the aid. The term "employee," as used herein, shall mean, and this provision shall apply with equal effect to, paid, volunteer and auxiliary employees and emergency management workers.

Expenses to be reimbursed by the Requesting Party shall include the following:

- (1) Labor costs, which shall include all usual wages, salaries, compensation for hours worked, mobilization and demobilization, the Assisting Party's portion of payroll taxes (as employer), insurance, accrued paid leave and other fringe benefits, but not those amounts paid or due as a benefit to the Assisting Parties personnel under the terms of the Georgia Workers Compensation Act; and
- (2) Equipment costs, which shall include the fair rental value, the cost of fuel and other consumable supplies, service and repairs. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract for insurance, the Requesting Party may deduct such payment from any item or items invoiced; and
- (3) Material costs, which shall include the total reasonable cost for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the benefit of the Requesting Party; and
- (4) Meals, lodging and other related expenses, which shall include charges for meals, lodging and other expenses relating to the provision of assistance pursuant to this Agreement shall be the actual and reasonable costs incurred by the Assisting Party.

The Assisting Party shall maintain records and submit invoices within 60 days for reimbursement as specified hereinabove and the Requesting Party shall pay the invoice no later than 30 days following the invoice date.

ARTICLE IX IMPLEMENTATION

This Agreement shall become operative immediately upon its approval and execution by GEMA/HS and any two political subdivisions of this State; thereafter, this Agreement shall become effective as to any other political subdivision of this State upon its approval and execution by such political subdivision.

Any Participating Party may withdraw from this Agreement by mailing notice of withdrawal, approved by the governing authority of such political subdivision, but no such withdrawal shall take effect until 30 days after the governing authority of the withdrawing political subdivision has given notice in writing of such withdrawal to the governing authorities of all other Participating Parties. Such action shall not relieve the withdrawing political subdivision from obligations assumed hereunder prior to the effective date of withdrawal.

Copies of this Agreement shall, at the time of their approval, be deposited with each of the respective Participating Parties and with GEMA/HS.

ARTICLE X
TERM OF AGREEMENT

This Agreement, once executed, is valid until March 1, 2028. Agreement of the Participating Parties to extend the term of this agreement at any time during the last year of its original term or the last year of any subsequent four-year term shall extend the term of this agreement for four years. Each four-year extension shall constitute a separate agreement.

ARTICLE XI
VALIDITY

If any provision of this Agreement is declared unconstitutional, or the applicability thereof to any person or circumstances is held invalid, the constitutionality of the remainder of this Agreement and the applicability thereof to other persons and circumstances shall not be affected thereby.

Agreed:

Chief Executive Officer - Signature

Chief Executive Officer – Print Name

County/Municipality: _____

Date: _____/_____/_____

GEMA/HS Director – Signature

GEMA/HS Director – Print Name

Date: _____/_____/_____

APPENDIX B
DESIGNATED FISCAL OFFICER(S)

The below named individual(s) is/are the “designated fiscal officer(s)” for _____

(county/municipality) for the purpose of reimbursement sought for mutual aid:

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Chief Executive Officer - Signature

Date: _____/_____/_____

Chief Executive Officer – Print Name

Statewide Mutual Aid Agreement (SWMAA)

FAQs

Why do I need to do this?

Pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and reimbursement of costs incurred by those parties who render such assistance. This agreement also provides the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, or other significant events or homeland security activities.

What other jurisdictions are involved?

Participating Party means a county or municipality of the State of Georgia that has become party to this Agreement by its approval and execution of this agreement. Your GEMA/HS EM Field Coordinator can assist you with this.

What kind of assistance are we talking about?

"Assistance" includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster.

Who will our resources be working for?

The Assisting Party's mutual aid resources will continue under the command and control of their own supervisors, but the organizational units will be under the operational control of the emergency services authorities of the Requesting Party unless the Assisting Party approves an alternative.

What if my jurisdiction doesn't want to send resources?

A jurisdiction may withhold resources to the extent necessary to meet the current or anticipated needs of the jurisdiction's own political subdivision.

What about liability and reimbursement?

Those issues are covered in Article VI Liability and Immunity, and Article VIII Reimbursement in the Agreement.

What if my jurisdiction wants to withdraw from this agreement?

Any Participating Party may withdraw from this Agreement by mailing notice of withdrawal, approved by the governing authority of such political subdivision, but no such withdrawal shall take effect until 30 days after the governing authority of the withdrawing political subdivision has given notice in writing of such withdrawal to the governing authorities of all other Participating Parties. Such action shall not relieve the withdrawing political subdivision from obligations assumed hereunder prior to the effective date of withdrawal.

Timber Inventory Report For Lee County Board Of Commissioners Tract

*Lee County, GA
± 100.0 Total Acres*

Dates of Value – 1/2024

Date of Report – 1/2024

Prepared By:
Gary Phillips
Phillips Forestry Consulting, LLC
GA Registered Forester #2549
P.O. Box 70624
Albany, GA 31708
gphillips.timberland@yahoo.com

Phillips Forestry Consulting, LLC
Gary Phillips, GA Registered Forester, #2549
P.O. Box 70624 Albany, GA 31708
229-349-1493

17-Jan-24

Attn: Lee County Board Of Commissioners
Lee County, GA

RE: Timber Inventory for Lee County Board Of Commissioners Tract, Lee County, GA

Attached is a Timber Inventory Report for the Lee County Board Of Commissioners Tract located in Lee County GA. The 1/1/2024 estimated total timber value on the property was: **\$73,922 or \$1,000 per acre based on ±73.9 merchantable timber acres or \$739 per acre based on ±100.0 total tract acres.**

A detailed summary and a timber stand map is provided. Please let me know if you have any questions.

Sincerely,



Gary Phillips
GA Registered Forester #2549
Phillips Forestry Consulting, LLC

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Timber Volume & Value Summary - Total For Tract

Lee County Board Of Commissioners Tract

Lee County, GA

Map/Parcel 036B 003

±100.00 Total Tract Acres

±73.9 Merchantable Timber Acres

Date Of Value: 1/2024

Total Tract	Total	Per Timber Acre	Per Total Acre
Total \$ Merchantable Timber Value	\$73,922	\$1,000	\$739

Total \$ Merchantable Timber Value	\$73,922	\$1,000
Total Tons	5,001	68
Total Trees	7,164	97
Basal Area (Sq.Ft.)	5,377	73
Average Total Diameter (Dbh in.)	11.7	
Average Sawtimber Diameter (Dbh in.)	15.5	

Merchantable Timber					Average	Average	\$ Stumpage	\$Total
By Product Class	Total	Trees/	Total	Tons/	Average	Diameter	Value	Value
Pine Products	Trees	Acres	Tons	Acres	Tons/Tree	(Dbh in.)	/Ton	
<i>Planted Pine Products</i>								
Pine Sawtimber	0	0.0	0	0.0	0.00	0.0		\$0
Pine Large Poles	0	0.0	0	0.0	0.00	0.0		\$0
Pine Chip N Saw	0	0.0	0	0.0	0.00	0.0		\$0
Pine Pulpwood	0	0.0	0	0.0	0.00	0.0		\$0
Pine Topwood			0	0.0	0.00			\$0
Total Planted Pine	0	0.0	0	0.0	0.00			\$0
<i>Natural Pine Products</i>								
Pine Sawtimber	1,036	14.0	764	10.3	0.74	14.9	\$38.00	\$29,024
Pine Large Poles	0	0.0	0	0.0	0.00	0.0		\$0
Pine Chip N Saw	397	5.4	224	3.0	0.56	10.6	\$25.00	\$5,603
Pine Pulpwood	1,865	25.2	1,571	21.3	0.84	12.6	\$10.00	\$15,712
Spruce Pine Sawtimber	0	0.0	0	0.0	0.00	0.0		\$0
Pine Topwood			537	7.3	0.37		\$4.00	\$2,146
Total Natural Pine	3,298	44.6	3,096	41.9	0.94			\$52,486
<i>Hardwood Products</i>								
<i>Oak Sawtimber</i>								
Red Oak Sawtimber	268	2.8	209	2.8	0.78	16.7	\$33.00	\$6,899
White Oak Sawtimber	44	0.6	45	0.6	1.02	18.1	\$33.00	\$1,498
Total Oak Sawtimber	312	4.2	254	3.4	0.81	16.9	\$33.00	\$8,396
Cypress Sawtimber	34	0.5	39	0.5	1.15	16.0	\$33.00	\$1,296
Poplar Sawtimber	0	0.0	0	0.0	0.00	0.0		\$0

Green Ash Sawtimber	0	0.0	0	0.0	0.00	0.0		\$0
<i>Hardwood Miscellaneous Sawtimber</i>								
Soft Hardwood Miscellaneous Sawtimber	18	0.2	15	0.2	0.83	16.1	\$33.00	\$495
Hard Hardwood Miscellaneous Sawtimber	112	1.5	117	1.6	1.04	17.3	\$33.00	\$3,851
Total Hardwood Miscellaneous Sawtimber	131	1.8	132	1.8	1.01	16.9	\$33.00	\$4,345
<i>Hardwood Pulpwood</i>								
Soft Hardwood Pulpwood	634	8.6	231	3.1	0.36	10.5	\$5.00	\$1,155
Hard Hardwood Pulpwood	2,756	37.3	930	12.6	0.34	8.6	\$5.00	\$4,651
Total Hardwood Pulpwood	3,390	45.9	1,161	15.7	0.34	9.0	\$5.00	\$5,806
Cypress Mulch	0	0.0	0	0.0	0.00	0.0		\$0
Cypress Topwood			0	0.0	0.00			\$0
Hardwood Topwood			318	4.3	0.72		\$5.00	\$1,592
Total All Hardwood	3,866	52.3	1,905	25.8	0.49			\$21,436

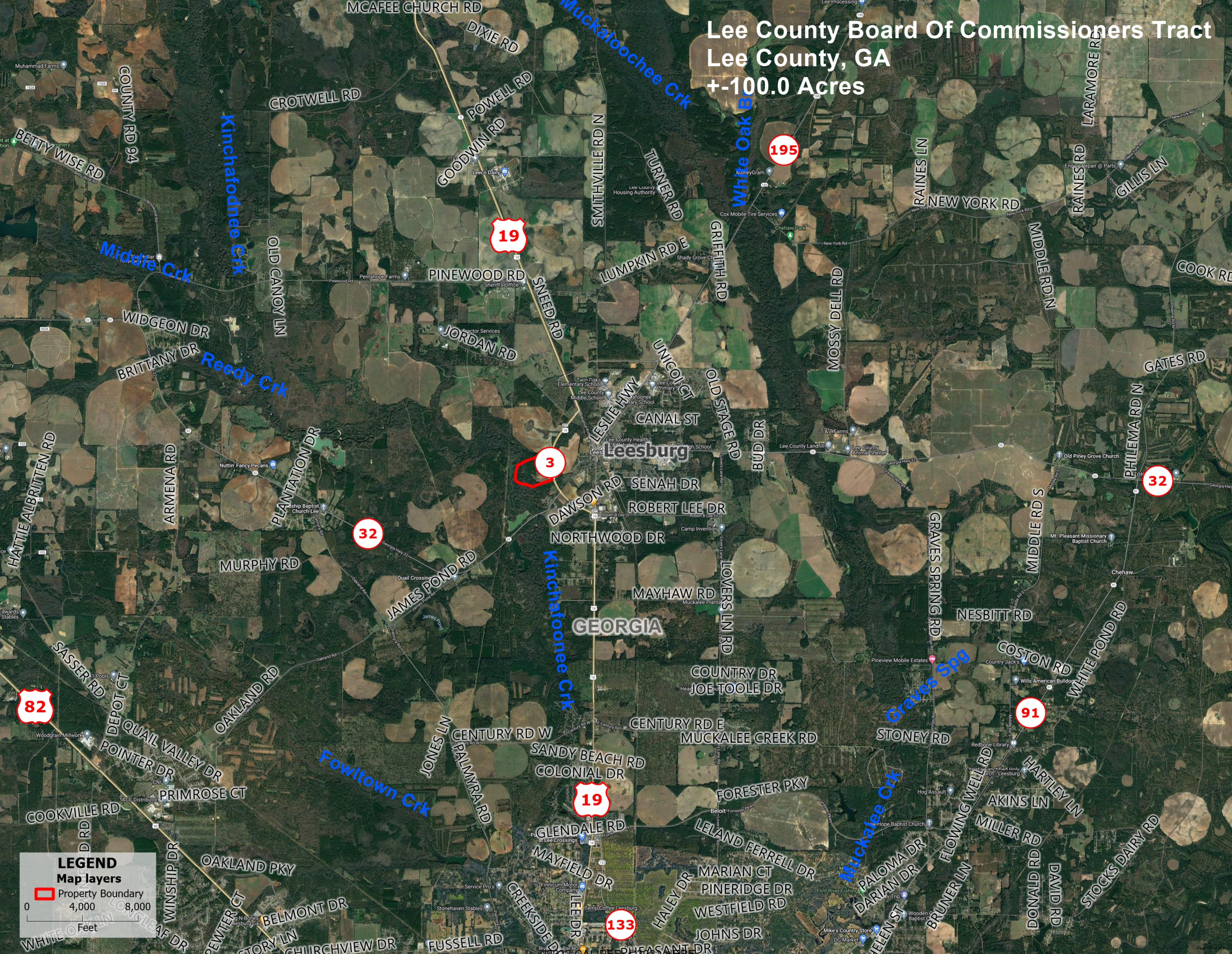
*Timber Stumpage Values Applied Before Total Tons are Rounded.

*Hardwood Sawtimber Timber Stumpage Value is Blended.

*2024 1st Quarter Average \$ Timber Stumpage Values For The Area Used

Product Specifications	Minimum Diameter Dbh (2 inch Classes)	Minimum Tree Length Top Diameter (inches)	Minimum Tree Length (feet)	Minimum Cut To Length Top Diameter (inches)	Minimum Cut To Length (feet)
<i>Product</i>					
Pine Sawtimber	12	8	33	10	12
Large Pine Poles	14	8	42		
Pine Chip n Saw	10	6	33	12	16
Pine Pulpwood	6	3	20		
Pine Topwood					<20
Hard Hardwood Sawtimber	12	10	25	10	10
Soft Hardwood Sawtimber	12	10	25	10	10
Hardwood Pulpwood	6	4	20		
Hardwood Topwood					<20
Sampling Info					
Cruise Method	VPR 20 BAF				
Cruise Grid	2 Chain x 4 Chain				
# Sample Plots	93				
+-% For Total \$ Value @90% Confidence Interval	15.3%				
+-% For Total Tons @90% Confidence Interval	13.2%				

Lee County Board Of Commissioners Tract Lee County, GA +-100.0 Acres



LEGEND
Map layers

- Property Boundary

0 4,000 8,000
Feet

Lee County Board Of Commissioners Tract

Lee County, GA

+/-100.0 Total Acres

LEGEND
Map layers

- Property Boundary
- Timber Stand Or Land Type Bound

Timber Or Land Type

- 1 NPH/Natural Mixed Pine & Hardwood +/-46.6 Acres
- 2 H/Bottomland & Upland Hardwood +/-27.3 Acres
- 3 OP/Open Areas +/-26.1 Acres

0 500 1,000
Feet



Kinchafoonee
Crk



PHILLIPS FORESTRY CONSULTING, LLC
P.O. BOX 70624
ALBANY, GA 31708
229.349.1493 gphillips.timberland@yahoo.com

SUMMARY OF FACTS AND CONCLUSIONS

Project Identification: Lee County Board Of Commissioners Tract
Lee County, GA

Tract Identification: +100.0 Total Acres Map/Parcel 036B 003 Lee County, GA

Client: Lee County Board Of Commissioners

Intended Use: Timber Valuation

Timber Appraiser: Gary Phillips, Phillips Forestry Consulting, LLC

Source of the Inventory/Cruise Data: Gary Phillips, Phillips Forestry Consulting, LLC,
GA Registered Forester #2549

Dates: Date of Timber Value – 1/2024

Date of Report – 1/2024

Parcel Access: Access From Paved US Hwy 19 Bypass

Some interior roads within tract.

Zoning/Future Land Use: Recreation

Primary Use: Recreation

Secondary Use: N/A

Soils/Site Index: Soil productivity is good for pine management in the uplands and
hardwood in the lowlands.

Easements: None

Site Inspection and Field Work: (Gary Phillips during November and December 2023)

Other Encumbrances: Type: None

Highest and Best Silvicultural Use: Commercial Timberland/Timber Management

Present Silvicultural Use: Commercial Timberland/Timber Management

Final Value:

Opinion of Value: Total Value for Subject Merchantable Timber on the:

Lee County Board Of Commissioners Tract, Lee County, GA

\$73,922 or \$1,000 per acre based on +73.9 merchantable timber acres

or \$739 per acre based on +100.0 total tract acres.

DESCRIPTION OF TIMBER AND LAND TYPES

General Land Use Composition

Lee County Board Of Commissioners Tract

Lee County, GA

+100.0 Total Acres

Land Use Type	±Acres
Natural Upland Woodland	51.9
Natural Bottomland Woodland	22.0
Open Areas	26.1
Total	100.0

Specific Timber and Land Types (See Attached Stand Map In Report)

Lee County Board Of Commissioners Tract

Lee County, GA

+100.0 Total Acres

Timber or Land Type	±Acres	Origin and Management History
1 NPH/Natural Mixed Pine & Hardwood	46.6	Consists of Lobolly & Shortleaf Pine/Oak/Hickory & Gum Hardwood
2 H/Bottomland & Upland Hardwood	27.3	Consists of mostly Oak/Hickory & Gum Hardwood
3 OP/Open Areas	26.1	Open Field and Building Area
Total	100.0	

Timber Stumpage Value Determination

The process to determine the timber stumpage values used in the valuation of the subject timber involved estimating average timber sales data in the region from Local Timber Buyers & Timber publications for 4th quarter 2023 and 1st quarter 2024.

Average Timber Product Stumpage Values Used for Timber Inventory for Lee County Board Of Commissioners Tract Located In Lee County, GA As Derived From Analysis Of Timber Market Data.

Product	\$/Ton
Pine Sawtimber	\$38
Pine Chip N Saw	\$25
Pine Pulpwood	\$10
Pine Topwood	\$4
Hardwood Sawtimber Mixed or Blended	\$33
Hardwood Pulpwood & Topwood	\$5

These stumpage values were considered for a complete harvest of all merchantable timber. They are an average over a period of time and can vary based on demand, time of year, mill quotas, and other factors. Timber thinning stumpage values might be slightly less due to an increased logging rate. Based on the timber stumpage price data, average timber size and quality, timber types, timber harvesting access, haul distances to timber markets, the following stumpage values were considered applicable and used in this timber appraisal:

Timber Markets

The main markets for pine products within the area of the subject property are as follows:

Product	Wood Using Mill
Pine Sawtimber	Georgia Pacific (Albany, GA)
	Interfor (Preston, GA)
	Griffin Lumber (Cordele, GA)
	Canfor (Moultrie & Thomaville, GA)
Pine Chip n Saw	Georgia Pacific (Albany, GA)
	Interfor (Preston, GA)
	Griffin Lumber (Cordele, GA)
	Canfor (Moultrie & Thomaville, GA)
Pine Pulpwood & Topwood	West Fraser (Cordele, GA)
	International Paper (Oglethorpe, GA)
	Georgia Pacific (Cedar Springs, GA)
Hardwood Pulpwood & Topwood	Beasley SWS (Ideal, GA)
	Georgia Pacific (Cedar Springs, GA)
Hardwood Sawtimber	Oakcrest Lumber (Buena Vista, GA)
	Beasley Lumber (Hazelhurst, GA)

The pine sawtimber and chip n saw markets have been improved over the last couple of years due to increased demand, while pine pulpwood is down in the area due to poor economic conditions. Distances. Hardwood pulpwood values fluctuate depending on weather and demand. Hardwood Saw prices are usually stable for the area. Soils and climate would be a factor where the subject timber is located. The upland woodland soils located on the tract usually allow timber harvesting most of the year except during very wet periods during the winter and early spring months. The hardwood or lowland soils on the property would have limitations with harvesting mainly during dry periods in the late summer and early fall.

Merchantable Timber -Inventory Methodology

The subject timber was inventoried by Gary Phillips (Phillips Forestry Consulting, LLC) during 2023. The merchantable timber was inventoried using the variable plot radius sampling method with a 20 Basal Area Factor. A sample grid of 2 chains by 4 chains was utilized, installing a total of 93 sample points over the ±73.9 merchantable timber acres. On each sample point, merchantable trees were measured for diameter at breast height (Dbh), classified by species (species of pine or hardwood, product class (sawtimber, chip n saw, poles, pulpwood). Merchantable sawtimber or pulpwood height to a minimum top diameter or to where quality limits attainment of top diameter was estimated. Timber volumes were calculated using the TCruise Inventory Software developed by Matney. Natural longleaf, shortleaf, loblolly pine, and slash pines and all species of hardwood volume equations by (Clark) and planted loblolly and longleaf pine equations by PMRC at UGA were used.

Current Merchantable Timber Valuation

The property contained a total of ±73.9 total acres of merchantable timber. The estimated timber volumes and values for the property are as follows:

*Estimate Of Current Value For Lee County Board Of Commissioners Tract
+ 73.9 Acres of Merchantable Timber Located in Lee County, GA as of January, 2024.*

Product	Total Tons	\$ Timber Stumpage Value	\$ Total Value
Pine Sawtimber	764	\$38	\$29,024
Large Pine Poles			\$0
Pine Chip n Saw	224	\$25	\$5,603
Pine Pulpwood	1,571	\$10	\$15,712
Pine Topwood	537	\$4	\$2,146
Mixed Hardwood Sawtimber	425	\$33	\$14,037
Hardwood Pulpwood	1,161	\$5	\$5,806
Hardwood Topwood	318	\$5	\$1,592
Total	5,001		\$73,922

Timber Stumpage Values applied before Total Tons are rounded.

Premerchantable Timber -Inventory Methodology

The property contained no premerchantable timber.

Premerchantable Timber Valuation

N/A

BMP Summary and Application

A portion of the timber is located along drainages and Georgia State BMP regulations do apply. In these areas, timber was not inventoried or valued in this timber appraisal.

Statistical Analysis

The inventory's percent statistical variation (allowable error) at the 90% confidence level is as follows:

**Statistical Results For +73.9 Acres Of Merchantable Timber
Lee County Board Of Commissioners Tract Located in Lee County, GA
At The 90% Confidence Level.**

Total	Mean	+% at 90%
Total Estimated Timber Value	\$73,922	15.3%
Total Merchantable & Premerchantable Tons	5,001	13.2%
Sample Points: 93		

Certification

I certify that, to the best of my knowledge and belief:

- To the best of my knowledge and belief, the statements of fact contained in this report are true and correct.
- I personally conducted all analyses leading to the conclusions and opinion of value rendered in this report.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no personal bias with respect to the subject property or any parties involved.
- My compensation for conducting this appraisal was not influenced by the value estimate rendered.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person(s) signing this certification.

The timber cruise field work was done in 2023. This report was prepared in January 2024, and the date of value is January 2024. My opinion of market value of the merchantable timber on the Lee County Board Of Commissioners Tract located in Lee County, GA as of the date of value is:

\$73,922 or \$1,000 per acre based on ± 73.9 merchantable and premerchantable timber acres or \$739 per acre based on ± 100.0 total tract acres.



Gary Phillips
GA Registered Forester #2549
P.O. Box 70624
Albany, GA 31708

General Assumptions and Limiting Conditions

- The Appraiser assumes no responsibility for matters of a legal nature affecting the timber appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable.
- The Timber is appraised as though under responsible ownership.
- Sketches in the report may show approximate dimensions and are included to assist the reader in visualizing the property. The Appraiser has not made a survey of the property.
- The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
- Any distribution of the timber valuation in the report applies only under the existing program of utilization.
- Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Appraiser can assume no responsibility for accuracy of such items furnished the Appraiser.
- This report was prepared for the Clients' use and the Clients' sole discretion within the the function stated in the report and its use for any other purpose is beyond the scope contemplated in the framework of appraisal.
- Where the appraisal conclusions are subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specifications and/or scope contemplated in the appraisal.
- Neither all nor any part of the contents of this report, (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the author.
- No one provided significant professional assistance to the person signing this report.
- Acceptance of the report by the Clients constitutes acceptance of all assumptions and limiting conditions contained in the report.

Extraordinary Assumptions

1. The estimate of timber volume for the subject area was determined from a timber inventory conducted by Gary Phillips (Phillips Forestry Consulting, LLC). The timber inventory was specifically designed to estimate total timber value or total tons within $\pm 15\%$ allowable error at the 90% confidence interval. A timber inventory is a small statistical sample of the area and is used to estimate the total volume of timber for the area. Allowable error would increase for individual timber stand estimates and a higher intensity inventory might be needed for purposes such as a timber sale. Timber volumes can vary by the timber product specifications used for an inventory. The timber product specifications used for this inventory are considered average for the area but can change or vary depending on utilization and particular specifications of different wood using mills. Timber volumes can also vary based on the utilization or grading skills of timber products by the harvesting (logging) operation.

Phillips Forestry Consulting, LLC
Gary Phillips, GA Registered Forester #2549

P.O. Box 70624
Albany, GA 31707
229-349-1493
November 13, 2024

Attn: Heather Jones
Co Assistant County Manager/Finance Director
Lee County Board of Commissioners
102 Starksville Avenue North
Leesburg, Georgia 31763

RE: Proposal For Timber Thinning- Lee County Board Of Commissioners – Tract Located in Lee County, GA

The following is a proposal to conduct a timber thinning on the Lee County Board Of Commissioners Tract located in Lee County, GA. The thinning would be done in the area ± 46.6 natural pine & hardwood stand which is predominantly pine based on the recent timber cruise.

For the pine thinning, the forestry consulting services I would offer would be as follows:

- Remove corridors or rows approximately ± 40 feet to allow logging equipment access into the stand. Evaluate each tree between the corridors for quality (disease, straightness, forks, suppression etc.). Mark with blue paint the inferior or lowest quality trees to be removed leaving the best quality trees in the stand thus reducing the density for future growth and health of the stand. The timber products being removed would be mostly pine pulpwood, and some pine sawtimber, and pine chip n saw. Some hardwood pulpwood may also be removed for logging access. ***(Determining and marking the inferior or lowest quality trees to be removed in the stand by a forester is very labor intensive, and I believe is the single most important step in timber management. Not marking the stand can greatly affect the health and growth of the stand.)***
- Normally thinnings are handled by a per unit pricing method in which the timber thinned would be weighed at the mill and payment would be on a weekly basis. The buyer would be required (Georgia Law) to provide mill scale tickets reporting the weight of each load removed and pay on a weekly basis. I have received timber prices and a commitment from a reputable timber buyer/logger to thin the stand. The buyer and prices are as follows:

Evergreen Timber, Cuthbert, GA

Pine Sawtimber \$33/Ton
Pine Chip N Saw \$23/Ton

Pine Pulpwood \$9.50/Ton
Pine Topwood \$4/Ton
Hardwood Pulpwood \$3/Ton

- Draw up a 12 month timber sale agreement between you and the buyer and supervise the progress of the thinning to make sure the operation is carried out in your best interest. I would estimate they could get to the thinning sometime in the spring or early summer depending on weather conditions.

An estimated value of the thinning amount would be \pm \$12-15,000 depending on how much needs to be removed. A better estimate would be after the stand is marked.

The fee for my services would be 8% of the \$ amount thinned for the pine thinning.

If this proposal is satisfactory with you and would wish to proceed, just let me know.

I appreciate the opportunity to make this proposal. Please let me know if you have any questions.



Sincerely,
Gary Phillips
GA Registered Forester #2549



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Consideration to authorize staff to put out an RFP for Administrative Services for a CDBG application.
MEETING DATE: Tuesday, December 10, 2024

MOTION/RECOMMENDATION

Motion to authorize staff to put out an RFP for Administrative Services for a CDBG application. Staff recommends approval.

BACKGROUND

Staff is requesting approval to publish a Request for Proposals (RFP) for Administrative Services related to the application for a Community Development Block Grant (CDBG) of up to \$1,000,000.00. These funds must be used to primarily benefit low- and moderate-income persons. The 2025 project would aim to assist and enhance the water system at a Mobile Home Park within Lee County. The County has successfully utilized this Grant several times in the past. The application is due April 5, 2025.

ATTACHMENT

None



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Consideration to authorize staff to put out an RFP for Engineering Services for a CDBG application.
MEETING DATE: Tuesday, December 10, 2024

MOTION/RECOMMENDATION

Motion to authorize staff to put out an RFP for Engineering Services for a CDBG application. Staff recommends approval.

BACKGROUND

Staff is requesting approval to publish a Request for Proposals (RFP) for Engineering Services related to the application for a Community Development Block Grant (CDBG) of up to \$1,000,000.00. These funds must be used to primarily benefit low- and moderate-income persons. The 2025 project would aim to assist and enhance the water system at a Mobile Home Park within Lee County. The County has successfully utilized this Grant several times in the past. The application is due April 5, 2025.

ATTACHMENT

None

**ACCG - INTERLOCAL RISK MANAGEMENT (ACCG-IRMA)
FIRST RESPONDER PTSD APPLICATION AND PARTICIPATION AGREEMENT**

Employers eligible to participate in ACCG-IRMA (hereinafter a “Participating Employer” or “Employer”) shall complete this Application and Participation Agreement in order to purchase First Responder PTSD coverage fully insured by MetLife under the ACCG-IRMA First Responder PTSD Fund Master Policy for a Lump Sum PTSD Diagnosis Benefit, a PTSD Disability (Income Replacement) Benefit, or a Combined Lump Sum PTSD Diagnosis Benefit and PTSD Disability (Income Replacement) Benefit. Once approved by ACCG-IRMA’s Program Administrator, the Participating Employer will receive a one-page Summary of Benefits identifying the purchased coverage(s) (the “First Responder PTSD Policy”) and a link to the Policy Certificate for the purchased coverage(s), so it may make these available to their First Responders.

Who Does What?

- ACCG-IRMA is the Policyholder of a First Responder PTSD Policy insured by MetLife, which provides a Lump Sum Benefit and a Disability (Income Replacement) Benefit. These coverages together are designed to meet the requirements of the Ashley Wilson Act (the “Act”), effective January 1, 2025.
- Association County Commissioners of Georgia (“ACCG”) is the Program Administrator for ACCG-IRMA. ACCG uses information from the First Responder census data provided by the Participating Employer to bill for the premiums due under the First Responder PTSD Policy and maintains (either directly or through the broker for the First Responder PTSD Policy) Participating Employers’ Application and Participation Agreements.
- Participating Employers are responsible for providing census data to ACCG-IRMA’s broker that identifies all First Responders (as defined below) performing first responder services for them, classifying the First Responders by statutory definition and as employed or volunteer, and identifying those First Responders who are First Responders for another Public Entity.
- Participating Employers are responsible for submitting complete and accurate census data and paying premiums to ACCG-IRMA, communicating with First Responders about the coverages the Employer provides, providing the Summary of Benefits and link to the applicable Certificate to First Responders, and providing all requested information and documentation requested by ACCG-IRMA’s broker to ensure the census is current.
- Participating Employers are responsible for designating an authorized member of human resources staff to receive inquiries from MetLife related to work requirements or work status for disability claims and provide all information requested by MetLife for that purpose.
- To comply with the confidentiality provisions of the Act, ACCG and ACCG-IRMA’s broker will not inform Participating Employers whether a First Responder has submitted a claim for benefits or received any such benefits.
- Participating Employers are responsible for ensuring that any information in their possession related to claims, and any other information that would reasonably identify an individual as having been diagnosed with PTSD, is used only in accordance with applicable laws and is kept confidential in the same way as mental health information related to an employer sponsored major medical plan or employee assistance program.
- Participating Employers are prohibited by law from taking any employment action solely as a result of a First Responder’s diagnosis, claims, or benefits under the Act.
- MetLife evaluates claims and pays approved claims under the First Responder PTSD Policy. All claims for benefits must be submitted to MetLife.
- First Responders do not need to inform the Participating Employer that they are making a claim.
- Neither ACCG-IRMA nor ACCG have any role in claim determination or payment.

Definition of First Responder. A First Responder for the Participating Employer is an individual who meets one or more of the following definitions as a result of services he or she performs for the Participating Employer as an employee or volunteer:

- (A) 'Communications officer' as defined in Code Section 37-12-1;
- (B) 'Correctional officer' as defined in Code Section 45-1-8;
- (C) 'Emergency medical professional' as defined in Code Section 16-10-24.2;
- (D) 'Emergency medical technician' as defined in Code Section 16-10-24.2;
- (E) 'Firefighter' as defined in Code Section 25-4-2;
- (F) 'Highway emergency response operator' as defined in Code Section 45-1-8;
- (G) 'Jail officer' as defined in Code Section 45-1-8;
- (H) 'Juvenile correctional officer' as defined in Code Section 45-1-8;
- (I) 'Peace officer' as defined in Code Section 35-8-2;
- (J) 'Probation officer' as defined in Code Section 45-1-8; and
- (K) Law enforcement officer with the Department of Natural Resources.

Employer Obligations:

- Employer shall not require any kind of contribution from First Responders for the coverage(s) provided under the First Responder PTSD Policy.
- Employer is solely responsible for identifying all First Responders (as defined above). Any questions about First Responder status should be resolved by contacting legal counsel.
- Employer shall submit initial First Responder census data to the ACCG-IRMA broker in the form requested, and must update this census data as requested in order to ensure that all First Responders are properly identified and classified.
- The Employer's cost for coverage under the First Responder PTSD Policy will be based on the most recent census data at the time of billing.
- Employer shall provide the Summary of Benefits and a link to the applicable Certificate to all First Responders at no charge, and shall provide a copy of the applicable Policy to First Responders upon request.
- If the Policy is terminated for any reason, Employer shall provide notification of termination to all First Responders.
- Whenever requested to do so by MetLife or ACCG, Employer shall provide MetLife or ACCG the information requested.

Benefits Exempt from Income Tax:

- MetLife has determined that benefits it will pay under the policy are not subject to state or federal income taxation. Accordingly, MetLife will not report benefits to the IRS or withhold any amounts from benefit payments.
- MetLife will advise benefit recipients that benefits are not subject to federal or state income tax, so MetLife will not withhold taxes or provide a 1099 or W-2 or report benefit payments to the IRS. MetLife will remind benefit recipients that the benefits may offset other benefits received by the recipient or have other tax consequences and encourage them to consult their tax advisor for guidance.
- MetLife will provide a summary of benefits to the benefits recipient upon request.
- Legal counsel to ACCG-IRMA has advised ACCG-IRMA of the following:
 - The Ashley Wilson Act provides that benefits payable pursuant to the Ashley Wilson Act are not subject to Georgia income tax.
 - Benefits payable under the policy to First Responders (as defined in the statute) are not subject to federal income tax because the Ashley Wilson Act is a statute in the nature of a

workers' compensation act under Treas. Reg. Section 1.104-1(b) and the MetLife policy bases benefits solely on diagnosis of work-related injuries or sickness as described in the Act.

- Participating Employers have no tax obligations arising from payment of benefits to their First Responders.
- A copy of the opinion letter is available upon request.

Information Privacy and Security:

- See the attached PTSD Privacy Notice, which will be posted on the website where policy information is published. This Notice explains the privacy requirements of the Ashley Wilson Act and how individually identifiable information is used and shared.
- As a critical illness and disability policy, the PTSD Program is not subject to the federal information privacy and security law that applies to group health plans (HIPAA). However, ACCG, the ACCG-IRMA broker, and MetLife protect individually identifiable information and use and share it only in accordance with the privacy provisions of the Ashley Wilson Act and any other applicable privacy laws.
- Participating Employers will provide census data to ACCG-IRMA's broker using a secure portal established by the broker.

Desired Coverage (See Attached Proposal for Estimated Annual Premiums):

Participating Employer is applying for and agreeing to purchase the First Responder PTSD Combined Lump Sum Diagnosis Benefit and PTSD Disability (Income Replacement) Benefit unless the following option is checked.

_____ First Responder Lump Sum PTSD Diagnosis Benefit Only* (*Alone, this coverage does NOT meet the requirements of the Ashley Wilson Act. Leave BLANK if you want the full coverage.*)

The coverage elected above automatically renews at each anniversary of the effective date, based on then current premiums established by the Program Administrator. Coverage may be terminated in accordance with the ACCG-IRMA Bylaws regarding termination of membership in an ACCG-IRMA Fund.

**On behalf of _____ [Name of Participating Employer],
_____ County, Georgia, I submit this Application and Participation Agreement and agree to its terms.**

Signature: _____

Date: _____

Print Name: _____

Title: _____

Privacy Notice for Georgia First Responders PTSD Program

This Privacy Notice describes the individually identifiable information about First Responders that Program Administrators of the Georgia First Responders PTSD Program collect and how it is used and shared.

PROGRAM ADMINISTRATORS: Certain employees of Georgia Municipal Association (“GMA”) and Association County Commissioners of Georgia (“ACCG”) provide administrative services for the PTSD Program. The Southeastern Series of Lockton Companies, Inc. serves as broker for the MetLife insurance policy that is offered through the PTSD Program. GMA, ACCG, and Lockton are all Program Administrators of the PTSD Program.

PRIVACY OBLIGATIONS UNDER ASHLEY WILSON ACT: The Ashley Wilson Act contains privacy requirements for information that “could reasonably be used to identify individuals making claims or who have made claims or who have received benefits.” These privacy requirements were included because federal privacy law (HIPAA) does not apply to the Program. Program Administrators and MetLife treat this information as “sensitive mental health information” and only use and share the information to operate the Program, prepare aggregated reports, comply with the law, or as authorized by the First Responder.

Communications between First Responders (or their representatives) and Program Administrators or MetLife are confidential and privileged.

The Act ensures that First Responders can get the lump sum benefit in a confidential manner similar to receiving mental health benefits under a group health plan (subject to HIPAA) or under an employee assistance program, and limits interactions with the employer for disability benefits to those allowed for other mental health disability benefits.

- First Responders submit their claims for benefits directly to MetLife and do not need to inform the Employer.
- MetLife will not inform Program Administrators of claims or benefits without the First Responder’s express authorization.
- MetLife and Program Administrators will never tell Employers whether a First Responder has made a claim for or received a lump sum benefit (without express authorization).
- For the disability benefit, MetLife will only communicate with a human resources contact at the Employer about work requirements and work status, which will indicate that the First Responder has submitted a claim for disability benefits.
- Due to the nature of the Program, MetLife does not need to and will not provide any reports of benefits to the IRS or the Employer.
- If an Employer learns of a claim or benefits from the First Responder or otherwise,

the Employer is prohibited by law from taking any employment action solely as a result of a First Responder's diagnosis, claims, or benefits.

- Employers are required to treat any information they may learn about claims or benefits confidentially as they would treat mental health information associated with a group health plan or employee assistance program.
- Employers are required to designate an employee who is authorized to securely submit eligibility information about First Responders to the Program Administrators' eligibility portal. This information identifies which employees and volunteers meet the definition of First Responder and does not contain any information about claims or benefits.

PROTECTED INDIVIDUALLY IDENTIFIABLE INFORMATION MAINTAINED BY PROGRAM ADMINISTRATORS; USE AND SHARING

Eligibility Data: A designated representative of each Employer that offers the Program securely submits the following information to the eligibility portal twice a year: **first and last name, social security number, date of birth, type of First Responder (by statutory definition), and employed or volunteer status.** This information is used to ensure proper billing of premiums and is securely shared with MetLife to enable MetLife to validate identity and determine eligibility for benefits when First Responders submit claims. To comply with the Act's privacy requirements, MetLife will NOT check with the Employer to determine eligibility when a claim is made.

Information Provided by First Responder: If a First Responder contacts a Program Administrator with questions about the Program, the Program Administrator may collect individually identifiable information necessary to answer the questions or direct the First Responder to the right resource and otherwise communicate with the First Responder. This information may include name, phone number, email, employer, employment status, and other information shared by the First Responder. This information is used to answer the questions and may be shared with other Program Administrators or MetLife as appropriate for answering the question and for customer service purposes.

Information About First Responder Claims or Receipt of Benefits: Program Administrators do not have access to information about whether a First Responder has submitted a claim for benefits or has received benefits unless the First Responder shares that information with the Program Administrator(s). MetLife is prohibited from sharing individually identifiable information about claims and benefits with the Program Administrators without an express written authorization from the First Responder. However, Program Administrators may learn about claims or benefits from a First Responder or someone acting on behalf of the First Responder. Program Administrators may share this information with other Program Administrators and MetLife as they deem appropriate for the operation of the Program.

Reports that Do Not Include Direct Identifiers: Program Administrators may request reports from MetLife that show use of benefits for purposes of evaluating the Program. These reports will not contain names or other direct identifiers. However, the reports may contain information (such as type of First Responder and geographic location of employer) that could be used with other information to identify individuals. These reports will be used as the Program Administrators deem appropriate for the operation of the Program and may be shared among the Program Administrators and with MetLife. Reports that could reasonably be used to identify an individual shall not be shared except as required by law.

PROTECTION OF INDIVIDUALLY IDENTIFIABLE INFORMATION

The Program Administrators and MetLife have privacy and information security policies and procedures and safeguards designed to ensure that individually identifiable information is protected from unauthorized access, misuse, and destruction. These controls are designed to meet a variety of applicable laws. For more information about MetLife's privacy practices, refer to the MetLife Privacy Notice posted on <https://www.gfrptsdinsurance.com/>.

**RESOLUTION AUTHORIZING PARTICIPATION IN THE
ACCG - INTERLOCAL RISK MANAGEMENT AGENCY
SUPPLEMENTAL MEDICAL, ACCIDENT, AND
DISABILITY FUND:
FIRST RESPONDER PTSD PROGRAM**

WHEREAS, Article 9, Section 3, Paragraph 1 of the Constitution of Georgia authorizes counties and other political subdivisions to contract with each other for activities which the contracting parties are authorized by law to undertake; and,

WHEREAS, Chapter 85 of Title 36 of the Official Code of Georgia Annotated authorizes counties to execute intergovernmental contracts to form, and become members of, an interlocal risk management agency for the purpose of sharing the risks of accident, disability, supplemental medical, general liability, motor vehicle liability, property damage, or any combination of such risks with those of other counties; and,

WHEREAS, counties within Georgia have found it increasingly difficult to obtain commercial insurance protection, and have found the costs of such protection often exceed the ability of a county to pay; and,

WHEREAS, counties in Georgia need a stable method for managing their risks to avoid the unpredictable and cyclical nature of the commercial insurance market; and,

WHEREAS, many Georgia counties do not have sufficient resources to self-insure their risks on an individual basis; and,

WHEREAS, through the Association County Commissioners of Georgia, Georgia counties have created an intergovernmental risk management agency so that the Georgia counties may insure and/or self-insure their risks; and,

WHEREAS, the County of _____ is an existing member of the Association County Commissioners of Georgia – Interlocal Risk Management Agency (hereafter referred to as ACCG-IRMA), an interlocal risk management agency formed pursuant to Chapter 85 of Title 36 of the Official Code of Georgia Annotated, and previously has entered into an intergovernmental contract for the purpose of joining ACCG-IRMA and participating in the ACCG-IRMA Property and Liability Fund and/or the first Supplemental Medical,

Accident and Disability Fund known as the Firefighters' Cancer Benefit Program (the "Fund(s)"); and,

WHEREAS, ACCG-IRMA has also established a second Supplemental Medical, Accident, and Disability Fund known as the First Responder PTSD Program for the purpose of protecting against certain other liabilities imposed upon Georgia counties by state law; and,

WHEREAS, the governing authority of the County of _____ finds that it is in the best interest of its citizens to participate in this second ACCG-IRMA Supplemental Medical, Accident, and Disability Fund (the First Responder PTSD Program),

NOW THEREFORE, BE IT RESOLVED by the governing authority of the County of _____, Georgia:

SECTION 1

The governing authority of the County of _____ hereby authorizes the County to become a participant in the ACCG-IRMA Supplemental Medical, Accident, and Disability Fund known as the First Responder PTSD Program for the purpose of providing coverage for those risks imposed upon the County by state law and for which the Supplemental Medical, Accident, and Disability Fund has been established. The County's continuing participation in the ACCG-IRMA Fund(s) in which the County is currently enrolled is hereby confirmed.

SECTION 2

The _____ of the County
(Insert Title of Chief Executive Officer)
of _____ is authorized to execute on behalf of the County any and all documents necessary and proper to become a participant in the ACCG-IRMA Supplemental Medical, Accident, and Disability Fund known as the First Responder PTSD Program.

SECTION 3

The powers of ACCG-IRMA, unless the intergovernmental contract and ACCG-IRMA bylaws are amended, shall be limited to those authorized by Chapter 85

of Title 36 of the Official Code of Georgia Annotated, and the related Rules and Regulations of the Commissioner of Insurance of the State of Georgia.

SECTION 4

The continuing operations of ACCG-IRMA and the obligation of the County to fully participate in such operations shall be effectuated in accordance with the intergovernmental contract and ACCG-IRMA bylaws.

SECTION 5

The _____ is designated as the County's
(Insert Title of Designated Person)
representative to ACCG-IRMA. The County may change its representative by informing ACCG-IRMA of the change in writing.

SECTION 6

This resolution shall be effective upon its passage and approval.

Adopted this _____ day of _____ 20 ____ .

Chairman or Sole Commissioner

County of _____

ATTEST:

Clerk of the County of _____
(Imprint County Seal)



**ACCG – IRMA Georgia First Responder PTSD Program
Proposal for Coverage**

Effective Date: January 1, 2025

Anniversary Date: January 1

Member: Lee County

Member Number: 3750

Insurer: Metropolitan Life Insurance Company (MetLife)

There are two coverage components required by House Bill 451 (2024) effective January 1, 2025:

- 1) Lifetime Critical Illness Lump Sum PTSD Diagnosis Benefit
- 2) Lifetime Long-Term PTSD Disability Benefit (Income Replacement)

The ACCG-IRMA Critical Illness Lump Sum PTSD Diagnosis Benefit and Long-Term Disability (Income Replacement) coverage components are designed to comply with House Bill 451 when purchased together. However, a county is permitted to purchase only one component if you have existing coverage that complies with the new law.

Estimated annual premiums are based on the Eligible First Responder census data provided by the county. While the premiums below are estimated annual amounts, the county will be billed on a semiannual basis in an amount that reflects the county’s updates to the census.

Component 1: Lump Sum PTSD Diagnosis Benefit –	
All First Responders	
Lifetime Benefit per first responder:	\$3,000 (Mandated Limit)
Lump Sum PTSD Diagnosis Benefit - Estimated Annual Premium for All First Responders:	\$7,303.50

Component 2: PTSD Disability Limit	
Employed First Responders	
Monthly benefit:	60% of pre-disability first responder earnings
Maximum monthly benefit per first responder:	\$5,000
Estimated Annual Premium for Employed First Responders:	\$16,179.50
Volunteer First Responders	
Monthly Benefit per first responder:	\$1,500
Estimated Annual Premium for Volunteer First Responders:	\$0.00
PTSD Disability Limit – Estimated Annual Premium for All First Responders:	\$16,179.50

Estimated Annual Premium for Components 1 & 2: Lump Sum PTSD Diagnosis Benefit and PTSD Disability Benefit	\$23,483.00
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This proposal is valid for 30 days after proposal is issued or until the effective date, whichever is later. This overview is not a part of the policy(ies) and does not provide or explain all provisions of the policy(ies).

11/4/2024



Optional Limits for Consideration:

The coverage limits reflected for Lump Sum PTSD (\$3,000) and PTSD Disability Benefit (60% of earnings for employees and \$1,500/month for volunteers) on Page 1 of the Proposal for Coverage reflect the mandated amounts required by HB 451. However, if your county would like to purchase additional limits above the mandated amounts, the pricing is outlined in the table below. You can select a higher limit for Lump Sum PTSD only, a higher limit for PTSD Disability only, or a higher limit for both coverages. To elect a higher limit, please check the box beside the chosen limit(s).

***If you do NOT want to elect a higher limit, you can disregard this form. If optional limits are not selected, coverage will default to the minimum required limits in HB 451.**

In order to bind coverage for this program (mandated OR optional limits), the executed Application and Participation Agreement as well as the enrollment documents are required.

Lump Sum PTSD Diagnosis Limit	Total Premium Cost at Higher Limit	Check to increase limit
\$5,000	\$25,068.00	
\$10,000	\$29,189.00	
\$15,000	\$33,310.00	

PTSD Disability Benefit (Class 2 Volunteers ONLY)	Total Premium Cost at Higher Limit	Check to increase limit
\$2,000	\$23,483.00	

This document must be signed and returned to Lockton at gfrptsd@lockton.com for the higher limits to be effective.

County Name: _____

Name of Authorized County Employee: _____

Title of Authorized County Employee: _____

Signature of Authorized County Employee: _____

Date: _____

This proposal is valid for 30 days after proposal is issued or until the effective date, whichever is later. This overview is not a part of the policy(ies) and does not provide or explain all provisions of the policy(ies).

11/4/2024