



# 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](http://WWW.LEE.GA.US)

MEETING AGENDA

Voting Session

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## 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

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### 1. CALL TO ORDER

### 2. INVOCATION

A) Pastor Aaron McCulley, Philema Road Baptist Church, to lead 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.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

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

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.

C) Todd Woodruff to address the Board of Commissioners regarding a moratorium on car washes.

### 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.

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

C) **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*

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

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.
- 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).

10. **COUNTY MANAGER’S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve a quote from Phillips Forestry Consulting, LLC for the thinning of timber on the 100 acre park property.
- C) Consideration to approve a proposal from Lanier Engineering for professional land surveying services for the 100 acre park property.

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.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

A) The next meeting of the Lee County Board of Commissioners will be February 11, 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, January 14, 2025 AT 6:00 PM  
T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM  
[WWW.LEE.GA.US](http://WWW.LEE.GA.US)

MEETING MINUTES  
Work Session

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**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

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The Lee County Board of Commissioners met in a voting session on Tuesday, January 14, 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 Guarnier, Commissioner Billy Mathis, and Commissioner Dennis Roland. Staff in attendance were County Manager Christi Dockery and County Attorney Jimmy Skipper. Commissioner George Walls and 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. **INVOCATION**

- A) Apostle Malden Batten, The Church of Leesburg, to lead the invocation.  
Apostle Malden Batten led the invocation.

2. **PLEDGE OF ALLEGIANCE**

3. **CALL TO ORDER**

- A) Selection of a Chairman for 2025 and by virtue of office, Chairman will serve on the following boards:
- DARTS Policy Coordinator – meets quarterly
  - Southwest Georgia Regional Commission – meets monthly
  - Health Department – meets quarterly
  - WorkSource Southwest Georgia Consortium\* – meets annually

\* Chairman may appoint another Commissioner to serve as proxy.

Commissioner Roland made the **MOTION** to name Commissioner Singletary as Chairman of the Lee County Board of Commissioners for 2025. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea. Commissioner Luke Singletary is the Chairman of the Lee County Board of Commissioners for 2025.

- B) Selection of a Vice-Chairman for 2025.

Commissioner Roland made the **MOTION** to name Commissioner Guarnieri as Vice-Chairman of the Lee County Board of Commissioners for 2025. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.



- C) Chairman to make appointments to the County's 2025 Standing Committees, including naming Chairman to each:
- Budget & Finance Committee
  - Personnel Committee
  - Road Committee

- **Budget & Finance Committee:** Commissioner Guarnieri as Chairman and Commissioner Mathis as Vice-Chairman
- **Personnel Committee:** Chairman Singletary as Chairman and Commissioner Guarnieri as Vice-Chairman
- **Road Committee:** Commissioner Roland as Chairman and Commissioner Walls as Vice-Chairman

4. **APPROVAL OF MINUTES**

- A) Consideration to approve the minutes from the December 10, 2024 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the December 10, 2024 Board of Commissioner meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

7. **PUBLIC HEARING**

- A) **(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 a permitted use. *Planning Commission recommends approval as a conditional use.*

Chairman Singletary opened the Public Hearing at 6:08pm.

Brain Jackson, Harrell & Jackson Engineering, stated that the use of surface mining that is being proposed is a common use in the state. According to EPD's website, there is currently eight hundred twenty-two active surface mines. Mr. Jackson said that averages to be about five per county out of one hundred fifty-nine counties. There is around seven in Dougherty, ten in Sumter, and two or three in Terrell and Worth. Some of the benefits to mines are competitive pricing for concrete, field material, and construction material. EPD keeps track of the surface mines with annual reporting and inspections.

Bobby Donley, Lanier Engineering, stated that they are here for an ordinance change to clean up some language. This would not be a permit by rule, meaning that every project would have to resubmit then go through the review and approval process. This would not be anything that is allowed without coming back before the Board. Commissioner Guarnieri asked that EPD regulates this process. Mr. Donley stated that they do, you have to go through a surface mining permit process. You have to have a plan and state at the end of the life of the surface mine what the closeout is going to be. There are annual reports that have to be submitted every year. EPD has a specific department that is just for permitting, regulating, and verifying. Commissioner Roland asked if they would just be mining sand. Mr. Donley said the only things that would be mined would

be sand or clay.

Jason Wiggins stated that it is the same thing that is across the creek, which is a 175-acre track, and they have put 500-acres in a conservation that backs up to the creek. This area would be to mine. Commissioner Guarnieri asked how far down you have to mine. Mr. Wiggins answered that if the material is 100 feet deep, but it is regulated by EPD and 25 feet is the deepest that you can go.

Arthur Ford stated that he is not against surfacing mining but is against adding it as a permitted use in AG-1. Surface mining should be a separate land use designation with criteria that would ensure land, streams, and residential areas around it would not be adversely affected. Mr. Ford stated that in his opinion, mining is not agriculture.

Jeff Kluball stated that he is representing himself as well as others from the Southwood Subdivision and he is very concerned about the consideration for surface mining. Their subdivision is close to the Kinchafoonee Creek, they are looking to develop Lee County with kayaking and recreation which would then be downstream from potential mines. He stated that the due diligence shouldn't be up to the constituents, but the due diligence should be done before the Board takes this step. You can look at other counties where they have surface mined and they left the areas uninhabitable. Mr. Kluball stated that the Kinchafoonee Creek is a very balanced ecosystem. He does not think we are prepared to take this step forward right now. Mr. Kluball said there are too many unanswered questions for the long-term effects.

Jay Howell stated that the county has been growing but this is something that would set us backwards. There is the Kinchafoonee Creek, the recreational facility being built, and other things to draw people in. Once you start mining, it will bring the property values down in that area. Once you do it, it is a done deal. You cannot get that land back for housing or anything else. Mr. Howell asked the Board not to do this, there are other things that can be developed in the county.

Bruce Melcher stated that the ones that are doing the surface mining would be his neighbors, but not sure that they would be good ones. He asked why this should be an amendment to agriculture zoning since this is not agriculture. If the Board moves forward with this, it should have its own designation. He stated he would like his property values to stay good and would like to see other development populate that area. Mr. Melcher stated that this is going to have an impact, and he doesn't see it being a good impact.

Daniel Evans stated that friends of his that live on the creek have a lot they have to go through to simply cut down a tree or plant grass. He asked if he cannot buy a house and plant a yard, how can they come in to mine and take all the minerals.

Kathleen Fiorito thanked the Board for doing the renovations to the Callaway Lakes Park. She thanked the Board for paving four roads in her neighborhood. She said that she would like to advocate for the homeowners that need their roads repaved. She stated that there are more roads getting created than there are older roads getting repaved. She discussed the House Bill 581, she would like to see the Board put out more information regarding their thoughts on this bill. Ms. Fiorito asked that before the Board does major projects, they include taxpayers opinions. She mentioned the bond for the Hospital, there is a chance for Medicare getting cut which would leave some uninsured and would leave the burden on the taxpayers.

Jackson Howell stated that he doesn't want Lee County to become barren. He doesn't want to go to his backyard and there be nothing there.

Carol Kluball thanked the Board for everything they are doing for the county. She stated that Pinewood cannot handle any more big trucks, they can hear the machinery and dump trucks on their road. Ms. Kluball stated that no one knows the damage they will do to the creek. They are giving a buffer, but will they encroach on that if they run out of sand. She asks that the Board please considers limiting the usage and let that land remain agriculture.

With no further comments or questions from the Board, staff or public, Chairman Singletary closed the public hearing at 6:36PM.

## 8. **DEPARTMENTAL MATTERS**

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

County Manager Christi Dockery stated that this carpet has had flood events due to HVAC and other issues. This would help complete the major renovation to the building. She said they are asking to remove the carpet and lay the flooring that is going in other areas. Commissioner Mathis asked how many change orders this project has had and what the total cost of them is. Ms. Dockery stated that this is the second change order, the original bid was around \$55,000.00. They have added another office which was around \$7,000.00 and this will be \$13,000.00, this flooring will be for the back of the building. Commissioner Mathis asked Ms. Dockery to bring them the numbers for these changes.

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

County Manager Christi Dockery stated that they received four proposals back for this bid. Staff is currently recommending INdigital, this will be to replace the current system Call Works that is being sunsetted. Commissioner Mathis said that he was told that it was not being sunsetted. E-911 Director Nikkie Celinski stated that it is currently in the process of being sunsetted. Commissioner Mathis asked what was exactly bid out regarding maintenance due to all vendors have five years in their bid except for INdigital which has six years. Ms. Celinski stated the RFP was for five years. Commissioner Mathis stated that INdigital was out of compliance with having six years instead of five years and it was around \$70,000 for the sixth year. He asked if the RFP only asked for five, but they bid for six, can they deduct the \$70,000.00 from their bid. He stated that he was unsure if they could accept this bid since it is not in compliance. Ms. Celinski stated that if they do not want to go with INdigital, she would recommend looking at WestTel. Commissioner Mathis stated that WestTel is in compliance with the bid and the lowest bidder, but he learned that Call Works has not been sunset and that they normally support their systems for five years after they are sunset at a cost of \$15,000.00 a year to maintain. Ms. Celinski stated that she has reached out to someone at Motorola, but they have not gotten back to her. They currently have a product that is not working up to standard. She said that she would not want it to get too far gone and not have something else in place. The WestTel system has a redundancy and are NENA compliant which is important for NextGen. Commissioner Mathis asked if there has been times when Motorola has not responded. Ms. Celinski stated that this last time and it was sent in the middle of December.

Commissioner Mathis discussed the options on what to do regarding the phone system. Ms. Celinski stated that she could look to see what support for Call Works would look like over the next couple of years. Commissioner Mathis stated that he doesn't think that they could deduct the \$70,000.00 from INdigital's bid. Ms. Celinski stated that she will do whatever the Board would like to do about the phone system. Chairman Singletary stated that he would like to learn more about the maintenance agreement for the current system. If Motorola can give support for another year or so, by the time that a new phone system is needed there may be something new. Commissioner

Guarnieri asked if Motorola offers a redundant system. Ms. Celinski stated that the VESTA system is redundant, no matter if it is purchased from Motorola or INdigital. She informed the Board that WestTel is also redundant. Commissioner Mathis stated that all the systems are the same regarding redundancy and you have to have a place for the equipment for there to be redundancy. Ms. Celinski stated that is a network system, twenty-three counties were shut down due to a fiber line being cut and could not reroute.

Commissioner Mathis made the **MOTION** to table the bid for the E-911 Phone System. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

C) **E-911** - Consideration to award the bid for a recorder for the E-911 Center.

Chairman Singletary stated that the current bids are from Quality Recording Solutions for \$104,378.00 and REPLAY Systems at \$104,975.00. Ms. Celinski stated that right now they have two recorders, one records the radio and one records the phone. This would be one recorder for both the radio and phone. They currently have two recorders due to the radio recorder losing phone calls and cutting them off. Chairman Mathis asked if it would be better to buy all of this at one time if they eventually buy a new phone system. Ms. Celinski stated that the recorder with Quality Solutions works with every phone vendor. Commissioner Guarnieri asked how long the recorders usually last. Ms. Celinski stated she would get that information to them; the current ones are around five to six years old. Chairman Singletary asked if there is a problem with the current recording system. Ms. Celinski stated the only issue is that she has is the caller being low on the recording, but they ran a configuration to try and solve that. The main thing is combining the recorders so that they are not paying for two separate recorders. Chairman Singletary asked if it was a monthly fee and how much it is. Ms. Celinski stated that it was a yearly fee, and she can work to provide them with the exact number.

Commissioner Mathis made the **MOTION** to table the bid for a recorder for the E-911 Center. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

D) **GIS** - Consideration to approve the Lee County 2025 GCIP Grant Award for GIS Internship.

GIS Manager Kacee Smith stated that on January 6th, Lee County was awarded with the Georgia County Internship Program Grant within the Association County Commissioners Georgia Civic Affairs Foundation. This is for a Geographic Information Science Intern for the GIS department. The amount awarded was \$1,759.50, this will cover one summer internship. Ms. Smith stated that seventy-five counties in Georgia applied, and Lee County was one of forty-five to be selected. This intern would help the department significantly with various projects that they are currently working on. Such as the revision of the address system, utilizing a way to incorporate our utility information for the county, data revision, and data compilation. Chairman Singletary asked what the cost to the county. Ms. Smith stated that the maximum hours that they can provide is 200, if they go with that amount then the county would be responsible for \$1,542.00.

Commissioner Mathis made the **MOTION** to approve the Lee County 2025 GCIP Grant Award for GIS Internship. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

E) **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*

GIS Manager Kacee Smith stated that they are bringing this to the board because they need a more consolidated and constructive form of proper assignment of addresses and proper display. The proper assignment will help to fix some of the issues with the address system, it is currently not NENA (National Emergency Number Association) compliant. The addresses that the county has are older, they use an ABC formula which is not compliant with the new NextGen system. Ms. Smith stated that with this amendment, she would have more constructive backing to change those addresses because it is a public safety issue. With the display of addresses, they have changed it to only require the post be for new subdivisions which will have cluster mailboxes. You can either have the green posts or a wrought iron as long as it is reflective. Anything that is existing that cannot be seen from the road, the mailbox will be compliant.

County Attorney Jimmy Skipper stated that since the first reading there has been an amendment. He suggests adopting the amendment and then adopt the ordinance. The amendment is in 18-67, Paragraph C, Subparagraph 4.

Commissioner Roland asked that this only involves new houses. Ms. Smith stated that the post is only for new subdivisions that require cluster mailboxes. The postmaster is requiring cluster mailboxes for new subdivisions and the posts are required for them. Commissioner Roland asked about requiring people to change their addresses. Ms. Smith stated that the only ones that will have to change their addresses are the ones that are not NENA compliant, which are the houses that have ABC. Commissioner Mathis stated that there are quite a few addresses like that in the rural areas. He asked how many there are. Ms. Smith stated that she does not have a consolidated number, but she can look into it. Commissioner Roland asked if they have to change the addresses. Ms. Smith stated that they do, if this goes to legislation next year then the county would have to be NENA and NextGen compliant. Commissioner Mathis asked if they had to do it now. Ms. Smith stated that she would need to start working on it now if they are to get NextGen in 2026 then she would need at least a year to work on it. Commissioner Mathis asked if she could work on it without having to change addresses yet. Ms. Smith said that she can and get a range of areas that need to be changed. A 30-day notice would be sent to the homeowners to let them know that their address needs to be changed.

Commissioner Guarnieri asked how long they have to change the address once notified. Ms. Smith stated homeowners have 30 days. Commissioner Mathis asked to clarify that there is no state law that says they have to do this. Ms. Smith said no currently but they are taking it to the Georgia State Legislature in 2026. Commissioner Guarnier asked if they are currently experiencing problems now with the current addressing system. E-911 Director Nikkie Celinski stated that there was an incident

on Stocks Dairy Road with a man falling on the roof. This road has an address with ABC, they are on different sides of the road and not completely marked. They had to send someone to the end of the driveway to let them know which house it was. Ms. Smith stated that is why she said that it is a public safety concern, if you are unable to find a house then that is a liability issue. Ms. Celinski said that this has been done in the past to Chase Hill due to them having Fussell Road addresses.

Commissioner Mathis asked there are five houses on one dirt road driveway, how would that be fixed. Ms. Smith stated that they would have to reassign the addresses based on the numerical value on that side of the road. Ms. Smith reiterated about being in compliance with NENA, which does not allow ABC on addresses. Commissioner Mathis asked what happens if you are not in compliance. Ms. Celinski answered that as of right now there are no fines. Chairman Singletary clarified that until the state adopts the policy, there is no penalty if the county is not in compliance but it's a concern about not finding the addresses. Ms. Smith stated that is correct, but she has received complaints regarding addresses due to things not being delivered and being too similar to surrounding addresses. Commissioner Guarnieri asked if they can send out letters to homeowners regarding this. Ms. Smith said that they will work on sending letters out. Commissioner Mathis asked for a list of those not in compliance.

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. None seconded the **MOTION**. The **MOTION** failed.

- F) **Planning, Zoning & Engineering** - Review of the December 5, 2024 Planning Commission meeting minutes.

The minutes were reviewed as presented.

- G) **Public Works** - Consideration to award the bid for the renovation of the Public Works office building.

Commissioner Mathis made the **MOTION** to award the bid to WJ Kirksey Construction for the renovation of the Public Works office building for \$124,500.00 from ARPA funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

- H) **Public Works** - Consideration to award the bid for the Animal Control/ Code Enforcement office building.

Public Works Director Mike Sistrunk stated that they had two contractors bid on this project, but one backed out. This is for a building at Public Works, it will be up to the bidder to pay for the design work for this. Commissioner Mathis asked what the original cost estimate for this project was. Mr. Sistrunk stated that he was not here at that time but was told it was around \$125,000.00. Commissioner Mathis asked what the new cost is. Mr. Sistrunk stated it was \$197,500.00. Commissioner Mathis stated that he recalled a change order from a few weeks ago for renovating offices for Code Enforcement in the E-911 building. He asked if they approved that change order, why are they doing a building. County Manager Christi Dockery stated that this building will be for three Animal Control officers and three Code Enforcement officers. This will allow the Animal Control officers to be closer to the Animal Shelter. This would allow their old office in the E-911 Building to be used as storage, the storage area in Elections was given to them during renovations. Ms. Dockery stated that a backup system for E-911 could be placed in the new office. Commissioner Mathis stated he was confused regarding the change order for the Code Enforcement

offices in E-911. Chairman Singletary clarified that the change order was for the front office at E-911. Ms. Dockery stated that was for the offices for the E-911 Director and E-911 Training Coordinator.

Mr. Sistrunk stated that offices are going to be set up to have six people. He asked to house them together since one of the Animal Control officers has Code Enforcement experience and certification. This would allow him to help Code Enforcement when needed. Mr. Sistrunk stated that the price increase from what the original quote was may be due to originally, they were looking at doing an aluminum building but now they are doing an office style to match. Chairman Singletary asked if this would be paid by ARPA funds and if there is enough to cover it with the price increase. Ms. Dockery stated that there is enough to cover it. Commissioner Mathis asked for the new total and the original. Ms. Dockery stated that the new cost is \$197,500.00. Finance Director Heather Jones stated that the original pricing was \$81,043.96.

Commissioner Guarnieri made the **MOTION** to award the bid for the Animal Control/ Code Enforcement office building to WJ Kirksey Construction for \$197,500.00 from ARPA funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

I) **Public Works** - Discussion of the bid for speed tables.

Public Works Director Mike Sistrunk stated that a bid was put out and they only received one response, this contractor does work with Albany. He bid for a 14-foot concrete table for \$9,236.54, the contractor stated that he would keep these prices for a year if he got the bid. Mr. Sistrunk stated that they would not have to put a bid out every time they would like to place a speed table while he keeps this price. Commissioner Mathis asked if they could do this when a road is being resurfaced and get a better price from the contractor doing the resurfacing. Mr. Sistrunk stated that he believed so, he spoke with Oxford Construction, and they believed it would be simpler for them to do it. Commissioner Mathis asked to get quotes from resurfacing companies on what it would cost for them to do it and possibly with asphalt instead of concrete. Mr. Sistrunk stated that it is cheaper to do it with asphalt, especially when resurfacing.

Chairman Singletary stated that if they go forward with speed tables then there needs to be a selection criteria with possibly a speed detection device. Commissioner Guarnieri stated that he has received several requests in the past month, and it seems to be a growing problem with speeding. He asked if Mr. Sistrunk had a recommendation on a threshold to meet to install speed tables and if there is a speed tracking device to use on the roads. Mr. Sistrunk suggested a speed sign trailer that flashes when you are speeding and tracks data, it does not video record anything. This could be helpful when someone calls for a speed bump, instead of just placing a speed bump down immediately, the speed sign can be placed to see if it is needed. Speed bumps are not designed for long term. The trailer is around \$15,000.00 and it can be used by the Sheriff's Office. Commissioner Mathis asked how many would be needed. Mr. Sistrunk stated that he would like two of them.

J) **Public Works** - Discussion of carpeting and flooring in the DFACS Building.

Public Works Director Mike Sistrunk stated that this is a part of the renegotiated contract with DFACS. Everything else requested by them has been completed, the two things remaining is the decals and the flooring on the second floor replaced. Due to the quotes received for this, it needs to be put out for bid. Commissioner Mathis stated that he believed this was all taken into the price of the lease for it to be cost neutral. County Manager Christi Dockery stated that was correct. Mr. Sistrunk said that it be below the cost due to Public Works staff doing some of the work. The

Commissioners agreed for this to be placed out for bid.

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

- A) 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 expired 12/31/2024. New terms expire 12/31/2026. Letters of interest in appointment received by Cole Williams, Dana Hager (reappointment), and Ryan Carr.

Chairman Singletary stated that they can only nominate these three for one position. Commissioner Mathis asked County Attorney Jimmy Skipper if they can send these nominations to the Hospital Authority and the two that they don't appoint be sent back for the other vacancy. Mr. Skipper stated that they could as long as they get another nominee since you have to have three.

Commissioner Mathis made the **MOTION** to nominate Cole Williams, Dana Hager, and Ryan Carr for a vacancy to the Hospital Authority. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

- B) **Tax Commissioner's Office** - Consideration to adopt a resolution for matters related to the collection of taxes.

County Manager Christi Dockery stated that this is resolutions for Tax Commissioner Wendy David's new term. This gives her the ability to not have to charge on amounts owing a dollar or less. Tax Commissioner Wendy David stated that for property taxes, anything outstanding you can write it off for less than a dollar.

Commissioner Mathis made the **MOTION** to adopt a resolution for matters related to the collection of taxes. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

- C) **Tax Commissioner's Office** - Consideration to adopt a resolution to authorize the Lee County Tax Commissioner to waive certain amounts of taxes owed.

Tax Commissioner Wendy David stated that she is not waiving any fees right now, but she has to have a resolution to do so. If it is post marked, then it can be waived.

Commissioner Mathis made the **MOTION** to adopt a resolution to authorize the Lee County Tax Commissioner to waive certain amounts of taxes owed. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

- D) **Tax Commissioner's Office** - Consideration to adopt a resolution for approving the waiver of certain penalties and interest by the Lee County Tax Commissioner.

Tax Commissioner Wendy David stated that this resolution is to be able to waive the 5% interest. Every 120 days there is a 5% penalty that maxes out at 20%, if it is post marked then it can be waived.

Commissioner Mathis made the **MOTION** to adopt a resolution for approve the waiver of certain penalties and interest by the Lee County Tax Commissioner. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

- E) **Tax Commissioner's Office** - Consideration to adopt a resolution for electing not to require mobile



home decals.

Commissioner Mathis made the **MOTION** to adopt a resolution for electing not to require mobile home decals. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

Tax Commissioner Wendy David stated that there is one more resolution not listed. The tax sale is coming up in March, but there are some mobile homes that can be taken and sold for \$1.00 to be recycled instead of sold at the tax sale. Chairman Singletary asked when the tax sale is. Ms. David stated it is the first Tuesday in March.

Commissioner Roland asked about twenty-five acres near Woodgrain Mills. Commissioner Mathis stated that the property has some environmental issues. Ms. David stated that she can look into the property.

## 10. COUNTY MANAGER'S MATTERS

### A) Updates on County projects.

County Manager Christi Dockery discussed the following updates to County Projects: (1) the Smithville Fire Station Tower, they have ordered the radio equipment and expect to have it installed in February; and (2) Windstream is around 30% done with the fiber project and plan to be finished in June 2025.

### B) Discussion of a quote to replace the bridges in Pirate's Cove Nature Park.

County Manager Christi Dockery stated that the bridges were damaged during the hurricane. It is \$21,000.00 to replace one bridge with a floating bridge, instead of buckling during a flood at Pirate's Cove it will float to keep from damaging. Chairman Singletary asked how long the bridge is. Public Works Director Mike Sistrunk said there were two long bridges and a short one that was around 40 feet long. When it flooded, the bridge couldn't handle the height of the water, and it popped in the center. He stated that he asked for recommendations on what to do and was told about a floating bridge. This bridge will have poles in the ground and as the water rises, the bridge will rise with the poles. Mr. Sistrunk stated that they have a few people call and complain about the two bridges not being open. These bridges have been repaired but keep getting damaged by dead trees falling on them. At this time, Public Works does not have the equipment to go in and cut back the trees to prevent this. The contractor suggested placing floating bridges in these two areas, if a tree limb fell then the bridge would be able to bounce down and come back up under the weight of the limb. They could also go in and try to trim the trees back. He stated they were quoted at \$63,000.00 for two long bridges.

Commissioner Mathis asked if this was put out for bid. Mr. Sistrunk stated that it was not, he was just receiving a quote for it. Commissioner Mathis asked how many bridges and how long. Mr. Sistrunk answered that there are two very long bridges and the one that the quote is for is around 30 to 40 foot long. Commissioner Mathis asked that this be placed out for bid. Commissioner Guarnieri stated that he has received calls of citizens having concerns about the bridge being repaired. He asked if the contractor could trim back the trees when they place the bridge. Mr. Sistrunk stated that they can, they have machines that can walk in the water without disturbing anything to trim the trees.

Commissioner Roland asked about getting a price for a box cover for the pipes that get clogged on Bud Drive. Mr. Sistrunk stated that they have to go there every time it rains to clear the pipes. They have added more pipes to it that has seemed to help but it is still a problem.

Mr. Sistrunk informed the Board that they are finishing up the bridge on Smithville Road within the next four to five weeks.

C) Consideration to declare vehicles and equipment surplus.

County Manager Christi Dockery stated that these are from the Sheriff's Office.

Commissioner Mathis made the **MOTION** to declare vehicles and equipment surplus.

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

D) Discussion of ARPA funds.

Commissioner Mathis stated that not everything has been approved to spend ARPA funds on. He asked that as the issues come up, they approve them as they go. Chairman Singletary asked that as the items come up to communicate with the Board regarding it. Commissioner Mathis said that as the issues come up, bring it to the Board and they decide which funds to use.

11. **COMMISSIONER'S MATTERS**

A) Discussion of House Bill 581: Homestead Exemption. *HANDOUT*

Chief Tax Assessor Doug Goodin stated that the Board has until March 1st to either opt in or opt out. If nothing is done, then it is an automatic opt in. Chairman Singletary asked if we opt in, then would our existing homeowners be based off the base for 2024. Mr. Goodin said only if they qualify for homestead. The requirements for a homestead are residing in the house, nothing rented on the property, and it can't be a commercial business. The Tax Assessor's Office requires to go by their office and fill out the homestead exemption and be approved by April 1, 2025; you must show a photo ID with the current address that you are voting from. If you own rental property, you will not qualify. Chairman Singletary asked if we have reevaluations, are these properties be exempt from the reevaluation. Mr. Goodin said that reevaluations are required by the legislation every 3 years and if the value of the property has a significant change, then that new value becomes their base value. Chairman Singletary asked that it doesn't necessarily lock the homeowners into the 2024 rate. Mr. Goodin answered that it doesn't, only if they did something to increase it structural wise. If the market is going up, then yes, it is locked in. If the owners added major permitted projects, then it would change on that year. They would not have to do a reevaluation because the permit process would generate to go out there and it would be changed then. It is not a set in stone value, it's going to fluctuate and move. If the house is sold, then the value is what is on the tax digest at that time.

Commissioner Roland asked if Lee County opted out and the schools opted in; what does this mean for the taxes. Mr. Goodin replied that their taxes would be based on their homestead values; however, the schools have already opted out and had their first hearing. Commissioner Mathis added that if the school board opts out, it's the current system now and nothing will change.

Mr. Goodin said if you opt out, it doesn't mean that you're done with this, it just means you didn't accept it the way it's written in this referendum. You can create a county-wide homestead exemption based on what you wanted it to be. If you opt in, then you will be in it until they put something else out to vote on for you to repeal. Chairman Singletary asked if they could create a county homestead. Commissioner Mathis stated that he spoke with Mr. Skipper, and they don't know the answer to that yet. Mr. Goodin said that he was informed you can create it, there's just a process to create it. Commissioner Mathis said from a legal standpoint he wants to be sure, but he thinks it's very important that the citizens understand this law.

He stated that they can opt out, which means we will just stay with current system. If they don't opt out then the county goes under the new law, which is if you have a homestead exemption, your taxes and evaluation won't go up anymore than the rate of inflation. Commissioner Mathis provided an example, if his house is worth \$100,000.00 and the CPI is 3%, then his homestead exemption goes from \$100,000.00 to \$103,000.00 which means he doesn't pay any more taxes than the year before. If the next year if it goes up to 5%, the value goes up 5%, and his homestead exemption goes up 5%; he won't pay any more taxes than he did two years ago. Mr. Goodin stated that the taxes go with the millage rate. Commissioner Mathis said that they can raise the millage rate at any time. However, this law says if you have a homestead exemption, your taxes are not going to go up unless you sell your home, add onto your home, or if the Commissioners vote for a millage increase.

Commissioner Mathis stated that when the county did a reevaluation, they rolled the millage rate back 12%. He said that they have never increased taxes because of evaluations. All this is going to do is give the taxpayers of Lee County that have homestead exemptions a break on increases of taxes in the future, unless the Board raises the millage rate. Commissioner Mathis said they had one 6-month period after the reevaluation where values in this county increased 30%. What this law does is gives taxpayers in a county like this certainty of knowing that their taxes are not going to increase because of the situation where a lot of people are trying to buy a house. He said that they are not going to recoup any new taxes from the taxpayers or people who have homestead exemptions because of an increase in value of their home. Mr. Goodin said they are in the process because they are out of compliance with the Department of Revenue. Chairman Singletary asked how that continues if you have this Department of Revenue requirement that you be at 38% to 43%. Mr. Goodin stated that he has to keep books for the Department of Audits, with the current value and the frozen value. Chairman Singletary said the frozen value does not affect the amount they pay on taxes and that doesn't affect the ratio.

Mr. Skipper said the actual homestead is floating because the homestead exemption becomes the difference between what the value is if we were under the old system versus the example of \$103,000.00. The exemption itself is what floats, if you have a house that last year was worth \$100,000.00 and after the reevaluation it's \$200,000.00, then the exemption amount that you don't pay taxes on is the \$200,000.00 minus the \$103,000.00. The current exemption is \$2,000.00, if the county decides to opt out then there is a lot to do between now and March 1st. Commissioner Mathis said if they opt out, then the current system is what they will go by. He stated that they don't rely on increased values to raise tax revenue but rely on growth. Commissioner Mathis asked if they want to tax based on the increased values of their home or not. However, if they follow the new law then that's what they have to do from now on.

Chairman Singletary said the future growth and reevaluation wouldn't capture the tax revenue off of increased home value, which would be a downside for the revenue standpoint if there was an increase in home value. Commissioner Mathis stated to not levy the one-cent sales tax if they go with the new system. Chairman Singletary said that the Board has some things to think about. Mr. Skipper stated that if they decide to opt out, the deadline to decide would be their next meeting. They will need to have three hearings to inform the public that they will be opting out along with other requirements. Commissioner Mathis asked Mr. Skipper if he could get them an answer on the local legislation.

B) Discussion of a moratorium on car washes.

Chairman Singletary stated that there has been discussion of having car washes under conditional use. Commissioner Mathis said that he doesn't know if a moratorium should be placed on car washes, but there needs to be a meeting to discuss the zoning.

12. UNFINISHED BUSINESS

13. COUNTY ATTORNEY'S MATTERS

14. EXECUTIVE SESSION

15. PUBLIC FORUM

Sam Johnson - List of roads to be paved and resurfaced. Public Works did a good job on Leslie Road.

Paul Clayton - Discussed the paving of Old Leslie 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 January 28, 2025 at 6:00pm.

B) The offices of the Lee County Board of Commissioners will be **closed Monday, January 20, 2025** in observance of the Martin Luther King, Jr. Day Holiday. County offices will reopen for regular business on Tuesday, January 21, 2025. **Garbage collection services will not be affected and will run as scheduled.**

17. ADJOURNMENT

The meeting adjourned at 8:14PM.

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CHAIRMAN

ATTEST:

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COUNTY CLERK



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners

**SUBJECT:** Employee Years of Service Recognition

**MEETING DATE:** Tuesday, January 28, 2025

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Please recognize the following employees for their years of service to Lee County:  
20 years: Jason Skinner – Parks and Recreation

Dear Commissioners,

I am writing to you all in advance of my appearance at the January 28<sup>th</sup> meeting to give you time to digest my request. Wendy (wife) and I have been the proud owners of the Splash Zone Express Wash at Oakland Plantation off Hwy 82 since May of 2024. I have been in the Albany, Leesburg, and Dawson area for the past 28+ years. My dad lives in Dawson and was the head pharmacist at Kmart until it closed, and I have other family that lives in the Leesburg. I live in Valdosta, but we loved the new up and coming area off 82 and decided this location would be a great place to expand our car wash footprint.

Long story short, we were bought out by private equity in 2021, and I began my adventure of acquiring land and building car washes for Whistle Express in Ga and FL. I learned a lot about how they operate and how they treat their business partners. At the beginning of 2024, I quickly realized my relationship with Whistle was not going to end well with all the changes they were making that I didn't agree with. Wendy and I decided to rebrand this location and keep it under our control.

The Oakland Plantation area was very intriguing because so many new businesses were expanding out that way. At the time of land purchase, Publix had a Letter of Intent for the land behind us along with Wawa Gas Station next to us. We also chose this area because it was 3 miles from the closest car wash off Ledo Rd (Tidal Wave). Before PE firms got into the car wash sector back in 2019, our industry stayed a minimum of 3-5 miles away from other car wash operators. In the past few years PE firms have been building on top of other washes to meet their fulfillment to their PE partners. There are 8 other washes in the Lee/Dougherty County area that are all owned by companies backed by PE firms. WAY too many for the population in these two counties. I knew when I was going to the Oakland area, I was early, and I was content with starting out slowly and waiting for the area to develop over the next couple of years.

This is exactly why my request to either create an ordinance or start a moratorium is needed. So many towns in Ga and FL have set up these types of instruments to control where certain types of businesses can build so the current businesses can survive. The oversaturation is leaving "Single Use" style buildings like car washes vacant. Take 5 who is owned by Driven Brands is in the process of selling 100's of washes that have been closed for months with a lot of them being the old GooGoo washes due to oversaturation. Most industries self-regulate where new development can be set up. They have internal restrictions on how close each of their stores can be to protect their operators and

products. Quality product manufacturers restrict how many retail outlets in a certain radius carry their products to protect the businesses that do sell their products. PE has ruined this for the car wash industry.

The reason my request is urgent is back in 2023 Big Dan's, who is currently in Albany, had a piece of land under contract on Hwy 82, but when they withdrew their contract, we proceeded with our project. If we both decided to build within one mile of each other, this would be devastating due to lack of population in that area. Fast forward to 2025, a developer out of Tampa is about to close on the land to the north of Wawa at Doublegate to build a Big Dan's Car Wash. This is roughly 1 mile from my property and 2 miles from Tidal Wave on Ledo Rd. which will be devastating to all of us. The developer does not care because he is only interested in his development fee. PE owned washes don't care and don't support the community other than paying property taxes. They rarely even step foot on the property.

Not only will this put 1 or more of us out of business in a short period of time, but car washes are also a huge strain on water and sewage facilities. It is my understanding that area only has so much capacity left for new development and residential growth. We need residential growth to continue to support the new businesses. I appreciate all of you reading this letter and hope you will entertain some sort of buffer restriction (3 miles) between car washes, storage buildings, healthcare facilities, and liquor stores, especially to protect the family businesses that support the community long term.

Please feel free to call me with any questions.

Sincerely,

TODD WOODRUFF  
SPLASH ZONE EXPRESS  
1129 US HWY 82 W  
LEESBURG GA 31763  
229-356-1375  
[TODD@SPLASHZONEWASH.COM](mailto:TODD@SPLASHZONEWASH.COM)



**WJ KIRKSEY**  
CONSTRUCTION

GENERAL CONTRACTORS, DESIGN/BUILD, COMMERCIAL

PHONE (229) 888-6641  
FAX (229) 888-6642  
CELL (229) 344-4656

P.O. BOX 71506  
ALBANY, GA 31708  
WJKIRKSEYCONSTRUCTION.COM

December 17, 2024

Lee County Board of Commissioners  
102 Starksville Avenue North  
Leesburg, GA 31763  
Attn: Mrs. Nikkie Celinski

**RE: 911 Lee County Change Request 2**

Dear Mrs. Celinski,

I am submitting this change request to remove existing flooring in one (1) hallway, three (3) offices and the front lobby area. Install quarter round in areas where the existing base is wood. Install LVP Terrain II 20 Alder – 1,835 SF. Install black 6” black vinyl base – 400 L.F..

**Proposal Amount: Thirteen Thousand Seven Hundred Forty-One and 00/100 dollars (\$13,741.00)**

If you should have any questions or comments upon completion of your review, I can be reached at 888-6641 (office) or 344-4656 (cell).

Sincerely,  
**WJ Kirksey Construction, LLC**

Joey Kirksey





**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 New Phone System

**MEETING DATE:** Tuesday, January 28, 2025

**RECOMMENDATION**

Staff recommends awarding the bid to WestTel for a total cost of \$279,020. The purchase of this product will be paid for using ARPA Funds.

**BACKGROUND**

Emergency Call Works (ECW), our current phone system is eight (8) years old. The average life span of a 911 phone system is approximately 6-8 years. This product was originally purchased through Motorola in April 2017. In March of 2023, Motorola stopped the sales of ECW and began quoting VESTA Essentials for all systems approaching or at the end of their contract term.

In March of 2024, we received an upgrade to ECW, which is when we began to see issues of unreliability. In April of 2024, we saw issues with the system such as the inability to hear citizens calls due to low audio volume, citizens calls dropping, and the citizens call not transferring properly (causing dispatchers to have to call citizens back delaying response time).

A ticket to correct these issues was submitted (opened) in April and was not closed until August of 2024; however, the problems continue to occur daily. Due to issues that were unresolved by ECW in August, a ticket was submitted again in December; however, there was an error in the email address, so it was not delivered to Motorola.

In the month of January, we have already submitted three tickets with 27 examples of the phone system not operating correctly. There are currently two of the three tickets still open with Motorola regarding the ECW phone system's dependability. These tickets include audio problems, 911 calls dropping, answering the phone & only hearing a dial tone, and the inability to transfer a call. Three tickets are attached.



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



Motorola conducted an update to the E911 ECW phone system on January 22, 2025. Since the update, we have continued to see issues, and have continued to submit tickets.

We received bids for the new phone system from INdigital, Motorola, NGA, and WestTel, including initial set up and a 5-year leasing plan for three of the four plans. INdigital has a 6-year leasing plan. Attached is the budgetary estimate for all four (4) companies who bid on the phone system.

Due to the current issues, we are having with ECW, as stated above, staff recommends approving the WestTel bid. WestTel is equipped and ready to handle all of our needs here in Lee County. It is user-friendly for the communications officers. It also integrates with our CAD system and Rapid SOS to ensure we are getting the callers exact locations. WestTel provides service to counties in our area including both Worth and Ben Hill counties. They speak very highly of WestTel. Staff also participated in a demo of WestTel's product and found it easy to use. It met all the needs required to assist the 911 dispatchers in their jobs on a day-to-day basis.



**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:** ECW Support Agreement

**MEETING DATE:** Tuesday, January 28, 2025

**RECOMMENDATION**

Staff recommends signing a temporary support agreement with Motorola until the proposed new phone system is installed. Installation of the new phone system should take approximately 40-50 days.

**BACKGROUND**

The support agreement will continue to provide support for the Emergency Call Works (ECW) system that we currently have with Motorola until the new system is installed. Signing this agreement will keep the current support active while the proposed new phone system is being installed . We will be billed on a monthly basis so we do not have to pay the entire amount up front. Per Motorola, there will be no penalty for canceling the support. They will simply need a 30 day written notice of when to end support for ECW.



Lee County Planning, Zoning & Engineering Department

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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: December 13, 2024

RE: TEXT AMENDMENT ARTICLE III, CHAPTER 18

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Geographic Information Systems (GIS) and E911 are requesting text amendments for the Article III. Address Numbering ordinance in Chapter 18 of the Lee County Code of ordinances. This is related to the standards the county needs for assigning and displaying addresses.

This article will provide a more structured way in assigning and displaying addresses throughout the county. This revised ordinance will assist these departments in the initiative to update addresses, which are currently not in compliance with the National Emergency Number Association (NENA) standards. The goal of this initiative is to assist public safety in response to emergencies in the county and to prepare for Next Generation 911. Next Generation 911 is currently backed by Georgia Emergency Communications Authority (GECA) and ACCG and is in the process of being passed through state legislation by 2026. Once passed through state legislation, Next Gen will be mandated throughout the state of Georgia.

In order for the public safety to effectively respond to all citizens, we must update our form of displaying of addresses. For structures not visible from the street, either by distance or foliage, we are proposing that addresses shall be displayed either effectively on the mailbox (4 inches and reflective) or by a sign post (reflective). Please see examples below of sign posts.



Option 1: This will be the basic option provided by the county. (Example from Terrell county)



Option 2: We will accept address signs like below as long as they are reflective. The property owner will have to purchase this if they wish to go with this option.



### **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.*



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(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 not visible 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 and may be used to meet the requirements of this article. The sign or post for addresses referenced in this article shall apply to all new developments and subdivisions that require cluster mailboxes per Post Master requirement. This ordinance meets NENA standards.***



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**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.**

- 
- 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.**

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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 not visible 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 and may be used to meet the requirements of this article. The sign or post for addresses referenced in this article shall apply to all new developments and subdivisions that require cluster mailboxes per Post Master requirement. This ordinance meets NENA standards.**
  - (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  
Planning Department  
Lee County, Georgia  
Zoning Staff Report

**DATE:** 12/31/2024

**APPLICATION TYPE:** Zoning Application

**APPLICANT:** Harrell & Jackson, Inc.

**OWNER:** Pawnee Properties, LLC.

**REQUESTED ACTION:** Text Amendment to Chapter 70, Article X, Section 70-312 the Agricultural (AG-1) zoning district of the Lee County Zoning Ordinance. This request is for a text amendment to the zoning ordinance and not a rezoning request for a specific property.

**PURPOSE:** The applicant proposes a zoning text amendment to add the following to the list of AG-1 permitted uses in Section 70-312: “Surface Mining.”

**LOCATION OF PROPERTY:** As a zoning ordinance text amendment, the area of applicability is countywide, considering all existing AG-1 zoned properties as well as properties that may be rezoned to AG-1 in the future. (Note: a minimum parcel size of 25 acres is typically required for rezoning from another district to AG-1.)

**PARCEL SIZE:** Not applicable to text amendment application except as noted the typical minimum parcel size for rezoning to AG-1 is 25 acres.

**EXISTING CONDITIONS:** Not applicable to text amendment application.

**Available Public Services:** Information about available public services at a specific property is not applicable to a text amendment that would modify regulations with countywide application.

**MEETING INFORMATION:** All meetings are held in the **T. Page Tharp Governmental Building** located at 102 Starksville Avenue North, Leesburg, GA 31763.

**Planning Commission (public hearing):** Thursday, January 9<sup>th</sup> at 6:00pm

**County Commission (public hearing):** Thursday, January 14<sup>th</sup> at 6:00pm

**County Commission (voting session):** Thursday, January 28<sup>th</sup> at 6:00pm

**STAFF RECOMMENDATION:**

Staff recommends **denial** of the zoning application requesting a text amendment to add Surface Mining as a permitted use in the AG-1 district based on the following factors:

- The proposed text amendment has potential to contribute to an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services in locations where surface mining activities may commence without adequate supportive roads for heavy trucks.
- The proposed text amendment is not in conformity with the policy and intent of the Lee County Comprehensive Plan which promotes preservation of agricultural uses and environmental resources such as soils which support agriculture.
- The proposed zoning text amendment is not in keeping with the needs of the county as a whole.
- Surface mining in some environmental circumstances, as would be allowed with the proposed text amendment to permit surface mining on any AG-1 zoned property, can cause significant negative environmental impacts through the contamination of surface waters and ground waters if not managed properly.

If the Planning Commission and Board of Commissioners determine that it is appropriate and necessary to allow surface mining as a use in AG-1, then planning staff recommends that surface mining be made permissible as a conditional use, not permitted use, within AG-1 to afford opportunity for additional review of property- and context-specific conditions by the Lee County Board of Commissioners as well as other agencies, as appropriate.

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

**Current Zoning:** Not applicable.

**Proposed Zoning:** Text amendment to the AG-1 district.

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

The applicant, through a proposed zoning text amendment, wishes to engage in surface mining activities on property zoned AG-1.

**PLANNING CONSIDERATIONS:**

1. **Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**  
Dependent upon the specific property.
2. **What is the effect on the property value of the subject property should the existing zoning be retained?**  
Dependent upon the specific property.

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

Dependent upon the specific property.

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

Dependent upon the specific property.

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

The proposed zoning text amendment would be expected to allow a use of AG-1 property in any location in Lee County with potential, in some locations, to impact existing streets and transportation facilities.

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

In the case of a proposed zoning text amendment that would apply to any AG-1 zoning, the area in question means almost anywhere in unincorporated Lee County. The Lee County Comprehensive Plan discusses a goal of Resource Management with policies including to ensure resource conservation plays an important role in decision-making, encouraging development in suitable areas to protect natural resources, redirecting development pressure away from agricultural areas to conserve farmland, and generally conserving and protecting natural resource systems (Comprehensive Plan p. 12-13). The Lee County Comprehensive Plan also discusses a goal of Efficient Land Use for the unincorporated county. Among the suggested policies includes supporting new land uses that protect the environment, protecting sensitive environmental resources and rural character, and supporting agriculture. (Comprehensive Plan p. 13). The proposed zoning text amendment could, depending on the specific property, have the impact of removing prime farmland soils rendering farmland unproductive, and negatively impacting rural areas, their infrastructure and environments. Thus, the proposed text amendment is not in conformity with the policy and intent of the Lee County Comprehensive Plan.

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

Not applicable

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

Not applicable

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

Property specific

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

Property specific

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

Property specific

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

Property specific

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

The Lee County Comprehensive Plan discusses goals of Resource Management and Efficient Land Use in unincorporated Lee County which includes policies referenced above (criterion 6). The potential for surface mining on any AG-1 zoned property in unincorporated Lee County poses opportunity for development that is out of scale with many neighborhoods. Considering the goals of Resource Management and Efficient Land Use relative to resource conservation and agricultural productivity for the long term, the proposed zoning text amendment to change regulations to allow surface mining by right a possibility anywhere in the county on AG-1 zoned property is not in keeping with the needs of the county as a whole.

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

There are currently no zoning districts that allow surface mining in Lee County.

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

Surface mining activity has the potential to cause ecological and/or pollution impact on land and natural resources if not properly managed.

## Hospital Authority – Lee County

District	Name & Address	Phone & Email	Term	Appointing Authority
4	Rick Muggridge 145 Hidden Cove Lane Leesburg, GA 31763	rick@thefamilyagency.biz	<b>3 Year Term</b> Expiring on 12/31/2026	<b>County</b>
2	Dana Hager 726 Armena Road Leesburg, GA 31763	(229) 364-6043 hagerfarm@att.net	<b>2 Year Term</b> Expiring on 12/31/2026	<b>County</b>
	VACANT		<b>2 Year Term</b> Expiring on 12/31/2024	<b>County</b>
2	Dr. Bruce Houston, D.O. 178 Hank Drive Leesburg, GA 31763	(229) 407-3331 brucehouston@bellsouth.net	<b>3 Year Term</b> Expiring on 12/31/2025	<b>County</b>
3	Jennifer Heyer 117 Dunaway Drive Albany, GA 31721	(229) 886-9782 jheyer89@outlook.com	<b>3 Year Term</b> Expiring on 12/31/2025	<b>County</b>

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

January 9, 2025

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

RE: Appointment to the Lee County Hospital Authority Board

Dear Commissioners:

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

Sincerely,

Ryan Carr

**From:** Bob Pilcher

**Subject:** Hospital Board

Dear sir,

My name is Bob Pilcher. I am a Lee County resident. I am an orthopedic surgeon. I have worked previously in a private practice and then for PPMH and for Hughston Clinic. I am currently employed by memorial Satilla hospital in Waycross. I am retiring in the next year from full time active practice of medicine.

I would like to be considered for the Hospital board as I have extensive experience in medical practices and orthopedics. I have experience both as a private practice physician and as an employed physician. I think I can be of assistance with getting the hospital up and running. Please let me know if you need any other information about me.

Sent from my iPhone

**Payton Harris**

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**From:** Cole Williams  
**Sent:** Wednesday, December 11, 2024 1:31 PM  
**To:**  
**Cc:**  
**Subject:** Hospital Authority Board

I am writing to express my interest in becoming a member of the Hospital Authority Board. As a dedicated member of this community, I am committed to making a positive impact on the healthcare system and ensuring that our community receives the best possible care. With my background in EMS/Fire with Lee County for the last Twenty-One years as well as a Bachelor's in Fire/EMS Administration and becoming a certified Georgia Emergency Medical Services Director I feel that I would make a good addition to the board. I understand the responsibilities and time commitment that come with being a board member and am fully committed to fulfilling them. I am excited about the opportunity to work alongside other dedicated individuals and make a difference in the lives of our community members.

Thank you for your consideration, I look forward for the opportunity to discuss further.

Coleman Williams  
229-854-9491  
cwilliams@leecountyga.gov



## Utilities Authority

District	Name & Address	Phone & Email	Term	Appointing Authority
5 BOC	George Walls <b>Chairman</b> 110 Donald Road Leesburg, GA 31763	wallsgeorge@bellsouth.net	<b>1 Year Term</b> Expiring on 01/31/2025	<b>By Virtue of Office</b>
P.O. Box 70852 Albany, GA 31708	Philip Husain 125 Hickory Grove Road Leesburg, GA 31763	philiphusain@gmail.com	<b>1 Year Term</b> Expiring on 06/30/2025	<b>County</b>
1 06/30/2017	Victor Stubbs <b>Vice Chairman</b> 181 Magnolia Avenue Leesburg, GA 31763	H – (229) 759-1687 v_stubbs@yahoo.com	<b>1 Year Term</b> Expiring on 06/30/2025	<b>County</b>
3 01/31/2023	Amy Addison 193 Quail Valley Drive Leesburg, GA 31763	(770) 853-8248 aaddison@ama-env.com	<b>1 Year Term</b> Expiring on 01/31/2025	<b>County</b>
5	Aaron McCulley 114 Stocks Dairy Road Leesburg, GA 31763	(229) 349-1419 prbcjesussaves@gmail.com	<b>1 Year Term</b> Expiring on 01/31/2025	<b>County</b>
1 01/31/2023	Bob Usry 586 State Hwy 118 E Smithville, GA	(229) 220-8233 udderlyusryfarm@gmail.com	<b>1 Year Term</b> Expiring on 01/31/2025	<b>County</b>
3	Larry Walters 149 East Westerlee Drive Leesburg, GA 31763	ltwalters@mchsi.com	<b>1 Year Term</b> Expiring on 06/30/2025	<b>County</b>

Members must be Lee County citizens.

Meetings are held on the third Thursday of each month (12 meetings annually) at 6:00 p.m. at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Ave. N., Leesburg, GA 31763.

Chris Boswell  
**General Manager**

Email: cboswell@lee.ga.us; Phone: (229) 759-6056; FAX: (229) 759-3319

Tricia Holmes  
**Utilities Administrator**

Email: tholmes@lee.ga.us; Phone: (229) 759-6056; FAX: (229) 759-3319

- Board Members: paid \$100/monthly

# Lee County Utilities Authority

**GEORGE WALLS**  
Chairman  
**Victor Stubbs**  
Vice-Chairman

Authority Members:

Robert (Bob) Ustry  
Amy Addison  
Aaron McCulley  
Larry Walters  
Phillip Husain

**905 US Hwy 19 S**  
**Leesburg, GA 31763**

Tel: (229) 759-6056

Fax: (229) 759-3319

**CHRIS BOSWELL**  
General Manager

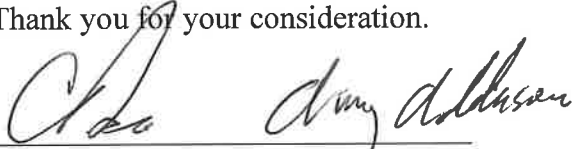
Tricia Holmes  
Director of Administrative Operations

Ira Houston  
Director of Field Operations

January 13, 2025

Dear Commissioners,

I, Amy Addison, would like to request reappointed to the Lee County Utilities Authority for another term.  
Thank you for your consideration.



Chris Boswell on behalf of:

Amy Addison  
193 Quail Valley Drive  
Leesburg, GA 31763

# Letter of Intent

## Lee County Utility Board

1/27/2025

Christi Dockery  
County Manager  
102 Starksville Avenue North  
Leesburg, Georgia 31763

Re: Recommendation to serve on the Utility Board

Dear Mrs. Dockery, Board of Commissioners

I am writing to state my intent to serve a term on the utility board. I have twenty years utility experience/knowledge and I believe I will be a great asset on the utility board. To include I formally served five and half years on the planning commission. I look forward to serving along the side of other utility board members and provide my service to Lee County.

Thank you for your time and consideration,

Sincerely,

Chad Arnold

A handwritten signature in black ink, appearing to read "Chad Arnold", written in a cursive style.

# Lee County Utilities Authority

**GEORGE WALLS**  
Chairman  
**Victor Stubbs**  
Vice-Chairman

Authority Members:

Robert (Bob) Ustry  
Amy Addison  
Aaron McCulley  
Larry Walters  
Phillip Husain

**905 US Hwy 19 S**  
**Leesburg, GA 31763**

Tel: (229) 759-6056

Fax: (229) 759-3319

**CHRIS BOSWELL**  
General Manager

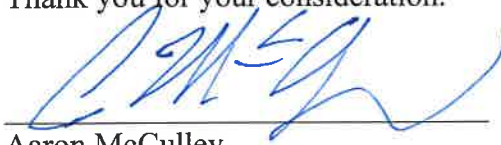
Tricia Holmes  
Director of Administrative Operations

Ira Houston  
Director of Field Operations

January 13, 2025

Dear Commissioners,

I, Aaron McCulley, would like to request reappointed to the Lee County Utilities Authority for another term.  
Thank you for your consideration.



Aaron McCulley  
255 Stocks Dairy Road  
Leesburg, GA 31763

# Lee County Utilities Authority

**GEORGE WALLS**  
Chairman  
**Victor Stubbs**  
Vice-Chairman

Authority Members:

Robert (Bob) Usry  
Amy Addison  
Aaron McCulley  
Larry Walters  
Phillip Husain

**905 US Hwy 19 S**  
**Leesburg, GA 31763**

Tel: (229) 759-6056

Fax: (229) 759-3319

**CHRIS BOSWELL**  
General Manager

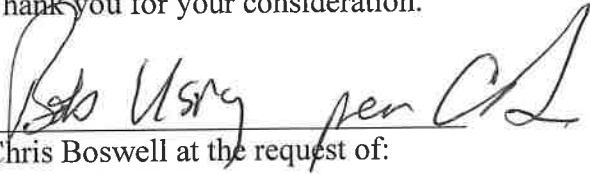
Tricia Holmes  
Director of Administrative Operations

Ira Houston  
Director of Field Operations

January 13, 2025

Dear Commissioners,

I, Robert (Bob) Usry, would like to request reappointed to the Lee County Utilities Authority for another term.  
Thank you for your consideration.



Chris Boswell at the request of:

Robert Usry  
586 St. Hwy 118 East  
Smithville, GA 31787

RU:th

January 24, 2025

Honorable Board of Commissioners,

I am requesting reappointment to the Utilities Authority for another term.

Thank you,

George Walls



## 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
- Staff reviewed demo website with migrated data December 30, 2024
- Staff met with NTS designer January 7<sup>th</sup> for final review
- Waiting for Logo design

#### 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
- 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
- Two Proposed Package Stores – US Hwy 82
- Gas Station – US Hwy 82
- Grace City Church – Parking lot expansion

### **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
- Discussed preliminary design of the courthouse addition and presented first concept plans December 10, 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

- 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
- 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
    - Address Review
      - Reviewing addresses in correlation to Georgia power/Sumter EMC/Mitchell EMC to see if the address number is different for non-compliant addresses.
      - If the address is still non-compliant we are adding them to the list to change in the future.
      - This is to prepare for Next Gen 911

## 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

### **R2**

- Lee is still working on the study. He has requested information from Doug Goodin at the Tax office
- Doug is working on a report that shows all multi-family units, owners, and relevant information for Lee to include in his report.
- Staff will follow-up weekly to check progress and provide information he requests.

### **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
  - Approved by GDOT

### **SPLOST VII**

- Collection Period: October 1, 2019 - September 30, 2025
- Ballot amount: \$18,272,384.00
  - Current collection: \$ 22,284,871.00 (as of 12/31/24)
  - Difference \$4,012,487.00
  - 122% 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 get a quote for the pipe on Lumpkin Road 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
- 01-09-2025: Foundation laid; has to set and cure for 28 days before the tower can start being placed on it
- The foundation for the shelter and tower has been successfully established, and both the shelter and generator are now on-site.
- The steel required for the tower is scheduled for delivery on the 21st of this month, with an estimated timeframe of 5 to 6 days for the tower's installation.
- Radio equipment installation within the building is set to commence in February. A request for a new frequency for the tower has been submitted to the regional office for review and approval.
- Tim Winters has been appointed as our new project manager, and Art Harris has received a promotion to a new position within Motorola.
- The steel for the tower was delivered on the 21<sup>st</sup> of January, they have everything ready to go to start fencing and stacking the tower. Weather permitting they will be out there working on it over the weekend of January 24<sup>th</sup>.

### **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
- No award issued as of March 2025

### **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: March 2025

### **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
- December 2024 Monthly Update:
  - In Progress – Less than 50% Completed
  - Total Planned Fiber Miles: 357
  - Deployed Fiber Miles: 133
  - Completion Percentage of Total Fiber Miles: 37%
  - 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%
- BEAD Grant applied for additional locations to be served

## **RFPs and RFQs**

### **Open**

#### **Recorder for E-911 Center**

- Approved with the FY2024-2025 budget
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024
- Bid results brought back to the Board on January 28, 2025

#### **Speed Tables**

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: November 21, 2024
- Bid Opening: December 12, 2024
- BOC approved getting 2 speed signs for the time being

#### **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
- Bid results brought back to the Board on January 14, 2025
- Bid results brought back to the Board on January 28, 2025

### **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

### **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 5<sup>th</sup>
- 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
- Matt Inman is revising the plans for 15 ft. easement.

### **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
- Renovations underway: Inspection was passed on January 7<sup>th</sup>, sheetrock and patching work done on January 8<sup>th</sup> and Motorola ran cable January 13<sup>th</sup>. Move in new space on the 21<sup>st</sup> and 22<sup>nd</sup> of January
- The ceiling grid and electrical and painting will be finished by Saturday, January 25<sup>th</sup>.
- Due to the weather some of the work inside got pushed back. The floor in the dispatch room got pushed back to Monday the 27<sup>th</sup>.
- They should be completed with renovations by Tuesday, January 28<sup>th</sup>.

### **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
- BOC awarded bid to W.J. Kirksey for \$197,500

### **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
- BOC awarded bid to W.J. Kirksey for \$124,500

## **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
- BOC awarded bid to Zane Grace Construction
- Plans and easement plats are completed and ready for submittal from Lanier Engineering
- This project is in the “easement acquisition” phase

### **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

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

\*Timber Stumpage Values Applied Before Total Tons are Rounded.

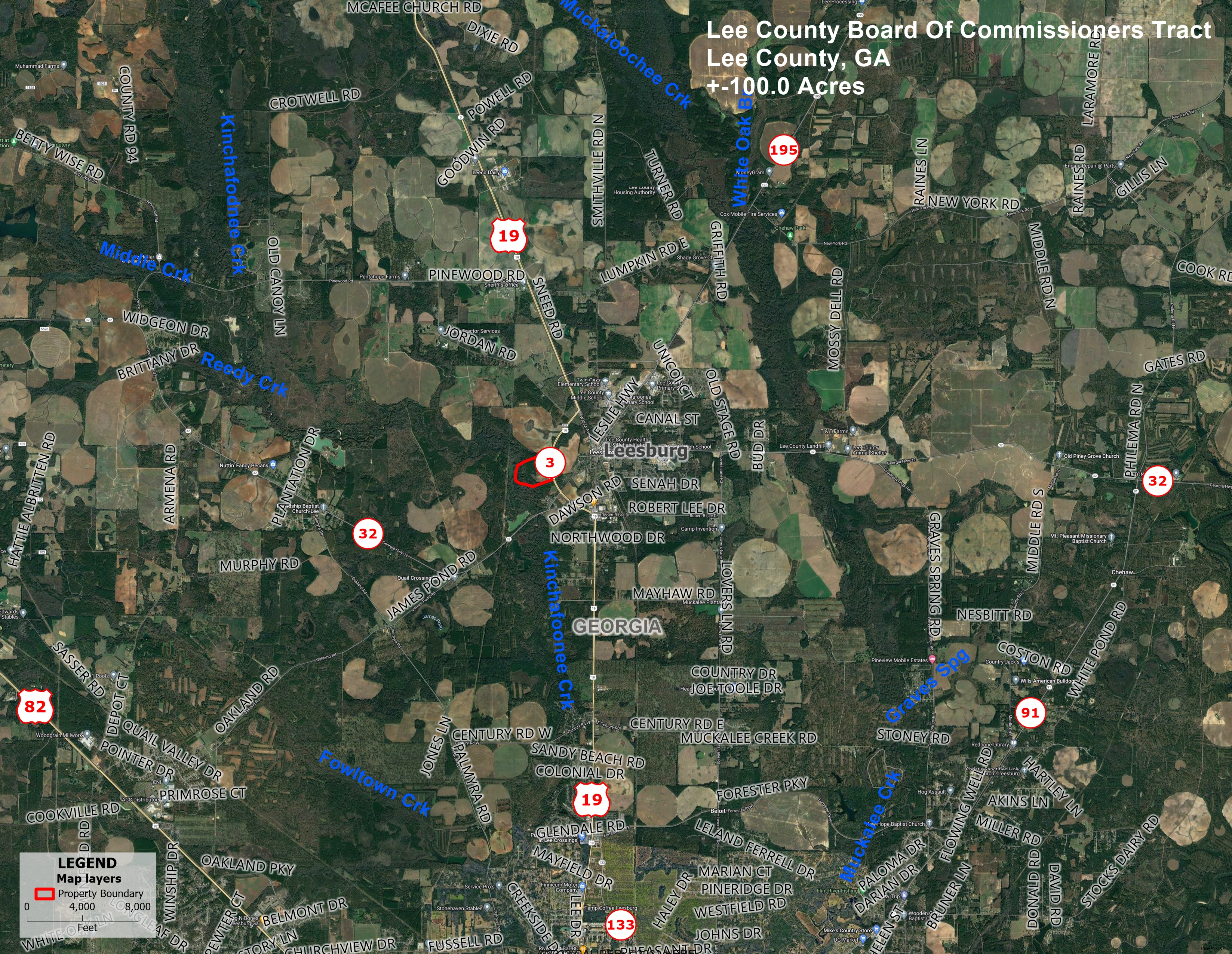
\*Hardwood Sawtimber Timber Stumpage Value is Blended.

\*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
<b>Sampling Info</b>					
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

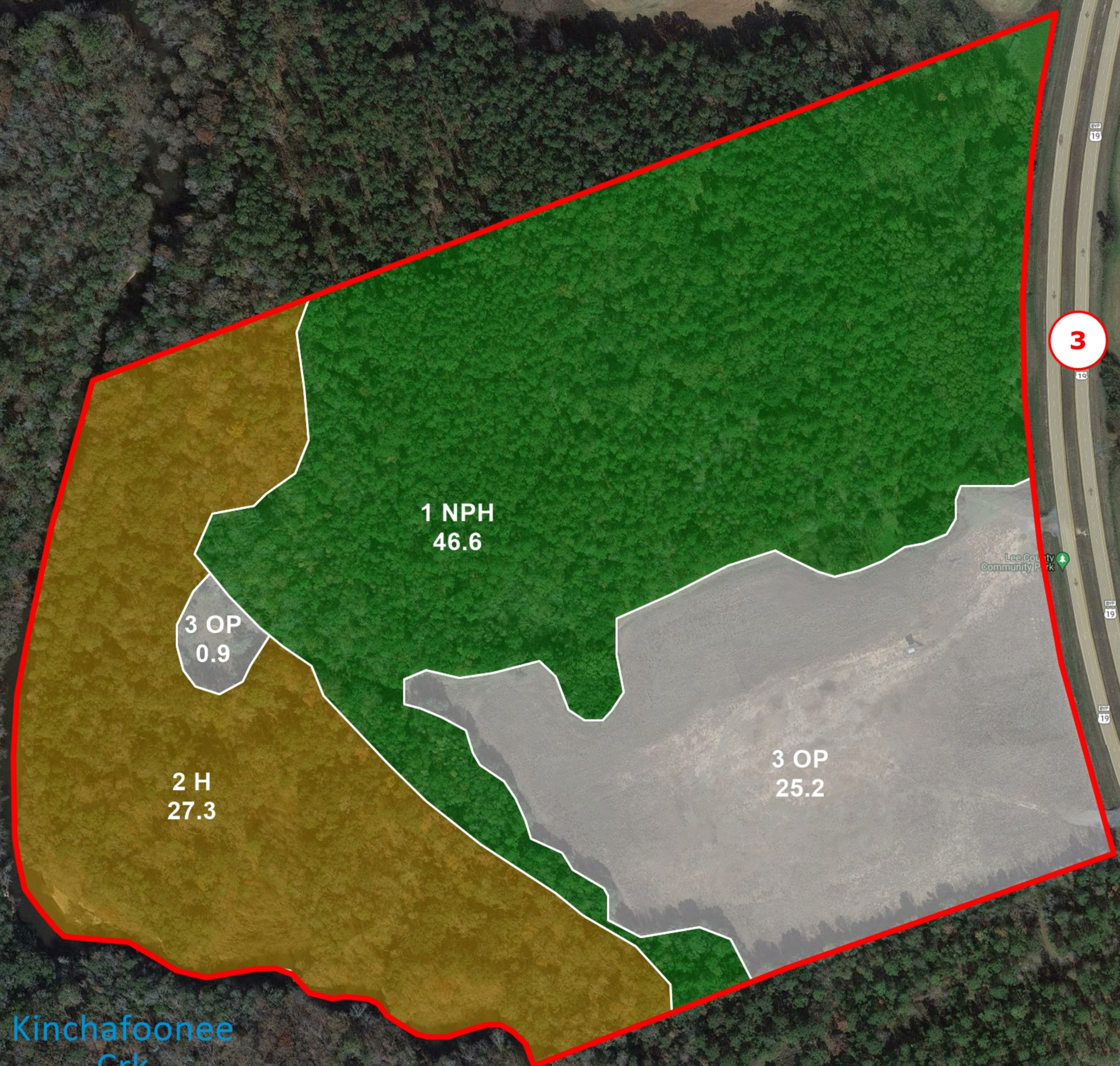
**Timber Or Land Type**

- 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*

<b>Land Use Type</b>	<b>+Acres</b>
Natural Upland Woodland	51.9
Natural Bottomland Woodland	22.0
Open Areas	26.1
<b>Total</b>	<b>100.0</b>

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

*Lee County Board Of Commissioners Tract*

*Lee County, GA*

*+100.0 Total Acres*

<b>Timber or Land Type</b>	<b>±Acres</b>	<b>Origin and Management History</b>
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
<b>Total</b>	<b>100.0</b>	



## 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
<b>Total</b>	<b>5,001</b>		<b>\$73,922</b>

*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.**

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

## 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  $\pm 73.9$  merchantable and premerchantable timber acres or \$739 per acre based on  $\pm 100.0$  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  $\pm 46.6$  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  $\pm 40$  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



January 7, 2025

Lee County Board of Commissioners  
Attn: Jeremy Morey, Parks & Recreation Director  
141 Park Street West  
Leesburg, Georgia 31763

**RE: Proposal for Professional Land Surveying Services  
Lee County Community Park  
Boundary and Topographic Survey  
City of Leesburg, Lee County, Georgia  
LEC #24041-1**

Dear Jeremy,

Thank you for the opportunity to offer this proposal for professional land surveying services. We look forward to working with you on this project.

Project Description

This project is the preparation of a Boundary Survey and Topographic Survey of the property owned by the Lee County Board of Commissioners and is to be utilized as the Lee County Community Park. This property is identified by the Lee County Tax Assessors Office as parcel number 036B 003. The parcel is approximately 100 acres and is located at 231 Georgia Route 3, Leesburg, GA.

Scope of Services

This Boundary Survey will be a retracement survey of the property as shown and recorded in plat cabinet PCF, Page 198. This property is approximately 100 acres. This Topographic Survey will be of the overall property. Topographic information will be provided by UAV LIDAR and will be performed by Remote Mapping Group. We propose to provide field verified 1-foot contours, a bare earth surface model, and planimetrics in Civil3D format, aerial targeting, field check shots, and accuracy analysis in a spreadsheet and an Ortho of open areas. We propose to provide field-run topographic survey of the “hard points” such as the roadway up to the near travel-way, above ground visible utilities, storm drainage structures, etc. This survey will meet or exceed surveys of this type as defined and governed by the Georgia Board of Professional Engineers and Land Surveyors.

**The fixed fee for the preparation of these surveys will be:                   \$24,500.00**

Conditions

We will begin work on your project upon your authorization, and strive diligently to ensure its prompt completion.

It is anticipated that there will be wetlands within the bounds of the property in addition to the creek. This proposal does not include the delineation of wetlands or the creek. We will assist in coordinating with your wetland consultant as needed.

This proposal does not include any geotechnical exploration or soils classification services.

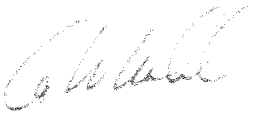
This proposal does not include any engineering design services.

Any application or review fees associated with this project are expressly excluded from the responsibility of Lanier Engineering, Inc.

Project fees will be invoiced monthly based on work completed. Payment is due upon receipt of invoice.

Thanks again for the opportunity to submit this proposal. If you agree to the terms of this proposal and the Standard Terms and Conditions attached hereto and incorporated herein, please have an authorized representative sign this proposal below and return to our office.

Sincerely,



Gene W. Webb, RLS  
Director of Surveying

Authorization: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

## TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

### STANDARD OF PERFORMANCE

The standard of care for all professional engineering, land surveying, consulting and related services performed or furnished by ENGINEER / LAND SURVEYOR under this Agreement will be the care and skill ordinarily used by member's of the ENGINEER / LAND SURVEYOR's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER / LAND SURVEYOR makes no warranties, expressed or implied, under this Agreement or otherwise, in conjunction with ENGINEER / LAND SURVEYOR's services.

### INSURANCE

ENGINEER / LAND SURVEYOR agrees to procure and maintain, at it's expense Worker's compensation insurance as required by Statute; Automobile Liability insurance; Commercial General Liability insurance; and, Professional Liability Insurance for claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER / LAND SURVEYOR is legally liable. Upon request, CLIENT shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the CLIENT for the claims covered by the ENGINEER / LAND SURVEYOR's insurance, subject to the limitation of liability contained in that Section as it appears within these terms and conditions.

### OPINONS OF PROBABLE COST (COST ESTIMATES)

Any opinions of probable project cost or probable construction cost provided by the ENGINEER / LAND SURVEYOR are made on the basis of information available to the ENGINEER / LAND SURVEYOR and on the basis of the ENGINEER / LAND SURVEYOR's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER / LAND SURVEYOR has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s)' means and methods of determining prices, or over competitive bidding or market conditions, ENGINEER / LAND SURVEYOR does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER / LAND SURVEYOR prepares.

### CONSTRUCTION PROCEDURES

ENGINEER / LAND SURVEYOR's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing the work in accordance with applicable contract documents. ENGINEER / LAND SURVEYOR shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions contained with the work and shall not manage, supervise, control or have charge of construction. Further, ENGINEER / LAND SURVEYOR shall not be responsible for the acts or omissions of the contractor or other parties on the project.

### CONTROLLING LAW

This Agreement is to be governed by the law of the state where the ENGINEER / LAND SURVEYOR's services are performed.

### SERVICES AND INFORMATION

CLIENT will provide all criteria and information pertaining to CLIENT's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary

limitations. CLIENT will also provide copies of any CLIENT furnished Standard Details, Standard Specifications, or Standard Bidding Documents which are to be incorporated into the project.

CLIENT will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by the ENGINEER / LAND SURVEYOR. The CLIENT agrees to bear full responsibility for the technical accuracy and content of CLIENT-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by CLIENT that ENGINEER / LAND SURVEYOR is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the CLIENT's sole responsibility to obtain the advices of an attorney, insurance counselor or accountant to protect the CLIENT's legal and financial interests. To that end, the CLIENT agrees that CLIENT or the CLIENT's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by the ENGINEER / LAND SURVEYOR, and will obtain the advice of an attorney, insurance counselor or other consultant as the CLIENT deems necessary to protect the CLIENT's interests before CLIENT takes action or forebears to take action based upon or relying upon the services provided by the ENGINEER / LAND SURVEYOR.

### SUCCESSORS AND ASSIGNS

CLIENT and ENGINEER / LAND SURVEYOR, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither CLIENT nor ENGINEER / LAND SURVEYOR will assign, sublet or transfer any interest in this Agreement without the written consent of the other.

### TERMINATION OF SERVICES

CLIENT or ENGINEER / LAND SURVEYOR may terminate the Agreement, in whole or in part, by giving seven (7) days written notice, if the other party substantially fails to fulfill its obligations under the Agreement through no fault of the terminating party. Where the method of payment is "lump sum", or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER / LAND SURVEYOR incurs as a result of commitments that had become firm before termination, and for reasonable profit for services performed.

### SEVERABILITY

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

### INVOICES

ENGINEER / LAND SURVEYOR will submit monthly or more frequent as appropriate invoices for services rendered and CLIENT will make prompt payments upon receipt in response to the ENGINEER / LAND SURVEYOR's invoices. Labor expense will be charged in accordance with proposed rates and terms. Material and subcontractor expenses will be marked up 15% to cover administrative and insurance costs.

CLIENT shall make prompt payment to ENGINEER / LAND SURVEYOR regardless of any other agreements or arrangements with Owner. ENGINEER / LAND SURVEYOR's compensation shall not be tied to CLIENT's receipt of payment by the Owner.

ENGINEER / LAND SURVEYOR will retain receipts for reimbursable expenses in general accordance with the Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by CLIENT's auditors upon request.

If CLIENT disputes any items in ENGINEER / LAND SURVEYOR's invoice for any reason, including the lack of supporting documentation, CLIENT may temporarily delete the disputed item and pay the remaining amount of the invoice. CLIENT will promptly notify ENGINEER / LAND SURVEYOR of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER / LAND SURVEYOR will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

CLIENT recognizes that late payment of invoices results in extra expenses for the ENGINEER / LAND SURVEYOR. ENGINEER / LAND SURVEYOR retains the right to assess CLIENT interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within forty-five (45) days from the date of the invoice. In the event undisputed portions of the ENGINEER / LAND SURVEYOR's invoices are not paid when due, ENGINEER / LAND SURVEYOR also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

#### **CHANGES**

The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER / LAND SURVEYOR are estimates to perform the services required to complete the project as ENGINEER / LAND SURVEYOR understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER / LAND SURVEYOR will inform CLIENT of such situations so that changes in scope and adjustments to time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for the performance of the services, and equitable adjustment shall be made, and the Agreement modified accordingly.

#### **CONTROLLING AGREEMENT**

These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

#### **HAZARDOUS MATERIALS**

CLIENT represents to ENGINEER / LAND SURVEYOR that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, CLIENT represents that to the best of its knowledge it has disclosed to ENGINEER / LAND SURVEYOR the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous materials. In the event ENGINEER / LAND SURVEYOR or any other party encounters undisclosed hazardous materials, ENGINEER / LAND SURVEYOR shall have the obligation to notify CLIENT

and, to the extent required by law or regulation, the appropriate government officials, and ENGINEER / LAND SURVEYOR may, at its option and without liability for consequential or any other damages to CLIENT, suspend performance of services on that portion of the project affected by hazardous materials until CLIENT: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. CLIENT acknowledges that ENGINEER / LAND SURVEYOR is performing professional services for CLIENT and that ENGINEER / LAND SURVEYOR is not and shall not be required to become and "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the project site in connection with the ENGINEER / LAND SURVEYOR's services under this Agreement. If ENGINEER / LAND SURVEYOR's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER / LAND SURVEYOR shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, CLIENT shall indemnify and hold harmless ENGINEER / LAND SURVEYOR, its officers, directors, partners, employees, and sub consultants form and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, CLIENTs, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate CLIENT to indemnify any individual or entity form and against the consequences of that individual's or entity's sole negligence or willful misconduct.

#### **EXECUTION**

This Agreement, including the exhibits and schedules made a part thereof, constitute the entire Agreement between ENGINEER / LAND SURVEYOR and CLIENT, supersedes and controls over all prior written or oral understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

#### **LIMITATION OF LIABILITY**

ENGINEER / LAND SURVEYOR's total liability to CLIENT for any loss or damage, including but not limited to special and consequential damages arising out of or in conjunction with the performance of services or any other cause, including ENGINEER / LAND SURVEYOR's professional negligent acts, errors, or omissions, shall not exceed if applicable the ENGINEER / LAND SURVEYOR's compensation for reports or opinions, or otherwise the lessor of \$50,000 or the total compensation received by ENGINEER / LAND SURVEYOR hereunder, except as otherwise provided under this Agreement, and CLIENT hereby releases and holds harmless ENGINEER / LAND SURVEYOR from any liability above such amount.



UNITED STATES MARINE CORPS  
MARINE CORPS LOGISTICS BASE  
814 RADFORD BOULEVARD SUITE 20302  
ALBANY GA 31704-0302

**MEMORANDUM OF AGREEMENT  
BETWEEN  
LEE COUNTY BOARD  
OF  
COMMISSIONERS  
AND  
MARINE CORPS LOGISTICS BASE,  
ALBANY, GEORGIA**

This Memorandum of Agreement (MOA) M67008-24XXXX-AXX is entered into by and between the Lee County Board of Commissioners, Georgia, hereinafter referred to as SUPPLIER, and the Marine Corps Logistics Base, Albany (MCLBA), Georgia, hereinafter referred to as RECEIVER and collectively as the PARTIES.

1. **AUTHORITY**. The following references provide authority and guidance for the preparation, maintenance, and provisions contained in this agreement.

1.1. DoD Instruction 4000.19, Support Agreements; As of 16 Dec 2020.

1.2. DoDI 4650 Land Mobile Radio (LMR) Interoperability and Standardization Apr 2016

1.3. Association of Public Safety Communications Officials (APCO 25) Project

1.4. DoDI 6055.17 DoD Emergency Management Program April 2017

2. **PURPOSE**. This agreement is to document the enhancement of interoperable communications between the SUPPLIER and the RECEIVER in order to allow for coordinated responses between Marine Corps first responders and other federal, state, and local agencies.

3. **RESPONSIBILITIES**. The PARTIES to this agreement agree as follows:

3.1. The SUPPLIER will:

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3.1.1. Share all applicable emergency frequency information with the RECEIVER.

3.1.2. Provide the RECEIVER with all code key and code plug information.

3.1.3. Promptly notify the RECEIVER of any system modifications or upgrades.

3.1.4. Coordinate, on a quarterly basis, with the RECEIVER and test the interoperability communications system.

3.1.5. Be responsible for all costs and support of respective SUPPLIER communications systems.

3.2. The RECEIVER will:

3.2.1. Provide assistance in coordinating connectivity between all partnering municipality emergency service agencies.

3.2.2. Provide the SUPPLIER with all code key and code plug information.

3.2.3. Promptly notify the SUPPLIER of any system modifications or upgrades.

3.2.4. Coordinate, on a quarterly basis, with the SUPPLIER and test the interoperability communications system.

3.2.5. Be responsible for all costs and support of respective RECEIVER communications systems.

4. **JOINT PROVISIONS.** The PARTIES to this agreement agree to comply with all laws, regulations, policies and procedures applicable to the services and support provided under this agreement.

5. **GENERAL PROVISIONS:**

5.1. Point of Contact: The following POC will be used by the PARTIES to communicate in the implementation of this MOA. Each PARTY may change its POC upon reasonable notice to the other PARTY.



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5.1.1. For the SUPPLIER

5.1.1.1. Lee County Board of Commissioners  
102 Starksville Avenue North  
Leesburg, GA 31763  
Phone: (229) 759-6000 ext. 2232

5.1.2. For the RECEIVER

5.1.2.1. Support Agreement Manager  
Business Performance Office  
Building 3500, Room 15  
Phone: (229)639-7494

5.1.2.2. Public Safety Division  
Fire Chief  
814 Radford Blvd. Suite 20346  
Phone: (229)639-8882/8914

5.1.2.3. MCLBA Spectrum Manager  
Communications and Information Systems  
Building 3500  
Phone: (229)639-7191

5.2. Correspondence. All correspondence to be sent and notices to be given pursuant to this MOA will be addressed, if to the SUPPLIER, to

5.2.1. Director  
Lee County Board of Commissioners  
102 Starksville Avenue North  
Leesburg, GA 31763

if to the RECEIVER

5.2.2. Commanding Officer MCLB Albany  
Business Performance Office  
Marine Corps Logistics Base  
814 Radford Blvd, Suite 20351  
Albany, Georgia 31704-0351

5.3. Review of Agreement. This MOA will be reviewed mid-point in its entirety.

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5.4. Modification Of Agreement. This MOA may only be modified by the written agreement of the PARTIES, duly signed by their authorized representatives.

5.5. Disputes. Any disputes relating to this MOA will, subject to any applicable law, Executive Order, Directive, or Instruction, be resolved by consultation between the PARTIES or in accordance with DoDI 4000.19.

5.6. Termination Of Agreement. This MOA may be terminated by either PARTY by giving at least 180 days written notice to the other PARTY. The MOA may also be terminated at any time upon the mutual written consent of the PARTIES.

5.7. Transferability. This agreement is not transferable except with the written consent of the PARTIES.

5.8. Entire Agreement. It is expressly understood and agreed that this MOA embodies the entire agreement between the PARTIES regarding the MOA's subject matter.

5.9. Effective Date. This MOA takes effect beginning on the day after the last PARTY signs.

5.10. Expiration Date. This agreement will remain in effect for nine years, unless otherwise modified or canceled.

5.11. Cancellation Of Previous Agreements. This agreement cancels the previously signed agreement between the same PARTIES with the effective date of 6 May 2019.

5.12. No Third-Party Beneficiaries. Nothing in this agreement, express or implied, is intended to give to, or will be construed to confer upon, any person or entity not a PARTY any remedy or claim under or by reason of this agreement and this agreement will be for the sole and exclusive benefit of the PARTIES.

5.13. Severability. If any term, provision, or condition of this agreement is held to be invalid, void, or unenforceable by a governmental authority and such holding is not or cannot be appealed further, then such invalid, void, or unenforceable term, provision, or condition shall be deemed severed from this agreement and all remaining terms, provisions, and conditions of this agreement shall continue in full force and effect. The

