



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, January 28, 2025 AT 6:00 PM

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING MINUTES

Voting Session

COUNTY COMMISSIONERS

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

COUNTY STAFF

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

The Lee County Board of Commissioners met in a voting session on Tuesday, January 28, 2025. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Billy Mathis, Commissioner Dennis Roland, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery and County Attorney Jimmy Skipper. County Clerk Kaitlyn Good was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. CALL TO ORDER

2. INVOCATION

A) Pastor 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 from the January 14, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the January 14, 2025 Board of Commissioners meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Recognition of County employee's years of service.

Chairman Singletary recognized the following employee:
20 years: Jason Skinner - Parks & Recreation

B) **Doing Something Great Award** - Public Works has a program titled Doing Something Great. They would like to recognize Mr. and Mrs. James P. Williams for their efforts in cleaning debris on their

road. Their work was noticed and appreciated by the neighborhood.

Public Works Director Mike Sistrunk stated that he saw in the Lee Count Ledger that Mr. and Mrs. Williams cleaned up debris from Smithville Road to Dixie Road, which they have been doing for over fifteen years. He stated that when they see someone doing something for the community, they like to be able to point it out.

Chairman Singletary presented Mr. and Mrs. Williams with the Doing Something Great award.

- C) Todd Woodruff to address the Board of Commissioners regarding a moratorium on car washes. Mr. Woodruff was not in attendance.

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

- A) **E-911** - Consideration to approve a change order from W.J. Kirksey for the E-911 Center Renovation project.

Chairman Singletary asked if this was different from the last change order. County Manager Christi Dockery stated that this is the same change order for the carpet in the E911 building. The total for the renovations is \$62,000.00 and the change order will be \$13,741.00. Ms. Dockery said this would be removing the carpet to replace it with the LVP throughout the rest of the building. This can be paid for out of SPLOST.

Commissioner Roland made the **MOTION** to approve a change order from W.J. Kirksey for the E-911 Center Renovation project to install LVP flooring at a cost of \$13,741.00. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

- B) **E-911** - Consideration to award the bid for the E-911 Phone System.

E-911 Director Nikkie Celinski stated that she did demos with Vesta and WestTel. After comparing the two, staff has changed their recommendation to award the bid to WestTel. County Manager Christi Dockery stated that this is budgeted with ARPA and the current system is eight years old. Commissioner Guarnieri asked that the temporary maintenance order with Motorola until they receive the new system. Ms. Celinski stated that was correct. Commissioner Guarnieri asked if it is a monthly fee. Ms. Celinski stated that it is monthly, they will only have to pay for the months that they are using it, staff can give a 30-day notice to end the contract and there will be no penalty. Chairman Singletary asked if the cost was \$15,000.00. Ms. Celinski said that it is, but they will only be billing monthly, meaning it will be a small portion of that each month.

Commissioner Guarnieri stated that this is a complicated system that requires a lot of backups, storage, and data. It is not just a phone, but an intricate system. Ms. Celinski stated that this system will have a redundant server which has two servers in one box. If one server goes out, then the other will automatically pick up. There will be a Polycon phone, which is a handheld phone that can be used if the entire server goes down for any reason. Commissioner Guarnieri stated that with the contract, a year of maintenance is free. The fee would not start until year two. WestTel provides training and assistance with moving from the old system to the new system.

Commissioner Guarnieri made the **MOTION** to award the bid for the E-911 Phone System to WestTel Internation Response for \$279,020.00 using ARPA funds, pending County Attorney Jimmy

Skippers review. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- C) **E-911** - Consideration to approve a temporary support agreement with Motorola for Emergency Call Works.

Commissioner Mathis stated that the date of the contract goes through October. He would like County Attorney Jimmy Skipper to make sure that they can give notice and get out of the contract if needed.

Commissioner Mathis made the **MOTION** to approve a temporary support agreement with Motorola for Emergency Call Works, pending County Attorney Jimmy Skippers review. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner voting yea.

Commissioner Mathis stated that there was discussion of buying a new recording system. Ms. Celinski stated that she is currently trying to get a breakdown of what the current recording system costs, per Chairman Singletary's request. Chairman Singletary asked if WestTel provides a recording system. Ms. Celinski stated that they do not. Commissioner Mathis stated that both bidders were stand-alone companies. He stated that he would go with the lowest bidder, then E-911 would have a complete system instead of doing it at separate times.

Commissioner Mathis made the **MOTION** to award the bid for the E-911 Recording System to Quality Recording Solutions for \$104,378.00. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- D) **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 held December 10, 2024*

County Manager Christi Dockery stated that it is less than fifty addresses. GIS Manager Kacee Smith stated that she would send out letters asking landowners if they would voluntarily change their addresses. She stated that staff rewrote this amendment due to the current one being very vague which is a big reason why there are address problems now. Chairman Mathis asked if Ms. Smith needed them to approve this amendment to send letters out. Ms. Smith stated that she just needed the Board to approve the amendment, the letters would be further down the line. County Manager Christi Dockery stated that they would provide the Board with a copy of the letter before it is sent.

Commissioner Guarnieri made the **MOTION** to approve an amendment to Chapter 18 Article III, Section 18-66; Chapter 18, Article III, Section 18-67; Chapter 18, Article III, Section 18-68; Chapter 18, Article III, Section 18-69; and Chapter 18, Article III, Section 18-70. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

- E) **Planning, Zoning and Engineering** - Consideration to approve (T24-018) Harrell & Jackson Inc. has made a request to amend the AG-1 (Active Agriculture District) ordinance Chapter 70, Article X, Section 70-312 of the Lee County Code of Ordinances with respect to adding "Surface Mining" as permitted use. *Planning Commission recommends approval as a conditional use. Public Hearing held on January 14, 2025.*

Chairman Singletary stated that this item has been removed from the agenda.

- F) **Planning, Zoning & Engineering** - Consideration to approve an amendment to the contract with WSP for the R-2 Economic Analysis Study. **HANDOUT**

Assistant Planning Director Amanda Nava stated that these are the consultants doing the R-2 Study. They are familiar with the moratorium, and they have most of the information needed to conduct an economic analysis. County manager Christi Dockery stated that they are currently waiting to receive information from the Utilities Authority. Ms. Nava stated that they would be able to provide an analysis based on Lee County's statistics and information. They talked to other consultants, but they were only able to provide projections based on hypotheticals. WSP will be able to provide a study based on Lee County solely. Chairman Singletary asked what the cost difference is between the original and amended contract. Ms. Nava stated that this is separate from the current R-2 study, but it is needed because WSP would like to reference the economic study to complete the R-2 study. Ms. Dockery stated that this would be \$10,000.000. Commissioner Mathis asked when all of this would be completed. Ms. Nava stated that when they have all the information for the economic study, they will be able to have it done in a couple of weeks. When the economic study is done, they will be able to use it for the R-2 study and get that done as soon as possible.

Commissioner Mathis made the **MOTION** to approve an amendment to the contract with WSP for the R-2 Economic Analysis Study. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- A) Consideration to nominate three (3) persons for the one (1) upcoming vacancy to the **Hospital Authority** for a term of two (2) years. Current term expired 12/31/2024. New term expires 12/31/2026. Letters of interest in appointment received by Ryan Carr, Robert Pilcher, and Cole Williams.

Commissioner Mathis made the **MOTION** to nominate Ryan Carr, Robert Pilcher, and Cole Williams to the Hospital Authority for consideration. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- B) Consideration to appoint four (4) members to the **Utilities Authority** for a term of one (1) year. Current term expires 01/31/2025. New term expires 01/31/2026. Letters of interest in appointment received from Amy Addison (reappointment), Chad Arnold, Arthur Ford, Aaron McCulley (reappointment), Bob Usry (reappointment), and George Walls (reappointment; By Virtue of

Office).

Commissioner Mathis made the **MOTION** to appoint Chad Arnold to the Utilities Authority for a term of one (1) year, to expire 01/31/2026. Commissioner Walls seconded the **MOTION**.

The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

Commissioner Walls made the **MOTION** to appoint Arthur Ford, Aaron McCulley, and George Walls to the Utilities Authority for a term of one (1) year, to expire 01/31/2026. Commissioner Mathis seconded the **MOTION**. The **MOTION** passed with Commissioner Roland voting yea; Chairman Singletary and Commissioner Guarnieri voting nay.

10. COUNTY MANAGER'S MATTERS

A) Updates on County projects.

County Manager Christi Dockery discussed the following updates to County projects: (1) The Smithville tower is up but not currently operational, they hope to have it operational within the next few weeks; and (2) The E-911 renovation project is still ongoing, but they will be moving the operators back into their office this week.

B) Consideration to approve a quote from Phillips Forestry Consulting, LLC for the thinning of timber on the 100 acre park property.

County Manager Christi Dockery stated that the new quote is for the plantation style, which is more excessive thinning than was provided last time. The estimated total is somewhere between \$27,000.00 to \$32,000.00, he will receive 8% of that. Chairman Singletary stated that the packet says the total is \$73,922.00. Ms. Dockery stated that total was for the original quote done in 2024 for clear-cutting the property.

Commissioner Roland made the **MOTION** to approve a quote from Phillips Forestry Consulting, LLC for the thinning of timber on the 100 acre park property with an estimated \$27,000.00 to \$32,000.00 revenue expected. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

C) Consideration to approve a proposal from Lanier Engineering for professional land surveying services for the 100 acre park property.

Chairman Singletary stated that this is a part of the construction process to get documents for L-Design to begin design work for the 100-acre property. Commissioner Mathis asked what the total is for this surveying. Chairman Singletary stated that it was \$24,500.00.

Commissioner Mathis made the **MOTION** to approve a proposal from Lanier Engineering for professional land surveying services for the 100 acre park property for \$24,500.00. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

11. COMMISSIONER'S MATTERS

A) Consideration to approve a Memorandum of Agreement (MOA) between the Lee County Board of Commissioners and the Albany Marine Corps Logistics Base.

County Manager Christi Dockery stated that this a renewal of the Memorandum of Agreement

(MOA) with the MCLB. The MOA needed to be revised from the Lee County Fire Department to the Lee County Board of Commissioners.

Commissioner Mathis made the **MOTION** to approve a Memorandum of Agreement (MOA) between the Lee County Board of Commissioners and the Albany Marine Corps Logistics Base. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Lee Purvis - Discussed the drainage on Lumpkin Road.

With no further comments or questions from the public, staff or the Board. The Public Forum was closed.

16. **ANNOUNCEMENTS**

A) The next meeting of the Lee County Board of Commissioners will be February 11, 2025 at 6:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:30PM.

CHAIRMAN

ATTEST:

COUNTY CLERK