



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, March 25, 2025 AT 6:00 PM

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

Voting Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman District 2

Chris Guarnieri, Vice-Chairman District 4

Dennis Roland, Commissioner District 1

Billy Mathis, Commissioner District 3

George Walls, Commissioner District 5

COUNTY STAFF

Christi Dockery, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the January 2, 2025 CDBG Public Hearing.

B) Consideration to approve the minutes from the March 11, 2025 Board of Commissioners meeting.

5. CONSENT AGENDA

6. NEW BUSINESS

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

7. PUBLIC HEARING

8. DEPARTMENTAL MATTERS

A) **Public Works** - Consideration to award the bid for a Wheeled Excavator.

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

A) Consideration to appoint one (1) member to the **Community Foundation Board of Trustees** for a term of two (2) years. Current term expires 03/25/2025. New term expires 03/25/2027. Letter of interest in appointment received from Elaine Ruckel (reappointment).

B) **Sheriff's Office** - Consideration to approve a quote for Door/Intercom Access Control Program and PCs.

C) **Sheriff's Office** - Consideration to approve the purchase of two Ford F-150 Police Responders.

10. COUNTY MANAGER'S MATTERS

A) Update on County projects.

- B) Discussion of the Lee County Courthouse addition.
- C) Consideration to approve submitting an application for 2025 Local Road Assistance Administration funds (LRA).

11. **COMMISSIONER’S MATTERS**

- A) Discussion of Old Leslie Road.
- B) Discussion of Coston Road.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

- A) Discussion of a Hookah Ordinance within the County.
- B) Consideration to approve a Quit Claim Deed with Artesian Holdings LLC.
- C) Consideration to approve an Intergovernmental Agreement with the City of Leesburg.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next meeting of the Lee County Board of Commissioners will be April 8, 2025.
- B) This year's **Annual Great American Cleanup**, Amnesty Day at the Landfill, and Prescription Drug Take Back event will be held **Saturday, April 5, 2025** beginning at 10:00am and ending at 12:00pm.

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

One of Georgia's original counties ~ Established in 1825

**Lee County
Public Hearing for FY 2025 CDBG Pre-Application
Thursday, January 2, 2025
10:00 AM**

Present:

Christi Dockery, County Manager
Heather Jones, Co Assistant County Manager/Finance Director

(Sign-in sheet attached)

Purpose:

The purpose of the Public Hearing was to make the public aware that Lee County is considering requesting a Community Development Block Grant (CDBG) of up to \$1,000,000 from the Georgia Department of Community Affairs (DCA). These funds should be primarily used to benefit low- and moderate-income citizens. These funds can be used for activities in the areas of housing, public facilities, and economic development.

Comments:

There were two citizens in attendance, Greg Bacon and Rena Miller. Ms. Miller asked how the projects were selected? We summarized the CDBG process explaining that staff look for locations that would meet the criteria of the grant for low to moderate income citizens and a need for water or sewer infrastructure improvements. County Manager Dockery explained that Lee County BOC had been successful in the past with Greenview and Palmyra MHP being awarded CDBG funding for water improvements. No further public comments were received.

Adjournment:

The Public Hearing closed at 10:15 AM

City/County Clerk

Approved this ____ day of _____, 2025

Luke Singletary, Chairman

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

Chairman
Luke Singletary
District 2

Vice-Chairman
Chris Guarnieri
District 4

Commissioner
Dennis Roland
District 1

Commissioner
Billy Mathis
District 3

Commissioner
George Walls
District 5

County Manager
Christi Dockery

County Attorney
Jimmy Skipper

102 Starkville Avenue North
Leesburg, Georgia 31763

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LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, March 11, 2025 AT 6:00 PM

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING MINUTES

Work Session

COUNTY COMMISSIONERS

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

COUNTY STAFF

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

The Lee County Board of Commissioners met in a work session on Tuesday, March 11, 2025. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery and County Attorney Jimmy Skipper. County Clerk Kaitlyn Good was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

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

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

- A) Consideration to approve the minutes from the February 25, 2025 Board of Commissioners meeting.
Commissioner Roland made the **MOTION** to approve the minutes from the February 25, 2025 Board of Commissioners meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

- A) Jennifer Stephens, Behavioral Health and Intellectual Development Disabilities Specialist for ASPIRE, to address the Board regarding Intellectual/ Development Disabilities Month.

Consideration to adopt a Proclamation declaring March 2025 as Intellectual/ Developmental Disabilities Month, on behalf of ASPIRE Behavioral Health and Developmental Disabilities.

Jennifer Stephens, Behavioral Health and Intellectual Development Disabilities Specialist for Aspire, addressed the Board regarding Intellectual/ Developmental Disabilities Month and this

year's theme of "The Power of Possibilities". Ms. Stephens stated that this theme is the hope that people will look beyond what is possible for someone that has a developmental disability and see what the possibilities are for them, because they have infinite possibilities.

Commissioner Roland made the **MOTION** to adopt a proclamation declaring March 2025 as Intellectual/ Developmental Disabilities Month. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri Commissioner Mathis voting yea.

- B) Consideration to approve a professional services agreement with FlintRiver Consulting for Hazard Mitigation.

County Manager Christi Dockery stated that an application was submitted to GEMA to fund this study and will receive \$26,667.00. Staff would like to hire Mr. Mike Talley with FlintRiver Consulting to conduct this study.

Commissioner Mathis made the **MOTION** to approve a professional services agreement with FlintRiver Consulting for Hazard Mitigation. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

- C) Discussion of Ivy Lane Drainage Study.

Mike Talley, FlintRiver Consulting, addressed the Board regarding the Ivy Lane Drainage Study. When Hurricane Helene came through, even though it had weakened by the time it got to Lee County, there was still heavy rain. A house on Ivy Lane experienced flooding, which is not common in that area. Mr. Talley said that the Board directed him to do a study to see why that house flooded. The report presented to the board explains his findings and there was a lot of rain in a short period of time. Based on National Weather Service data, it was a twenty-five-year storm over a six-hour period. Using that data, Mr. Talley was able to use a model to show what had happened. This model showed why the house on Ivy Lane flooded and not the neighbor's house, but the model revealed that the neighbor's house was very close to flooding. Mr. Talley said that the neighbor's house could not have flooded due to finished floor elevations. He stated that part of this contract was the infrastructure survey and compared the floor elevations of the two houses to the flooding levels on the model. Mr. Talley said that there is a cheap and expensive fix to this problem. The cheaper fix is that there is one inlet in the back of the property and most houses have multiple inlets. Public Works could set two more inlets there and that would allow water to get into the pipe faster. This could also help if one inlet is blocked; it has two more inlets to drain into. Mr. Talley discussed the more expensive option. There is currently a pipe capacity issue and there are three different pipe links. There is 42' pipe that if you upgrade it to 48' pipe, then you will see the water drop up to a foot in the area. This would not be a cheap investment, but it would provide added measures of protection if a similar storm occurs again. Mr. Talley stated that if the County was to get a twenty-five-year storm, then the area would flood due to most infrastructure standards being for a ten-year storm. Commissioner Mathis asked if adding two additional inlets would help greatly. Mr. Talley stated that until you get to the bigger storms, it will definitely help. Since you are not aware of the inlets being blocked until the storm, the hope would be at least one is open.

Commissioner Mathis made the **MOTION** to add two additional inlets to Ivy Lane. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- D) Lisa Davis, Chamber of Commerce Director, and Payton Harris, Deputy County Clerk, to present information regarding the upcoming Lee County Bicentennial. (**HANDOUT**)

Lisa Davis, Chamber of Commerce Director, addressed the Board. She stated that the committee has been working around six months to plan for this upcoming celebration. The current date they are looking to do the celebration is Friday, June 6th. Ms. Davis said that they will be talking about the history of Lee County by highlighting agriculture, businesses, infrastructure, railways, and other areas of the County. They plan to have fireworks to end the night. There will be merchandise including hats, shirts, coffee mugs, and Christmas ornaments. She said that it will be held in front of the Courthouse and there will be food vendors. Payton Harris, Deputy County Clerk, added that the celebration is planned to be from 6:00pm to 9:00pm.

7. **PUBLIC HEARING**

A) Public input on Multi-Family Development in the County.

Chairman Singletary opened the Public Hearing at 6:11pm.

Lee Walton, WSP, stated that this public hearing is to receive public input on multi-family development and R-2 zoning. This involves looking at the Comp plan which has policies. Zoning ordinance, R-2 district. Mr. Walton stated that in the process of evaluating policies and zoning, public input is important and a requirement. This was brought about by a moratorium that the Board put into place. They have been conducting analysis, interviews and reviewing data.

He stated that the moratorium has them looking with respect to land disturbance permits, subdivision approvals, and rezoning. These are the policies and regulatory drivers at county level for multi-family development. As far as development is concerned in Lee County, policy is established by the comprehensive plan, which was last updated around a year ago. This comprehensive plan provides a coordinated policy for the County, City of Leesburg, and the City of Leesburg as it is a joint plan. There is a policy regarding providing a range of safe, affordable, inclusive and resource-efficient housing. Another policy is encouraging a variety of housing types, sizes, costs, and densities. Also, ensuring the availability of adequate workforce housing. One area that they are looking at is differentiating policies between the County and municipalities. The comprehensive plan is a living document. It is required to be updated every five years, but you are not limited to only every five years. You can amend or do a minor update to the comprehensive plan. This is to be considered a minor amendment to update policy on multi-development to be consistent.

Mr. Walton discussed the various districts. He stated that in R-2 you can have single-family housing, duplexes, town homes, and apartment complexes. Requirements for R-2 include that the development be adjacent to arterial/ collector roads, connect to public water/ sewer, and compliment any adjacent single-family developments. There are several points in the current R-2 ordinance that lack clarity and are too open for interpretation. Mr. Walton stated that one of the factors in the moratorium was the topic of economics concerning multi-family housing and development in the County.

Bryan Ray, WSP, stated that looking at the economic factors, the existing Utilities Authority capacity has no additional sewer capacity for Lee County. The Utilities Authority passed a resolution limiting additional connections for residential uses. This may effectively prohibit new connections to the sewer system other than in the instances where they may pass a waiver. The data on the affordability index shows that while Lee County may not be burdened by housing costs, there are significant transportation costs. This is a factor in getting housing in locations where there is access to better transportation options or closer to destinations. Mr. Walton added that they were surprised to see that the estimate is that transportation cost consumes a higher percentage of the household income than the actual housing cost. Mr. Ray stated that they looked at information regarding parcel value. They looked at the values per acre, per-unit basis, and per square-foot basis.

When you look at the value per acre, the multi-family has the greatest value per acre. The value per unit, the multi-family housing, has the lowest cost per unit. Mr. Ray stated that they looked at possible Code Enforcement issues within multi-family housing. He said that they discussed with the school system, they found that students that live in multi-family housing do not stay in the school system as long. Mr. Walton stated this was a brief overview of some of the key issues, there is currently not a recommendation at this time.

Mike Sabot stated that back in 2018, the County paid for a land use report. The cost of services that the taxpayer has to pay. This report showed that for a family with 2 children that attend the school system, the break-even point for the cost of services is 792,000.00 for the house. If the county is going to do multi-family, the taxpayers will have to pick up the tab, which is not fair.

Sam Johnson asked how they could bring the lot sizes down to 60 when the Planning Commission agreed on 80 feet. Chairman Singletary clarified that if Mr. Johnson is referring to the projects in the City. The Board does not regulate that, it is the City Council. Mr. Johnson stated that with houses like that, it will have a greater impact on the school system. He stated that many times people don't buy these homes but rent them, which means they don't have to pay school taxes. This puts more burden on the farmers and citizens.

Johnny Golden clarified that he does not represent any board or entity. Mr. Golden read Ordinance Chapter 70, Article 6, R-2 Multi-Family Residential District, Section 199, Single-Family and Duplex Developments. He then read Ordinance Chapter 70, Article 6, Section 201, Planned Unit Development. Mr. Golden stated that he is pointing this out due to his major concerns. In terms of the infrastructure, he has seen all the growth, but the infrastructure, public safety, water, sewage, and school system will be impacted. Mr. Golden said that storm drainage will be impacted, and he personally has an issue with this at his property. He stated that he believes there will be an increase in budgets with the infrastructure, which will lead to a tax or millage increase. This will impact the taxpayers and landowners. He is asking that the numbers in the ordinance be reduced and the setbacks increased.

Commissioner Mathis stated the purpose of this conversation is to have orderly growth. Chairman Singletary stated that there have been discussions about projects in the City of Leesburg and this happened to coincide with that, but this is completely independent. Commissioner Roland asked Mr. Walton if any communities that he knows of has banned R-2 housing. Mr. Walton stated there are other communities that do not currently allow housing with sewer connections, which means that the lot sizes need to be larger for Health Department approval. They are seeing this more frequently since expanding sewer capabilities is expensive. Commissioner Mathis asked to see a model ordinance to allow to continue to build zero-lot line housing, but not something where there are a bunch of apartments being built. He stated that zero-lot line housing is usually owned and better kept in most cases. Chairman Singletary stated that those usually have deed-restrictive covenants to maintain them. He suggested maybe having the zero-lot line option but with a minimum square footage. Commissioner Mathis stated that they want to avoid duplex developments as the study showed a high call volume to Public Safety.

Commissioner Roland asked if they deal with impact fees in any of their studies. Mr. Walton stated that they do; the state law governing impact fees is separate from zoning. He stated that the county has an impact fee program in place, though it is very limited. They are seeing an increased interest in impact fees around the state and doing impact fee studies. Many communities have had impact fees in place since the late 1990's and early 2000s. Many put a hold on their impact fees during the recessions but are looking to revisit them. Growth and development requires infrastructure investments and impact fees are a way to ensure that new development pays the fair share of

expansion cost. Commissioner Roland stated that he recalls when they use to have many impact fees, but did away with it due to developers stating that they could not build with them. Commissioner Guarnieri asked if there was a recommendation to help improve the Code Enforcement side of this. Mr. Walton stated that Code Enforcement is a challenge for any county that he has worked with. He stated that in communities that have various types of housing and business have Code Enforcement challenges. He said that he is not aware of any decencies in Code Enforcement, there are just challenges. Mr. Walton suggested to continue providing them with support.

With no further comments or questions from the public, staff, or Board members, Chairman Singletary closed the Public Hearing was closed at 6:35pm

8. DEPARTMENTAL MATTERS

- A) **Planning, Zoning & Engineering** - Review of the February 6, 2025 Planning Commission meeting minutes.

The minutes were reviewed as presented.

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- A) Consideration to appoint **one (1) member** to the **Housing Authority Board** for a term of one (1) year. Current term expires 03/31/2025. New term expires 03/31/2026. Letter of interest in appointment received from Sabrina Mason (reappointment).

Commissioner Roland made the **MOTION** to reappoint Sabrina Mason to the Housing Authority Board for a term of one (1) year expiring on 03/31/2026. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

10. COUNTY MANAGER'S MATTERS

- A) Update on County projects.

County Manager Christi Dockery discussed the following updates to County projects: (1) the Georgia Department of Transportation has opened the Westover roundabout; (2) Georgia Department of Transportation is replacing a bridge on Smithville Road; (3) the Smithville tower has been constructed, but they are still awaiting the FCC license and equipment to be installed; and (4) Windstream has laid around 80% of fiber and hope to be finished by June 2025.

- B) Consideration to adopt a resolution to submit an application to obtain FY2025 Community Development Block Grant (CDBG) Funds for Water System Improvements.

County Manager Christi Dockery stated that they are going after a million dollars for this application, which is due April 4, 2025. The Utilities Authority will put in \$50,000.00 and the County will put in \$50,000.00 for a match. The County matched this amount when applying for the CDBG for Palmyra and Greenview, which were successful projects. Ms. Dockery stated that they will be notified by December 2025 if Lee County is awarded this grant.

Commissioner Mathis made the **MOTION** to submit an application to obtain FY2025 Community Development Block Grant (CDBG) Funds for Water System Improvements. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and

Commissioner Walls voting yea.

11. **COMMISSIONER'S MATTERS**

A) Discussion of Old Leslie Road.

Commissioner Roland stated that Mr. Clayton and Mr. Johnson have been coming to the meetings for some time. The Board is currently doing some joint projects for various things, and he would like to do a joint project and pave Old Leslie Road. He stated that Mike Sistrunk, Public Works Director, could do it for around \$900,000.00. Commissioner Mathis asked County Manager Christi Dockery to go over the list of roads that were approved to be paved. Ms. Dockery stated that they did Hickory Grove, part of New York Road, and English Road with LRA funds. The LMIG funds have been allocated to Ledo Road. Coston Road is on the list to be paved as well. Commissioner Mathis asked how much TSPLOST money has been used and how much is left. Chairman Singletary stated that the total encumbered number is 4 million, but for spend, it's 7.6 million. Commissioner Mathis asked if Coston Road is on that list, but it has already been approved. Chairman Singletary stated that they only approved engineering and design work for Coston Road. Commissioner Mathis stated that they may have to have a discussion regarding this another time. Chairman Singletary stated the same for Old Leslie Road, until they can make sure that they can secure the right-of-way for it. Commissioner Walls stated that they are currently working on the right-of-way. Chairman Singletary said that it turns out that securing the right-of-way costs as much as paving the road, then he doesn't know that he would be in favor of it. Commissioner Mathis asked staff to get details about the roads that they are currently discussing, as well as what it costs to get engineering and paving for them. He asked for a number for TSPLOST for those projects. Commissioner Walls stated that there was \$925,000.00 set aside for Coston Road. Commissioner Mathis asked for a breakdown on each district for them to see what was spent. Commissioner Roland stated that he did not think that right-of-way was needed for Old Leslie Road since the road was big enough. Public Works Director Mike Sistrunk stated that they still need to find what the right-of-way is to be on the safe side. Ms. Dockery stated that they are doing research for the right-of-way and will follow up with the Board.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

A) Discussion of a Hookah Ordinance within the County.

County Attorney Jimmy Skipper stated that the Sheriff's Office had a raid on a hookah lounge not too long ago. The County currently does not have any control over these lounges. After research, they found various ordinances and adapted them to suit Lee County. Mr. Skipper stated that the ordinance is like an alcoholic beverage ordinance, but the subject matter is a hookah lounge. He asked that they review the ordinance presented and for the Sheriff's Office to let them know if there's anything they need to add.

Commissioner Mathis asked if this is trying to make things that are legal now illegal in the County. Mr. Skipper stated that it is not making anything illegal, it is regulating it. It is the same theory as an alcoholic beverage ordinance, such as controlling where it is located and the lounges being grouped together, which could generate illegal activity. Commissioner Mathis stated that he has a problem making an ordinance that makes something illegal that is not illegal. There are laws in place for illegal activities. However, if they are talking about singling people out for legal activities, there is a problem. Mr. Skipper stated this regulates the sale and distribution of what is defined as non-traditional tobacco paraphernalia. Commissioner Guarnieri stated that this is a good ordinance and would like to proceed. Some regulatory control over this would be positive. Chairman Singletary

said to read through this ordinance and asked the Sheriff Reggie Rachals for his input regarding this possibly at the next meeting.

B) Consideration to approve a Quit Claim Deed with Artesian Holdings LLC.

County Attorney Jimmy Skipper stated there was a survey done on a property on Highway 82, and they are trying to do development. When they initially surveyed the property, they found a reservation for a 60-foot proposed right-of-way in the middle of the lot. The county has no legal interest in this short area of the lot. Mr. Skipper said that since the County has no interest in this right-of-way, the request is to authorize a quit claim deed to clear the title. Chairman Singletary said that this can be decided on at the next meeting.

C) Consideration to extend the Multi-Family Moratorium until May 30, 2025.

Commissioner Mathis made the **MOTION** to extend the Multi-Family Moratorium until May 30, 2025. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Paul Clayton - Thanked for the sand on Old Leslie Road. Discussed the paving on Old Leslie Road.

Sam Johnson - Discussed the paving and deeds on Old Leslie Road.

With no further comments or questions, the public forum was closed.

16. **ANNOUNCEMENTS**

A) The next meeting of the Lee County Board of Commissioners will be March 25, 2025.

17. **ADJOURNMENT**

The meeting adjourned at 7:04PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



**MEMORANDUM
LEE COUNTY BOARD
OF COMMISSIONERS**

TO: Honorable Board of County Commissioners

SUBJECT: Employee Years of Service Recognition

MEETING DATE: Tuesday, March 25, 2025

Please recognize the following employees for their years of service to Lee County:
5 years: Chris Owens – Crew Supervisor



**MEMORANDUM
LEE COUNTY BOARD
OF COMMISSIONERS**

TO: Honorable Board of County Commissioners

SUBJECT: Wheeled Excavator RFP #03042025

METING DATE: March 18, 2025

MOTION/RECOMMENDATION

Motion to award the bid for Public Works Lease on Wheeled Excavator. Staff recommends awarding bid to the lowest responsive bidder, Yancey Bro., \$4,188.50/month.

BACKGROUND

Sealed, written bids were accepted from qualified vendors for the lease of a Wheeled Excavator.

Bid opening was held at 10:05am Tuesday, March 4, 2025 in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building. Results were as follows:

Yancey Bros.	\$4188.50
Tidewater	\$4585.89
National Equipment	\$5129.00

ATTACHMENTS

Proposal from Yancey Bros.

Proposal from Tidewater

Proposal from National Equipment

March 12, 2025

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

Dear Sirs:

I am writing to inform you that I would be happy to continue to serve on the Lee County Community Foundation Board of Trustees. I have served on the foundation board for the past 12 years and would like to continue to do so. I was a teacher in the Lee County School System for 32 years, and I like to find ways to continue to serve Lee County's citizens in any way possible. Thank you for your consideration.

Sincerely,
Elaine Ruckel

Elaine Ruckel



REGGIE D.
RACHALS
SHERIFF



OFFICE OF THE SHERIFF
LEE COUNTY, GEORGIA
GA0880000

Date: March 17, 2025

Reference: Lee County Jail – Door/Intercom Access Control Program and PCs

A budget request was made for the upcoming fiscal year to upgrade our current Jail Access Control Program and PCs due to problems with our current outdated Program and Equipment.

SWC was contacted and provided me with a quote to provide two new PCs and Upgraded program. SWC is our original provider and has the specifications from our original programming already. Utilizing SWC for this need will save us programing time and programing cost.

Thank you for your consideration in this situation.

Major Joe Clark
Jail Administrator



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



To: Lee County Board of Commissioners

From: Col. Jeffery Kirt

A handwritten signature in black ink, appearing to read "JK".

Date: March 24, 2025

Ref: Two 2025 F-150 Police Responders

The Sheriff's Office is requesting to purchase two new Ford F-150 Police Responder Trucks. We are requesting the trucks be purchased with remaining SPLOST funds for an amount of \$55,425 ea. (\$110,850). The trucks would be ordered through Wade Ford (state contract) and would take 2-3 months for delivery. The equipment for the trucks would be purchased from West Chatham at a cost of \$13,974.68 ea. (\$27,949.36) with Gov. Deal money from vehicles sold by Public Works.

\$55,425⁰⁰

8/26/2024

2025 F-150 POLICE RESPONDER

PROPRIETARY

PRICE LIST
(PRICE LEVEL CODE 515)

	MODEL		SERIES CODE	BASE VEHICLE PRICE		SUGGESTED RETAIL
SUPERCREW	XL	4x4	W1P	145 in. Wheelbase		\$ 51,890
			—	Destination and Delivery	1,995	1,995

	TRIM SERIES	DRIVE	ORDER CODE	EQUIPMENT GROUPS		SUGGESTED RETAIL

	DRIVE	OPTION CODE	POWERTRAINS		SUGGESTED RETAIL
ENGINE	4x2/4x4	998 44G	3.5L EcoBoost Electronic 10 speed automatic transmission	Std Std	Std Std
AXLE	4x2/4x4	XL3	E-locking 3.31 axle	Std	Std

	OPTION CODE	OTHER OPTIONS		SUGGESTED RETAIL
AVAILABLE ON ALL MODELS UNLESS OTHERWISE NOTED	64H	18 Aluminum Wheel		\$ 485
	168	Color-Coordinated Carpet with Carpeted Matching Floor Mats (optional; packaged with 19A)		150
	435	Power-Sliding Rear-Window (requires 924)		460
	595	Fog Lamps		145
	924	Rear Privacy Glass with Defrost		100
	942	Daytime Running Lamps		45
	17C	Front / Rear Chrome Bumper (requires 595)		180
	18B	Running Boards, Black Platform		255
	41A	Badge Delete		0
	41H	Engine Block Heater		190
	47R	Floor Liner - Tray Style (requires 19A or 168)		200
	54R	Dual Power Glass/Manual Folding Mirrors w/ Heat/Turn- (Requires Either 59C or 59D; OR 59E/59F/59G/59J)		405
	54Y	Manually Telescoping/Power Glass/Manual-Folding Trailer Tow Mirrors		395
	59S	Super Puddle (LED Puddle/Side Mirror Light) (requires 924)		180
	19A	Interior Upgrade Package		610
	61P	Power Passenger Seat 8 Way		300
	62B	Keyed Alike - 1284X		50
	62C	Keyed Alike - 1294X		50
	62E	Keyed Alike - 1435X		50
	62J	Keyed Alike - 1111X		50
	62D	Keyed Alike - 0135X		50
	62F	Keyed Alike - 0576X		50
	62G	Keyed Alike - 0151X		50
	67P	Remote Keyless-Entry Key Fob		350
	67T	Integrated Trailer Brake Controller		280
	85H	Back Up Alarm System		220
	96L	Rear Wheel Arch Liner		180
	153	Front License Plate Bracket (where available)		N/C
	59C	Spot Lamp Prep Kit, Driver Only		145
	59D	Spot Lamp Prep Kit, Dual Driver and Passenger		285
	59E	DRIVER LED SPOTLAMP (UNITY)		405
	59G	DRIVER/PASSENGER LED SPOTLAMP (UNITY)		635
	59F	DRIVER LED SPOTLAMP (WHELEN)		430
59J	DRIVER/PASSENGER LED SPOTLAMP (WHELEN)		680	
17R	2ND-ROW DOOR CONTROLS INOPERABLE (HANDLES, LOCKS, WINDOWS) / CLOSEOUT PANEL		180	
60R	REAR CONSOLE PLATE		60	
60F	FRONT CONSOLE MOUNTING PLATE DELETE (RCM COVER INSTALLED AT KCAP)		0	

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

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

*This would be
 Times 2.*

Quote

Customer No.: LEECOSO
 Quote No.: 28860

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

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

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

Quantity	Item Number	Description	Unit Price	Amount
		(1) FORD SUV F-150		
1	WHE-EB8EEEE	LEGACY WCX 48" BW/BW/BW/BW Blu/Clr - front Blu/Amb - rear	1975.00	1975.00
1	WHE-MKAJ105	ADJ LIGHTBAR MOUNT KIT #105	0.00	0.00
1	WHE-C399	CENCOM CORE *C399K KIT & CCTL* are separate purchase*	975.00	975.00
1	WHE-C399K4	C399K4 Gateway Inst Kit 20-21 SUV for use W/O 61B op	0.00	0.00
1	WHE-CCTL6	CORE HEAD W/ROTARY KNOB	277.80	277.80
1	WHE-SA315P	Speaker 100 watt mt brkt (sak*) not included	173.29	173.29
1	WHE-SAK1	SA315 Mt Kit Universal	0.00	0.00
1	WHE-CEM16	Expansion Module Wecan X 16 output 4 input	171.60	171.60
4	WHE-VTX609B	VERTEX BLUE	84.60	338.40
2	WHE-VTXADAPT	Vertex Twist-in Adapter Kit	9.00	18.00
2	WHE-I3SMJC	SURFACE MT TRIO ION R/B W/WH	142.80	285.60
2	WHE-I2E	ION BLUE/WHITE OVERRIDE, BLACK HOUSING	120.60	241.20
2	WHE-I2SME	ION DUO SURF MT BL/WHITE	120.60	241.20
2	WHE-WIONB	ION WIDE ANGLE BLUE	104.40	208.80
1	WAY-44235	ON/OFF ROUND SWITCH	8.00	8.00
2	WHE-3SRCCDCR	3" ROUND SPLIT RED/WHT COMPARTMENT LIGHT	60.60	121.20

Thank You

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

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

Quote

Customer No.: LEECOSO
 Quote No.: 28860

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

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

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

Thank You

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

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

Quote

Customer No.: LEECOSO
 Quote No.: 28860

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

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

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

Thank You

WEST CHATHAM WARNING DEVICES

ELLAVILLE STORE
 1114 ANDERSONVILLE RD
 ELLAVILLE, GA 31806

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

Quote

Customer No.: LEECOSO
 Quote No.: 28860

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

Ship To: **ELLAVILLE INSTALL**

FAX NUMBER:

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

Quote subtotal 13974.68

Quote total 13974.68

Pricing subject to Manufacture price increases

Thank You



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website
- Staff viewed demo website November 13, 2024
- Staff reviewed demo website with migrated data December 30, 2024
- Staff met with NTS designer January 7th 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: $\frac{3}{4}$ mile walking trail that runs along a 46 foot high ridgeline above the Kinchafoonee Creek and has a seasonal view of the waterway
 - Eight (8) picnic tables as well as a number of trash cans have been placed along this trail on the creek side
 - Directional signs for the area ordered (i.e. Parking, No Parking, trail markers, boundary signs, etc.)
- Future Improvements
 - Define the location of the road
 - Grade and place compacted crushed stone GAB/recycled asphalt on the area on top of the ridgeline for a parking area
 - Placing a gate at the trailhead so that the area can be closed to public for safety during high water events
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting

- **Committee Members:** Art Ford, Tim Sumners, Tom Sumners, Bobby Donley, Lisa Davis, David Dixon, Judy Powell, Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey
 - **Meetings:** June 14, 2021, November 15, 2021, January 11, 2022
- Staff is working with a local engineering firm to develop a plan
- 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
- BOC signed contract for Kinchafoonee Cowboys

Census Numbers (2020)

- Lee County: 33,179
- Smithville: 593
- Leesburg: 3,480

Commercial Land Development Permits

- 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
- Lee County Utilities Authority Water & Sewer Improvements **WAITING FOR EASEMENTS AGREEMENTS FROM LCUA hasn’t started, feel free to take off**
- 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
- Sumter EMC Leesburg – Truck Shed **NEW**
- Oakland Self Storage Phase II- US Hwy 82 **NEW**

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 and began hosting meeting every Thursday with utilities authority to improve this project.
 - 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

Received city of Leesburg water and sewer as-builts so we now have a consolidated overview of their utilities.
- **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
- **TSPLOST Story Map**
 - Created ArcGIS story maps of completed TSPLOST roads
 - Story map will be posted on new Lee County website
<https://storymaps.arcgis.com/stories/11ce7aac793447aa91ea6f293055c5a0>
- **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
<https://leecounty.maps.arcgis.com/apps/webappviewer/index.html?id=9673277598af407994f9b5ed5e8baac5>
<https://leecounty.maps.arcgis.com/apps/webappviewer/index.html?id=0a318a9cd29249bbbb946ddd6ac0a685>

- **Address Review**

- Reviewing addresses in correlation to Georgia power/Sumter EMC/Mitchell EMC to see if the address number is different for missing and non-compliant addresses. Located 30+ homes with no documented address in our system using power company exports. Resolved the issues within our software for the found missing addresses.
- This is to prepare for Next Gen 911

GREAT AMERICAN CLEANUP 2025

- Saturday April 5, 2025 at 9:00 a.m. -12:00 p.m.
 - Prescription drug take back
 - Unserviceable Flags

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 Walton 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.

Road Development

- Land Development permit for Oakland US Route 82/Ga Route 520 Access Drive & GDOT Commercial Driveway & Right Turn Deceleration Lane. The site area is 1.65 acres and consists of Oakland Parkway Commercial Subdivision Lot 28 and adjoining easements.
- The project includes a right turn deceleration lane on GDOT right-of-way.

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

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- County Ballot Amount – \$18,272,384.00
 - County Collected Amount - \$ 23,127,687.00 (as of 2/28/25)
 - Difference \$4,855,303.00
 - 127 % 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
 - Staff brought back quote on February 11, 2025

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 21st 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 24th
 - The tower has been set up at Fire station 4
 - Waiting on frequencies to be approved
 - Microwave equipment still has to be placed on the tower.
 - Fencing is complete
 - Estimated Completion: April 2025 - Waiting for equipment and FCC license and equipment to be installed

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

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
- **February 2025 Monthly Update:**
 - In Progress – Less than 80% Completed
 - Total Planned Fiber Miles: 357
 - Deployed Fiber Miles: 286
 - Completion Percentage of Total Fiber Miles: 80%
 - 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

Installed Propane Generator & Automatic Transfer Switch

- Pre-Bid Meeting: February 13, 2025 at 10:00 AM
- Bid Opening: February 27, 2025 at 10:05 AM
- Bid results brought back to the Board on April 8, 2025

Wheeled Excavator - Public Works

- Pre-Bid Meeting: February 18, 2025, at 10:00 AM
- Bid Opening: March 4, 2025, at 10:05 AM
- Bid results brought back to the Board on April 8, 2025

Recently Awarded

Coston Road Paving Project Engineering

- Approved by BOC at September 26, 2023 meeting
- Pre-Bid Meeting: November 16, 2023
- Re-published February 2024
- Pre-Bid Meeting: March 14, 2024
- Bid Opening: April 4, 2024
- BOC awarded the bid to Advanced Engineering Services on April 9, 2024 for \$49,800.00
- April 10, 2024: Notice of Award
- April 25, 2024: Notice to Proceed – 120 days to complete this design
- Survey should have been done by the end of this week July 5th
- Engineering design in progress
- Met with Utilities companies to discuss right-of-way
- Waiting on AES to post flags for right-of way acquisition
- Flags have been staked
- AT&T utilities will have to be relocated after final plans are completed
- Matt Inman is revising the plans for 10 ft. easement and drainage.

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

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 and adopting a Policy

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
- BOC awarded bid to WesTel International Response for \$279,020.00

Flooring Services DFACS Building

- Pre-Bid Meeting: February 11, 2025, at 10:00 AM
- Bid Opening: February 25, 2025, at 10:05 AM
- Bid results brought back to the Board on February 25, 2025
- BOC awarded bid to Custom Interiors for \$23,920.55

Future

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

















Jericho Design Group, LLC
208 Pirkle Ferry Road | Suite C | Cumming, GA 30040

March 13, 2025

Judge W. James Sizemore, Jr.
Christi Dockery, Lee County Manager
102 Starksville Avenue North
Leesburg, Georgia 31763
(229) 759-6000
Email: cdockery@lee.ga.us, wjsizemorej@gmail.com

Re: Proposal for Lee County Courthouse Addition

Dear Judge Sizemore and Ms. Dockery,

Thank you for the opportunity to provide this proposal for the Lee County Courthouse addition. Jericho Design Group, LLC (“Jericho”) is committed to collaboration and integration to produce the best outcomes. The following is a detailed description of the proposed planning services.

Location of the Project

We understand that the addition will be directly attached to the existing Lee County Courthouse.

Program Requirements and Cost Assumption:

The rough size of the addition is proposed to be 6K–8K SF range and the existing courthouse will be renovated for elevator access to the second floor.

Phase One will consist of a conceptual design and a cost estimate to confirm the scope and budget with the commissioners. The proposed budget is roughly \$4m.

Phase Two will consist of the development of drawings and specifications for the project. Jericho will assist Lee County in the bid process to select the General Contractor and Jericho will perform Construction Administration Services to review the work completed by the GC. We will prepare punchlists and assist in the closeout of the project.

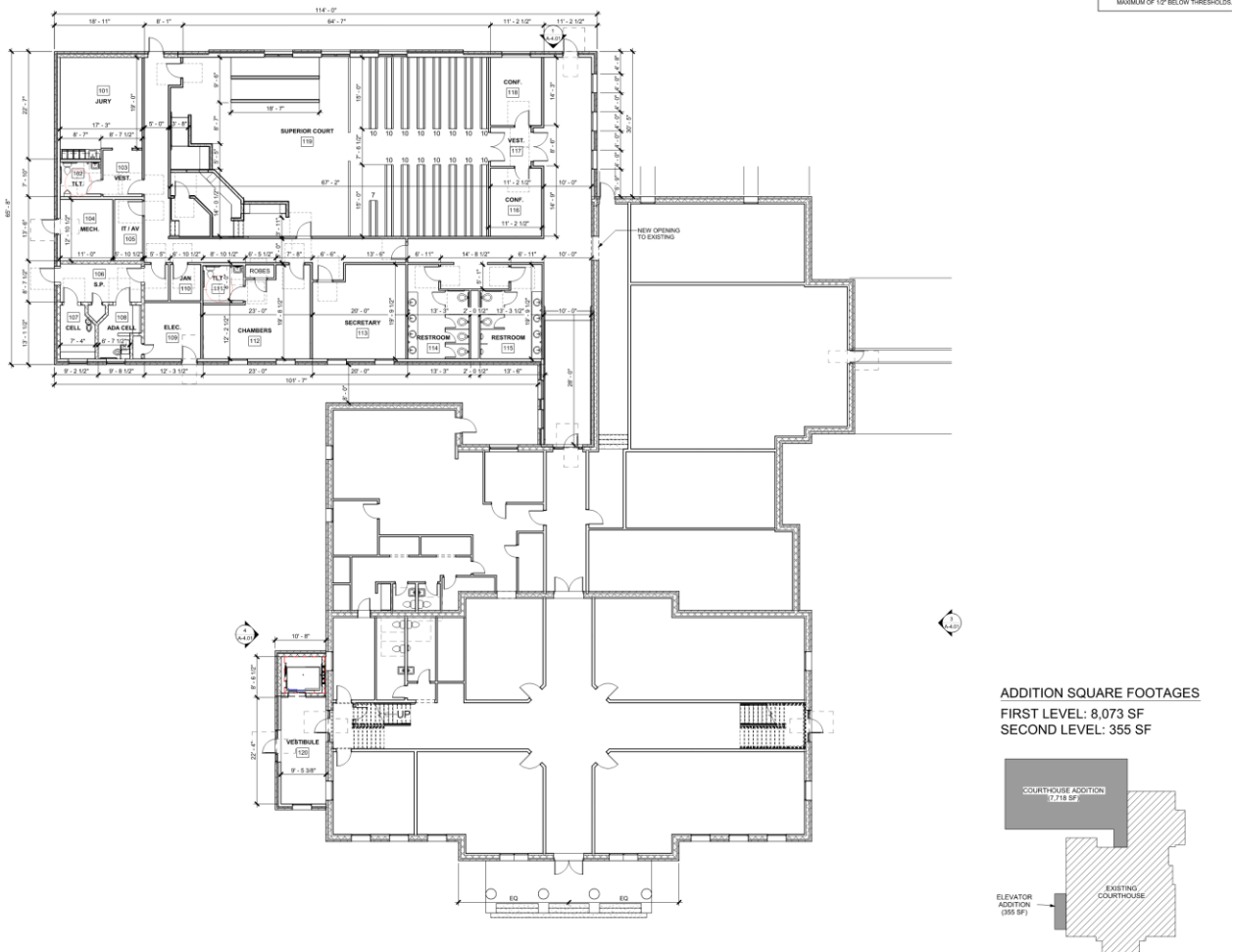
General Understanding of the Priorities for the Project:

Below is a description of the priorities for the project. And

1. An elevator to make the second floor courtroom accessible.
2. Additional large public restrooms to serve large jury pools and crowds during large calendar calls.
3. A second courtroom large enough to pick a jury. Also a jury box, jury room with a restroom.
4. A second judge's chambers (with restroom) and a small secretary room. The Judge will have private access directly into the courtroom.
5. Witness/attorney meeting rooms.
6. Holding area for inmates.



Below is the final plan from Phase One.



Description of Basic Services:
Phase One Services - Complete
Phase Two Services

Schematic Design

This phase consists of schematic design drawings and documentation used for budgetary pricing and owner approvals. Jericho will produce a design for approval by Client and typically includes the following:

- Attend (2) meetings with the client (two additional teams meetings are included)
- Design space layout addressing the program from the phase one sketch
- Deliverables include floor plans, reflected ceiling plans, finish plans, elevations and notes/narratives.
- Fine tuning of budget and scope.
- Signoff of deliverables to move with further development of drawings.



Design Development

During this phase we will engage the engineers and consultants also to establish preliminary plans to show:

- Attend (2) meetings with the client (two additional teams meetings are included)
- Provide Dimension and Partition plans, Reflected Ceiling Plan, Equipment Plan, Millwork locations and elevations, preliminary mechanical, electrical & plumbing diagrams
- Scheduled progress meetings with client and consultants to discuss design
- Signoff on progress and make any changes requested to move into Construction/Bid Documents

Construction/Bid Documents

Based on the approved Design Development documents, JDG will prepare drawings and specifications detailing the project requirements for the construction of both building in coordination with all the consultants. Construction Documents to include:

- Attend (2) meetings with the client (two additional teams meetings are included)
- Finalize details for floor plan, details, door/window schedules
- Review of mechanical, plumbing and electrical plans and details according to the project scope.
- Design includes AV design for the new courtroom and security system design for the new areas of the building.
- Final interior and exterior finishes presented for approval
- Deliverable of drawings ready for permitting and bidding
- Signoff for acceptance of bidding documents and submission for permitting.

Construction Administration (CA) Phase

This phase will consist of construction coordination and general in-house administration of the project while it is under construction. This phase typically includes the following:

- Coordination of the project with the contractor.
- Issue additional supplementary or clarification drawings as necessary.
- Assist in responding to RFIs in bidding, submittal and shop drawing reviews, clarify documents and design intent, respond to construction RFIs
- Attend monthly OAC meetings (15 visits – 14 OAC and 1 punchlist), prepare punchlist. Punchlist verification to be by the construction manager.
- Basic Services Fees include (1) Visits for the Structural Engineer, (2) visits for MEP Engineers.



Special Consultants and Services NOT included:

- Detailed design for IT, data, intrusion detection, sound systems, public address or other telecom work. Design *includes* raceways, conduits and junction boxes for these systems. It is assumed that the owner has an IT consultant that will handle the cabling and design of these systems.
- Design for Interior signage except as required for code minimum compliance. (this is usually only for restrooms and exits). It is assumed that a vendor will do this design build.
- Design, selection and procurement of furniture, paintings, furnishings, storage shelving and any other items not affixed to the building.
- Changes to previously approved plans shall be subject to an add service depending on the degree of changes.
- Site surveying services are not included
- Hazardous materials testing, geotechnical testing, and or specific equipment design is not included.

Hourly Rate Schedule

Principal	\$250.00
Project Manager	195.00
Project Architect/Engineer	165.00
Interior Designer	145.00
Project Coordinator/Designer	90.00
Admin Support	80.00

The hourly rates set forth above are subject to change in accordance with Jericho’s normal salary review process

Schedule for Services:

- 2-3 months to prepare Phase One design drawings & cost estimates **Complete**
- 6-8 months to prepare Phase Two construction documents for the building
- 1-2 months for the bid phase
- 12 months for the construction phase

Compensation:

Phase One - Complete	
Phase Two (7.75% of \$4.4M = \$341,000)	
Architectural/Interior Design	= \$194,500
Civil Engineering & Landscape	= \$34,000
MEPFP Engineering	= \$78,000
LV/Security Design	= \$18,000
Cost Estimates (2):	= \$16,500
Reimbursables	Included
Surveying & Geotech Testing	By Others



Reimbursable Expenses included in the lump sum amount are limited to inhouse printing and mileage during the design process. All drawing deliverables will be PDF files only. Any permit fees will be paid by the county.

As an Alternative to the lump sum fee proposed in this letter, Jericho can base the final fees on the actual bid amount x 7.75%. The fees would be adjusted after the bid is received.

Below is a rough schedule for the fees for the design services.

2025	2026	2027
April = \$30,000	Jan = \$6,500	Jan-March = \$5,000
May = \$30,000	Feb-Dec = \$6,500	
June = \$30,000		
July = \$30,000		
Aug = \$30,000		
Sept = \$30,000		
Oct = \$30,000		
Nov = \$30,000		
Dec = \$8,000		

Proposal Acceptance:

This proposal identifies the general parameters, scope and proposed fees for our services. If you find this proposal acceptable, please sign below indicating your approval.

Proposed by:

Thanks so much!

Doug Shaw
Managing Member
678 983 5992 | Mobile
dshaw@jericho-design.com



This undersigned agrees to the scope and fees quoted in this proposal. The fees quoted for the Scope of services are valid for 60 days from date of the proposal.

Authorized Signature

Date



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: 2025 LRA (Local Road Assistance) Funds

MEETING DATE: Tuesday, March 25, 2025

MOTION/RECOMMENDATION

Discussion of the Local Road Assistance (LRA) 2025 application and potential road projects.

BACKGROUND

Georgia Department of Transportation is excited to announce that the Governor and the Legislature included Local Road Assistance Administration funds (LRA) in the amended fiscal year 2025 budget. Thereby, the County gets to apply for another grant for road projects, but this time, there is no required 30% match as there is for the typical LMIG program.

The eligible activities/projects and application process are the same for these LRA funds as they are for traditional LMIG. The application process is currently open, but will close **June 15, 2025**. Our formula amount for this grant is **\$864,247.96**, and again, **no match is required**.

Staff recommends the Commissioners select one or two roads from the attached proposed road list provided by Brent Davis, Reliable Engineering, and Mike Sistrunk, Public Works Director to submit on the grant application. This road list has been compiled based on factors such as grade of the road as well as the cost of maintenance.

Staff recommends applying to GDOT for these LRA funds and once accepted, holding the funds until the County also receives the funds for the LMIG FY 2026 cycle; the application process for traditional LMIG usually begins in July. At a future meeting, the Commissioners can select additional roads for the LMIG FY 2026 funds and authorize staff to put out an RFP for projects including funding from the LRA, LMIG FY 2025, and TSPLOST funds.

ATTACHMENTS

Proposed Projects

Street Name	Grade	Beg Loc	End Loc	Miles	Width	District	Subdivision	Total Cost to Resurface	Notes
Commissioner Roland									
New York Rd	72	S.R. 195	Mossy Dell Rd.	1.50	22	1		\$ 550,000.00	Slight to Moderate Alligator Cracking on 20% of Road, Severe Edge Unraveling Making Road Narrow, Several Base Failures East of Mossy Dell
Mossy Dell Rd	71	S.R. 32	New York Rd	2.91	20	1		\$ 825,000.00	Slight to Moderate Alligator Cracking on 60% of Road, Severe Edge Unraveling, Really Bad Section in Creek Crossing
Chokee Rd	85	Dan Green	S.R. 195	2.73	20	1		\$ 630,000.00	Block Cracking with Slight Alligator Cracking in Some Locations
								\$ 1,455,000.00	
Commissioner Singletary									
Pinewood Rd	78	U.S. 19	Deer Run Ln	3.05	20	2		\$ 780,000.00	Some Alligator Cracking in Wheel Paths for the First 2 Miles by Prison
								\$ 780,000.00	
Commissioner Mathis									
Hickory Grove Rd	74	Winifred Rd	U.S. 82	1.80	24	3		\$ 460,000.00	Alligator cracking on wheel paths that will soon lead to base failure, Thin wearing course
Winnifred	72	Cookville Rd	Do Co Line	2.63	20	3		\$ 933,650.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Severe Edge Unraveling Causeing Potholes and Making Road Narrower
Marlow Lane	69	N Doublegate	W Doublegate	0.48	27	3	Doublegate North	\$ 110,000.00	Bad Alligator Craking and Rutting in the Travles Lanes
Larkspur Drive	73	Winnstead Dr	Martindale Dr	0.51	24	3	Callaway Lakes	\$ 117,000.00	Block Cracking and Moderate Alligator Cracking
Red Tip Lane	75	Wiregrass Wy	Martindale Dr	0.39	24	3	Callaway Lakes	\$ 90,000.00	Block cracking, some areas with alligator gracking and base failure
Hickory Grove Plantation				1.42		3	Hickory Grove Plantation	\$ 350,000.00	
Glen Arven Drive	78	Winnstead Dr	White Column Dr	0.52	27	3	Hickory Grove Plantation	\$ 125,000.00	Minor Block Cracking with Some Patches From Pavement Failure and Potholes, Some Alligator Cracking from Base Failure.
Susina Drive	77	Winnstead Dr	Willow Lake Dr	0.38	27	3	Hickory Grove Plantation	\$ 95,000.00	
Willow Lake Drive	77	Glen Arven Dr	Cul-de-Sac	0.38	27	3	Hickory Grove Plantation	\$ 95,000.00	
White Column	75	Hickory Grove Rd	Glen Arven Dr	0.14	27	3	Hickory Grove Plantation	\$ 35,000.00	
								\$ 1,600,650.00	
Commissioner Guarnieri									
Northampton				2.26		4	Northampton	\$ 520,000.00	
Leland Ferrell Drive	72	Lovers Lane	Northampton Rd	1.50	24	4	Northampton	\$ 345,000.00	Several Deep Depressions Caused by Base Failure or Lime Sinks, Moderate to Severe Block Cracking and Weathering Pavement
White Horse Drive	73	Cul-de-Sac	Dead End	0.50	24	4	Northampton	\$ 115,000.00	
Brandt Court	75	Leland Ferrell Dr	Cul-de-Sac	0.07	24	4	Northampton	\$ 16,000.00	
English Drive	75	Leland Ferrell Dr	Dead End	0.19	24	4	Northampton	\$ 44,000.00	
								\$ 520,000.00	
Commissioner Walls									
Graves Spring Rd	73	Forrester Rd	S.R. 32	5.20	20	5		\$ 1,326,000.00	Alligator Cracking on Wheel Paths on 25% of Road That Will Lead To Base Failure Soon, Some Base Failure Already Present
Miller Road	82	White Pond Rd	Stocks Dairy Rd	2.11	24	5		\$ 538,000.00	Some potholes on west end and block cracking on west end. Overall road is in good shape.
Stocks Dairy Road	76	Miller Rd	Whitney Rd	1.81	20	5		\$ 416,300.00	Moderate to heavy cracking, some areas with alligator gracking and base failure
								\$ 2,280,300.00	
Total For All Districts								\$ 6,635,950.00	

LRA ROADS ARE HIGHLIGHTED BLUE

GDOT District	County	City	Total Mileage*	Population**	FY 2025 LRA Formula Amount	Required FY 2025 LRA Match
2	JEFFERSON	STAPLETON	10.29	397	\$ 18,769.73	0%
2	JEFFERSON	WADLEY	24.31	1,595	\$ 49,320.82	0%
2	JEFFERSON	WRENS	27.53	2,147	\$ 58,434.75	0%
2	JENKINS	(UNINCORPORATED)	417.20	5,732	\$ 682,494.59	0%
2	JENKINS	MILLEN	28.94	2,957	\$ 66,730.49	0%
2	JOHNSON	(UNINCORPORATED)	422.68	5,237	\$ 687,139.25	0%
2	JOHNSON	KITE	3.82	161	\$ 7,071.14	0%
2	JOHNSON	WRIGHTSVILLE	21.83	3,518	\$ 60,088.93	0%
2	JOHNSON / EMANUEL	ADRIAN	7.41	561	\$ 15,600.42	0%
3	JONES	(UNINCORPORATED)	476.23	25,045	\$ 919,216.58	0%
3	JONES	GRAY	29.97	3,427	\$ 71,868.58	0%
3	LAMAR	(UNINCORPORATED)	323.88	12,491	\$ 590,745.91	0%
3	LAMAR	ALDORA	2.07	-	\$ 3,170.86	0%
3	LAMAR	BARNESVILLE	44.65	6,181	\$ 115,217.60	0%
3	LAMAR	MILNER	11.01	795	\$ 22,887.54	0%
4	LANIER	(UNINCORPORATED)	225.96	7,218	\$ 400,806.68	0%
4	LANIER	LAKELAND	23.52	2,953	\$ 58,397.74	0%
2	LAURENS	(UNINCORPORATED)	1,161.19	29,054	\$ 1,998,818.37	0%
2	LAURENS	CADWELL	5.68	399	\$ 11,723.20	0%
2	LAURENS	DEXTER	8.07	659	\$ 17,353.78	0%
2	LAURENS	DUBLIN	138.90	15,946	\$ 333,562.64	0%
2	LAURENS	DUDLEY	11.56	593	\$ 22,199.86	0%
2	LAURENS	EAST DUBLIN	31.12	2,488	\$ 66,517.10	0%
2	LAURENS	MONTROSE	5.40	205	\$ 9,824.71	0%
2	LAURENS	RENTZ	6.12	311	\$ 11,730.59	0%
4	LEE	(UNINCORPORATED)	418.27	29,509	\$ 864,247.96	0%
4	LEE	LEESBURG	23.29	3,527	\$ 62,393.56	0%
4	LEE	SMITHVILLE	11.12	606	\$ 21,624.34	0%
5	LIBERTY	(UNINCORPORATED)	240.90	23,943	\$ 550,386.39	0%
5	LIBERTY	ALLENHURST	5.94	843	\$ 15,484.84	0%
5	LIBERTY	FLEMINGTON	11.39	853	\$ 23,908.99	0%
5	LIBERTY	GUM BRANCH	3.60	249	\$ 7,400.75	0%

TSPLOST and TSPLOST II Cash Flow
as of February 28, 2025

Bank Balance as of February 28, 2025 (includes TSPLOST and TSPLOST II funds)	11,678,405.35
LRA 2025 (not yet received)	864,247.96
Total Cash	<u><u>12,542,653.31</u></u>
 Current Encumbrances:	
Culverts	9,731.20
Signs	7,695.39
Capital Leases	116,205.91
Road at LCMC	2,113,989.54
Sidewalk Participation on Firetower Road (Design and construction)	22,236.00
LRA Funds (Hickory Grove Rd, section of New York Road, and English Drive)	855,690.09
LMIG Funds and County Match (Ledo Road)	915,791.23
Total of Encumbrances	<u><u>4,041,339.36</u></u>
Total Cash Available to spend on projects through June 30, 2025	<u><u>8,501,313.95</u></u>
 Anticipated Revenue (through June 30, 2025)	
Avg \$ 325,603 per month for 5 months (after transfer to Smithville and Leesburg)	1,628,015.00

SPLOST VII Cash Flow
as of February 28, 2025

Bank Balance as of February 28, 2025	11,683,147.75
Total Cash	<u><u>11,683,147.75</u></u>

Current Encumbrances:

City of Leesburg Downtown Redevelopment	192,589.52
Road at LCMC (additional funds)	1,015,000.00
Funds for grant for well for Utilities Authority (used part of money left for truck)	35,728.00
5 new Sheriff's Patrol Cars	17,391.02
Lose Design Park Master Plan	367,000.00
Total of Encumbrances	<u>1,627,708.54</u>

Total Cash Available to spend on projects as of June 30, 2025	<u><u>10,055,439.21</u></u>
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Anticipated Revenue (through June 30, 2025)	
Avg \$ 356,157 per month for 5 months (after tranfer to Smithville and Leesburg)	1,780,785.00



**MEMORANDUM
LEE COUNTY BOARD
OF COMMISSIONERS**

TO: Honorable Board of County Commissioners
SUBJECT: Old Leslie Road Paving Project
MEETING DATE: Tuesday, March 25, 2025

BACKGROUND:

At the February 25, 2025, Board of Commission meeting, staff was asked to obtain a cost estimate to pave Old Leslie Road.

Old Leslie Road is 1.94 miles long and 22' wide from New York Road to Highway 195. It is estimated to take Public Works 3 months to complete their portion of the Old Leslie Road paving project. It is possible that overtime will be involved to keep the road passable each day.

Below is a preconstruction cost estimate of work to be completed by Public Works:

• 22 Driveways to be reset or replaced	
• Drainpipes added or replaced	
• Pipes and Miscellaneous Supplies	\$ 50,000.00
• Overtime.	\$ 5,000.00
Cement Base, Pavement and Engineering	\$ 800,000.00
TOTAL:	\$ 855,000.00

Public Works staff sees no drainage issues with this project. Currently, the County has no easements for this project.

See Attachments

CONSTRUCTION COST ESTIMATE
Old Leslie Road Soil, Cement and Paving Only

ITEM		UNIT		EXTENDED	
NO.	DESCRIPTION	QTY	UNIT	PRICE	PRICE
1	Mobilization & Demobilization	1	LS	\$20,000.00	\$20,000.00
2	Bonding and Insurance	1	LS	\$10,000.00	\$10,000.00
3	Traffic Control	1	LS	\$15,000.00	\$15,000.00
4	Engineering Assistance and Observation	1	LS	\$10,000.00	\$10,000.00
5	Grading Prep, Mix Design, and Const. Observation By Geotech Firm	1	LS	\$9,500.00	\$9,500.00
6	6" Soil Cement Base	26,000	SY	\$3.25	\$84,500.00
7	Portland Cement for Soil Cement (35 lbs/sy)	460	TONS	\$300.00	\$138,000.00
8	Bituminous Prime (0.2 Gal/SY)	5,200	GAL	\$9.00	\$46,800.00
9	1" Superpave Asphaltic Concrete- (12.5 mm)	1,400	TONS	\$120.00	\$168,000.00
10	Tack Coat (0.10 Gal/SY)	2,500	GAL	\$4.00	\$10,000.00
11	1.5" Superpave Asphaltic Concrete- (12.5 mm)	2,075	TONS	\$125.00	\$259,375.00
12	Striping & Signage Installation	1	LS	\$25,000.00	\$25,000.00
ESTIMATED CONSTRUCTION COST				\$796,175.00	

Regulation of the sale of non-traditional tobacco paraphernalia.

Sec. 22-250. Definitions.

For the purposes of this Article, the following terms shall have the following meanings:

(1) *"Additional line of devices"* shall refer to the following four separate lines of devices:

- a. Grinders;
- b. Any storage devices with false or hidden doors or compartments commonly associated with tobacco, vaping, or drug use;
- c. Weighing devices commonly associated with tobacco, vaping, or drug use; and
- d. Torch lighters.

(2) *"Alternative nicotine product"* shall mean an electronic product or device that employs an electronic heating element, power source, electronic circuit, battery, or other electronic, chemical, or mechanical means to produce a vapor that delivers nicotine to the person inhaling from the device, including e-cigarettes, e-cigars, IQOS, and e-pipes, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, but not including e-hookahs or e-bongs.

(3) *"Applicant"* shall mean all persons who are required to sign an application for a license to sell non-traditional tobacco paraphernalia as set forth in subsection 22-252.

(4) *"Board of Commissioners"* shall mean the Board of Commissioners of Lee County.

(5) *"County"* or *"Lee County"* shall mean County of Lee, Georgia, and, when used in a geographical sense, shall mean the unincorporated area of Lee County.

(6) *"Department "* shall mean the Lee County Business License Department.

(7) *"Non-traditional tobacco paraphernalia"* shall mean non-traditional instruments designed so to facilitate the smoking, consumption or ingestion of tobacco or nicotine in any form (such as bong, hookah pipes, or faux jewelry, bracelets, or necklaces commonly associated with tobacco, vaping, or drug use, with one purpose of such items being the inhalation or ingestion of tobacco or drugs); provided, however, that the term "non-traditional tobacco paraphernalia" shall exclude alternative nicotine products, cigarette papers or wrappers, blunt wraps, traditional tobacco pipes (such as brand names Briar and Meerschaum), holders, cigarette rolling machines, or other products, devices, or substances used for the purpose of making tobacco cigarettes;

(8) *"Person"* shall mean and refer to any individual, natural person, partnership, firm, corporation, joint venture, proprietorship, business entity, association, agency, group, organization or group of persons or any other entity.

(9) *"Screened room"* shall mean a room separate from the public sales floor that is completely screened from view by the public such that persons entering into a regulated establishment shall not be able to observe any non-traditional tobacco paraphernalia except after entering the screened room.

(10) *"Vaping"* shall mean the ingestion or inhalation of vape juice from an alternative nicotine product.

Section 22-251 License Required.

- (a) Any person who offers for retail sale any item of non-traditional tobacco paraphernalia shall, by November 1 of each year, apply to the Department for a nontraditional tobacco paraphernalia license and shall pay an annual license fee. For the 2025 calendar year, and for every year thereafter until amended by the

Board of Commissioners, the annual license fee shall be \$2,000.00. Any person required to obtain a license to sell non-traditional tobacco paraphernalia and also offer for sale any additional line of devices shall pay an additional annual license fee of \$250.00 per additional line of devices. For the purposes of this section, every person who obtains such a license shall be referred to as a "licensee." All applications shall be fully completed by the applicant and sworn to and signed by the applicant in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a partnership, then each partner shall sign the application in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a corporation selling any item of non-traditional tobacco paraphernalia, the majority stockholder and each principal officer (President and Secretary) of the corporation must sign the application in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a nonprofit tax exempt civic, patriotic, or social club or corporation which is organized and operated in the county as a mutual benefit membership group, the individual being primarily responsible for the club or corporation's compliance with this chapter must sign the application in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a private club, then each member of its governing body must sign the application in the presence of a notary public or other officer authorized to administer oaths. If the application is filed on behalf of a limited liability company, then each member of the limited liability company must sign the application in the presence of a notary public or other officer authorized to administer oaths.

Sec. 22-252. Application Requirements.

All applications shall be accompanied by the following:

- a. Unless waived by the Department in recognition of the absence of any school or church buildings in proximity to the premises where non-traditional tobacco paraphernalia is to be sold, the application shall have attached a survey (dated no more than 180 calendar days prior to submission of the application to the county), certified by a registered surveyor licensed in this state, showing a scaled drawing of the premises, the location on the premises where the applicant desires to sell any item of non-traditional tobacco paraphernalia, and the distance in linear feet measured from the front door of the premises where any non-traditional paraphernalia is to be sold, to the property line of the tract upon which is located the nearest church building, school building, educational building, school grounds or college grounds or college campus building.

For purposes of measuring the distance referred to in this subsection the following shall be employed; (1) from the front door of the premises which is regulated under this chapter; (2) to the property line on the tract on which is located the church, school ground, or college campus; and (3) along a straight line which describes the shortest distance between the two points.

- b. If the applicant is a partnership, a copy of the partnership agreement, including all amendments, shall accompany the application.
- c. If the applicant is a corporation, a copy of the articles of incorporation and by-laws, including all amendments, shall accompany the application.
- d. If the applicant is a nonprofit tax exempt civic, patriotic or social club or corporation which is organized and operated in the county as a mutual benefit membership group, a copy of the charter or articles of incorporation, as well as written proof of the organization's federal income tax exempt status shall

accompany the application.

- e. If the applicant is a private club, a copy of the articles of incorporation and by-laws, including all amendments, shall accompany the application.
- f. If the applicant is a limited liability company, a copy of the articles of organization and the operating agreement.
- g. The Lee County Sheriff, the Department, and each of their authorized designees, are hereby authorized to receive criminal history record information from both the Georgia Crime Information Center and Federal Bureau of Investigation for applicants desiring to obtain a non-traditional tobacco paraphernalia license pursuant to O.C.G.A. § 35-3-35(a)(1.2) and Federal Public Law 92-544.
 1. As a prerequisite to the issuance of any license, the applicant shall furnish a complete set of fingerprints for all persons required to sign the application to be forwarded to the Georgia Bureau of Investigation and to the Federal Bureau of Investigation, as specified under O.C.G.A. § 35-3-35(a)(1) and Federal Public Law 92-544.
 2. By filing such application, the applicant consents to the Lee County Sheriff's Office obtaining their criminal history record information (CHRI) from the Georgia Crime Information Center (GCIC) and the Federal Bureau of Investigation (FBI).
 3. The information provided by an applicant in connection with an application for a license under this article shall be maintained on a confidential basis and redacted as necessary to comply with the Open Records Act, and the handling of such information shall comply with all Georgia laws and the Federal Privacy Act, except that no information submitted as part of the request for a criminal history and no record obtained pursuant to this section may be entered on any database or produced under the Open Records Act.

4. Once an application, accompanying documents, fingerprints, and the required investigative and license fees are filed with the Lee County Sheriff's Office or the Department , such office shall transmit said fingerprints and appropriate fees to the GCIC. As provided by law, the GCIC will compare the subject's fingerprints against its criminal file and submit the fingerprints to the FBI for a comparison with nation-wide records, unless submission to the FBI is automatic pursuant to the use of live scan. The results of the FBI check will be returned based on its current procedure, presently being directly to the Lee County Sheriff's office if submissions are made manually to the GCIC, or electronically from both the GBI and FBI where submissions are made electronically to the GCIC.
5. In compliance with Federal Law 95-544, which provides for the rendering of a "fitness determination," the Sheriff's office shall decide whether the applicant has been convicted of, or is under pending indictment for, enumerated disqualifiers, as set forth within this Article.
6. A person who has consented to the Lee County Sheriff's office for a criminal history based upon fingerprinting records may request and receive a copy of the criminal history record report from the Sheriff's office at no additional charge. Should the person seek to amend or correct the record, he or she shall be responsible for contacting the GCIC as to Georgia records and/or the FBI concerning records from other jurisdictions maintained in its file.
- h. The application shall be accompanied by any acceptable payment method deemed acceptable by Lee County for the full amount of the license fee combined with \$350.00 for an investigative fee. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded to the applicant. All other fees paid to the county which were submitted as part of the application, including, but not limited to, the investigative fee and any employee application permit fee(s), shall be retained by the County.
- i. The Department may require any additional information and records the Department determines that it reasonably deems necessary to enable the Department to make the necessary decisions which the Department is required to make in connection the approval or denial of the application. Failure to furnish such additional information within the requested time period shall result in the denial of the application. Any misstatement or concealment of fact in the application shall be grounds for the denial of the application or for revoking a previously issued license and shall make the applicant liable to prosecution for perjury under the laws of the State of Georgia.
- j. A valid email address and a valid mailing address that can be used for serving documents upon the applicant.

k. Each applicant shall certify that the applicant has read and understands this Article and if the license is granted, each licensee shall maintain a copy of this Article at the licensed premises and shall require each of the licensee's employees to be familiar with this Article.

Sec. 22-253. License Disqualification.

No license for the sale of any item of non-traditional tobacco paraphernalia may be issued to an applicant under the following circumstances:

- a. An applicant who is not at least 21 years old.
- b. An applicant who has been convicted under any federal or state law of a (1) felony; or (2) a misdemeanor involving the usage, distribution, or possession of controlled substances, alcohol, or offenses involving moral turpitude within a five-year period immediately preceding the application.

For purposes of this subsection, a "conviction" shall include any plea of guilty or admission of guilt and subsequent sentence under the First Offender Act of O.C.G.A. §§ 42-8-60, 16-13-2 Or 3-3-23.1(c), or any similar sentencing provision for first time offenders of any other state or of the United States. A plea of nolo contendere for any felony or misdemeanor in any state or of the United States, or any municipal ordinance, except traffic violations, or the forfeiture of a bond (except traffic offenses) when charged with a crime is also considered a conviction under this Article.

- c. An applicant who has been held in civil or criminal contempt by any federal, state or local court if such contempt finding indicates to the Board of Commissioners that the applicant will likely not maintain or operate the business for which he is seeking a license in compliance with federal, state or local laws, rules, and regulations.
- d. An applicant whom the Department or the Board of Commissioners determines, by reason of such applicant's business experience, financial standing, trade associations, personal associations, records of arrests, or reputation in any community in which he has resided, is not likely to maintain or operate the business for which he is seeking a license in compliance with federal, state, or local laws.
- e. An applicant who is not the owner of the premises for which the license is held or the holder of the lease thereon for the period covered by the license. The applicant for a license for the sale any item of non-traditional tobacco paraphernalia, whether it be an individual, a partnership, a corporation, a nonprofit tax exempt civic, patriotic, or social club, limited liability company, or a private club, shall be the owner of the premises for which the license is held or the holder of the lease thereon for the period covered by the license. If the premises are leased, then the applicant shall provide a copy of the lease if requested by the Department and all information in the possession of the applicant regarding the owner or landlord of the leased premises.

f. An applicant who has had an application for a license denied under the provisions of this Article within one (1) year from the final date of such denial. For purposes of this provision, the final date of a denial of license shall be the date of written notice of such denial if the denial is not appealed; or, if the denial is appealed, the date of written notice of the denial of the appeal.

g. An applicant who seeks to sell non-traditional tobacco paraphernalia in premises which is located within 100 yards of any church building or in or within 200 yards of any school building, educational building, school grounds, or college campus.

Sec. 22-254. Posting of Signs to Provide Public of Notice of Application; Sign Requirements.

At the time the applicant makes application for a license, a sign shall be furnished and posted by Lee County and will be painted or printed in black letters one and one-half inches in height, against an orange background, on a two-face, back-to-back surface of not less than 24 x 30 inches in space, and shall be placed by Lee County with the base of the sign not more than three feet from the ground on the most conspicuous part of the premises where the applicant proposes to conduct it business in accord with this Article. The sign shall clearly state the nature and purpose of the application, and the name of the person, partnership, organization, corporation or private club making the application.

Sec. 22-255. Criminal Investigation; Fingerprints of Applicant.

Once an application accompanied by the required documents is filed with Lee County, and the required investigation and license fees are paid to Lee County, the Lee County Sheriff's Office shall conduct a criminal investigation of the applicant and produce a written criminal investigation report concerning all information obtained as a result of the criminal history of the applicant, if any. If the criminal history investigation reveals that the applicant fails to meet the requirements for the issuance of a license established by the Article, such information shall be grounds for denying the application or revoking a previously issued license. Upon production of the criminal investigation report, the Lee County Sheriff's Department shall assemble the application forms and all accompanying documents relating to or resulting from the investigation undertaken with respect to the application and deliver such documents to the Department for review.

Sec. 22-256. Failure to Meet Licensure Qualifications; Application; Location; or otherwise.

If the criminal investigation report shows that the applicant fails to meet the requirements for a license to be in accord with this Article, that a proposed location of the business, or that the applicant, fails to meet any other qualifications for a license established by this Article, then the Department shall inform the applicant, in writing, that the application has been denied, and shall set forth in reasonable detail the reasons for the denial and shall notify the applicant of his/her right to appeal to the Board of Commissioners in accordance with Section 22-259 of this Article. If an applicant desires to appeal a denial made by the Department, the applicant must file a written request for an appeal hearing with the Department within ten (10) business days of the date of the written notice informing the applicant of the denial by the Department. Any such appeal hearing shall be conducted by the Board of Commissioners in the same manner as appeals to the Board of Commissioners of decisions related to the suspension or revocation of a license applied for or issued in accord with this Article.

Sec. 22-257. Public Hearing on Application.

Any application which the Department determines satisfies all the requirements for the issuance of a license to an applicant in accord with this Article shall be scheduled for review and a public hearing at a regularly scheduled meeting of the Board of Commissioners. The public hearing shall be advertised in the county legal organ at least once no less than 10 calendar days prior to the date of said hearing. At that meeting, the applicant and any person opposed to said application shall have the right to present to the Board of Commissioners any information that the Board of Commissioners determines is relevant to the licensing decision. In making its determination on whether to approve or deny the application, the Board of Commissioners shall look to the requirements set forth in this chapter and consider the public health, safety, and welfare. The Board shall have the sole discretion to grant or deny the application based on the information presented. A decision by the Board of Commissioners shall be made within 30 calendar days from the date of the public hearing before the Board of Commissioners, unless the Board's decision is postponed for purposes of the Board obtaining additional information the Board deems necessary for consideration of the application. Notice of the decision by the Board of Commissioners shall be mailed or emailed to the applicant. In the event the application is denied, written notification of such denial shall set forth in reasonable detail the reasons for the denial and shall notify the applicant of his right to apply for reconsideration of the decision as set forth in Section 22-259 of this Article.

Sec. 22-258. Approval of Application and Issuance of License.

Upon approval by the Board of Commissioners of the application for a license, the Department shall issue a license in accordance with the approved application.

Sec. 22-259. Request for Reconsideration of License Denial, Suspension, or Revocation.

In the event that the license application is denied by the Department in accord with Section 22-250, or in the event that the Board of Commissioners denies the application for a license, suspends a license, or revokes a license, the applicant for a license or the licensee whose license was denied, suspended or revoked may appeal to the Board of Commissioners for reconsideration of the license denial, suspension or revocation by filing a written request for reconsideration by the Board of Commissioners with the Department within ten (10) business days of the date of the written notice informing the applicant of the denial, suspension or revocation. Any such reconsideration shall be conducted according to the procedures set forth in the subsection below.

Sec. 22-260. Request for Reconsideration; Procedures.

Upon receipt of a request for reconsideration (accompanied by a fee of \$250.00 made payable to Lee County, Georgia), the Department shall schedule a hearing on the reconsideration before the Board of Commissioners or their appointee and provide written notice to the applicant of the time, date, and location of the scheduled hearing. The Department shall also state in the written notice in reasonable detail the factual basis for the denial of the application or the suspension or revocation of the license.

Sec. 22-261. Reconsideration Hearing; Standard of Proof.

The Board of Commissioners, or their designee, shall conduct such appeal hearings concerning the timely filed request for reconsideration of the denial, suspension, or revocation of a license. The burden of proof in the request for reconsideration shall be on the applicant, and the standard of proof on all issues in the hearing shall be a preponderance of the evidence. The Board of Commissioners shall make its decision on the request for reconsideration upon the basis of the evidence presented at the hearing, but the strict rules of evidence otherwise applicable in court proceedings shall not apply.

Sec. 22-262. Reconsideration Hearing; Presentation by the Parties.

At the reconsideration hearing, the Department, or the designee of the Department Head, shall present the facts upon which the denial, suspension, or revocation of the license were based. After presentation of the case against the applicant, the applicant will have an opportunity to present his/her case, to be represented by an attorney, at the expense of the adverse party, and to present evidence and cross-examine opposing witnesses.

Sec. 22-263. Decision of the Board of Commissioners at the Conclusion of the Reconsideration Hearing .

At the conclusion of the reconsideration hearing, the Board of Commissioners shall determine whether the denial, revocation, or suspension of the license was warranted. The findings and conclusions of the Board of Commissioners shall be in writing, shall be approved by majority vote of the Board of Commissioners, shall be signed by the Chair of the Board of Commissioners, or the Vice-Chair in the absence of the Chair, and shall be forwarded to the Department. The Department shall provide written notification to the applicant of the decision of the Board of Commissioners as a result of the reconsideration hearing, and in providing such notification, the Department shall forward the written decision of the Board of Commissioners to the applicant.

Sec. 22-264. Appeal of Board's Decision on Appeal.

The decision of the Board of Commissioners upon the request for reconsideration shall be final unless appealed to the Superior Court of Lee County within 30 calendar days of the date of the Department's notice of the decision of the Board of Commissioners on the applicant's request for reconsideration. Such appeal shall be filed and prosecuted in accord with state law governing appeals from decisions of a local governing authority to the Superior Court.

Sec. 22-265. Notices to Applicants.

For purposes of this Article, any notices required to be sent or provided to the applicant shall be deemed delivered to the applicant (i) when personally served upon the applicant, (ii) when mailed to the applicant by certified mail, postage prepaid, return receipt requested, (iii) when sent by email to the applicant, or (iv) three (3) calendar days after the postmark date if mailed to the applicant by regular mail through the United States Postal Service.

Sec. 22-266. Term of Annual License; License Expiration; Renewal Applications; Late Filings.

All licenses issued under this Article shall expire on December 31 of each year. An investigative fee of \$350.00 shall be payable at the time any renewal application is submitted under this Article. No person shall be authorized to apply for or obtain more than two (2) licenses in any one calendar year under this Article. Any person holding two (2) licenses for two (2) separation locations under this Article and desiring to renew the licenses for both such locations shall pay only one investigative fee charge. Late applications will begin being processed at the time of receipt but are not guaranteed renewal prior to January 1. If an application is submitted after January 31, a new application shall be required because renewal eligibility will not be considered past that date.

Sec.22-267. License Renewal; No changes from Immediately Preceding Application.

For renewal applications in which there are no changes of the information included in the immediately prior application, licensees shall file a renewal application accompanied by the requisite license fee with Lee County upon forms prescribed by the county on or before the November 1 of each year without penalty. Renewal applications filed after the November 1 deadline shall be subject to a late charge of ten percent of the license fee. These renewal applications described in this subparagraph shall be processed by county staff and do not

require a public hearing.

Sec. 22-268. Renewal Applications with Material Changes from Immediately Preceding Application.

Renewal applications containing material changes in the information in the application from the information presented in the immediately preceding application shall be subject to review and approval by the Board of Commissioners at a hearing held by the Board in accord with Section 22-257 as if the application was an application for a new license. The Department shall compare the current application with the immediately preceding application in order to determine whether any changes in the information between the two (2) applications are material for the purposes of this Section, and such determination by the Department shall be final. Such renewal applications must be submitted by November 1 of each year. Such renewal applications will be subject to a late charge of ten percent of the license fee if received after the November 1 deadline.

Sec.22-267. Additional Information Required for Renewal Applications.

Each renewal application shall, in addition to the other required information, shall also provide the date of the original application, the date of the most recent application. The renewal application shall also certify that the applicant has read and understands this Article and if the license renewal is granted, each licensee shall maintain a copy of this Article at the licensed premises and shall require each of the licensee's employees to be familiar with this Article. The applicant shall furnish all information required by the renewal application and failure to furnish the information will be grounds for denying the renewal application. A false statement made on the renewal application will void the application and shall make the applicant liable to prosecution for false swearing under the laws of the State of Georgia.

Sec. 22-268. Schedule of Public Hearings for Renewal Applications.

Each renewal application shall be approved or denied in accordance with the procedures prescribed in this Article , except that the public hearing for applications of renewal conducted before the Board of Commissioners will be held at the last regularly scheduled December meeting of the Board of Commissioners during the calendar year, unless otherwise directed by the Board of Commissioners.

Sec. 22-268.Transfer of License.

No license for the sale of a non-traditional tobacco paraphernalia shall be transferable, except upon the death of a licensee, at which time such license may be transferred to the administrator, executor, or personal representative of the estate of the deceased license holder for the balance of the calendar year. If the legal representatives of the deceased license holder cannot personally meet all the requirements of this Article to be issued a license under this Article when the time arrives to renew the license, it shall not be renewed.

Sec. 22-269. Hearing Required Prior to Suspension or Revocation of License.

The suspension or revocation of a license ordered by the Board of Commissioners shall be authorized only after the licensee has been provided with notice and opportunity for a hearing regarding the matter before the Board of Commissioners in accord with the procedures established in this Article. The following shall be applicable to the suspension or revocation of licenses issued under this Article:

- (1) Any licensed location which is found to be in violation of this Article shall be subject to license suspension or revocation, and shall also be subject to prosecution for the violation of this Article.
- (2) Every license issued by Lee County for the sale of non-traditional tobacco paraphernalia shall be subject to suspension or revocation in the event that the license holder fails or refuses to promptly account for and pay the excise tax levied on the sale of non-traditional tobacco.
- (3) Except as provided for transfers authorized under this Article, any change in the ownership of a licensee shall authorize the Board of Commissioners to suspend or revoke any license issued under this Article.
- (4) All licensees shall, within six (6) months after the approval of the license issued under this Article, open for business at the licensed location and commence the sale of the product or products authorized by said license. Failure to open the licensed business and commence conducting sales at such location within such six-month period shall authorize the Board of Commissioners to suspend or revoke the license issued under this Article.
- (5) If any licensee who shall for a period of ninety (90) consecutive calendar days ceases to operate the licensed business and thereby ceases to sell the product or products authorized for sale by the license issued under this Article, shall, after said ninety (90) calendar day period, then the Board of Commissioners be authorized to suspend revoke the license issued under this Article.
- (6) A license may be immediately suspended or revoked by the Board of Commissioners after a finding by the Board of Commissioners that a licensee furnished fraudulent or untruthful information in the licensee's application for a license, has omitted information required in the licensee's application for a license, or has failed or refused to pay all fees, taxes, or other charges payable to Lee County which are imposed under the provisions of this Article.
- (7) Whenever the State of Georgia shall revoke any license issued by the State to sell non-traditional tobacco paraphernalia, any license issued to the same person or entity by Lee County shall thereupon be revoked by the Board of Commissioners.
- (8) In the event that, during the term for which a license has been issued by Lee County under this Article, the Board of Commissioners determines that the licensee no longer meets the licensure qualifications established in this Article, the Board of Commissioners shall be authorized to suspend or revoke such license.
- (9) The Board of Commissioners shall be authorized to revoke any license issued under this Article where the Board of Commissioners determines that non-traditional tobacco paraphernalia has been sold or distributed by the licensee at the licensed location during a period of suspension of such licensee's license issued under this Article.
- (10) It shall be a violation of this Article for any licensee or any employee or agent of any licensee or the licensed establishment to permit any person to engage in any activity on the licensed premises which is in violation

any federal laws, state laws, or county ordinances, or any regulations promulgated thereunder. Such violation shall authorize the Board of Commissioners to suspend or revoke a license issued under this Article.

- (11) Any violation of federal law, state law or local ordinance, or regulations promulgated thereunder involving to the unlawful sale of alcoholic beverages, unlawful gambling, or the violation of the Georgia Controlled Substances Act, shall authorize the Board of Commissioners to suspend or revoke a license issued under this Article.

Sec. 22-270. Sales to Persons under 21 Years of Age.

No licensee, employee of any licensee, or other person shall sell or permit to be sold any item of non-traditional tobacco paraphernalia or tobacco product to any person who has not reached the age of 21.

Sec. 22-271. Screening of Inventory.

Each licensee shall maintain its entire inventory of non-traditional tobacco paraphernalia and any additional line of devices for sale in a screened room. No licensee shall either sell or offer to sell any non-traditional tobacco paraphernalia to any persons under the age of 21 years; nor shall any licensee allow persons under the age of 21 years to enter the screened room

Sec. 22-272. Authority of Lee County Sheriff to Inspect the Licensed Location.

Sworn officers of the Lee County Sheriff's Office shall have the authority to inspect the licensed location during the hours when the licensed business is open for business. Such inspections shall be made for the purpose of verifying compliance with the requirements of this Article and federal and state law. This subsection is not intended to limit the authority of any other federal, state, or local law enforcement to conduct inspections of the licensed business which are authorized in accord with other provisions of law.

Sec. 22-273. Posting of License at Licensed Premises.

The license for the sale of non-traditional tobacco paraphernalia and any license for the sale of any additional line of devices issued under the Article shall be posted conspicuously in the place of business for which such license is issued.

Sec. 22-273. Visibility of Interior of Licensed Premises from Outside of Premises.

It shall be unlawful to operate a non-traditional tobacco paraphernalia establishment with storefront windows which have material or glazing applied or affixed to the windows which reduces visibility into the licensed place of business from the exterior of such business. Non-traditional tobacco paraphernalia establishments shall also ensure that storefront windows are not blocked by curtains, blinds, or any other screening material during those times when the establishment is occupied by patrons or is open to the public.

Sec. 22-274. Enforcement of Violations of Article.

(a) Any violation of this Article shall subject the licensee to suspension or revocation of such license by the Board of Commissioners after notice and hearing to the licensee. Any such suspension shall be for not less than ten (10) calendar days and not more than one hundred eighty (180) calendar days as determined by the Board of Commissioners in light of the seriousness or severity of the violation.

(b) For any license suspension of less than 30 days, the licensee will not be required to remove non-

traditional tobacco paraphernalia from the premises, but shall be required to secure with lock and chain all non-traditional tobacco paraphernalia in an on premise locked storage area out of view of the public.

(b) Nothing contained in this Article shall be construed to preclude the Board of Commissioners from revoking the license issued under the Article if the board determines in its discretion that such action is necessary and in the best interest of the health, safety, and welfare of the public.

(c) Nothing in this Article shall be construed to prohibit or prevent any licensee or other person who pleads guilty, who pleads nolo contendere, or who is found guilty by the Court, from being punished in the Lee County Magistrate Court in accord with the provisions of Chapter 1, Sec. 11-12 of the Code of Ordinances of Lee County.

Sec. 22-275. Effective Date.

This ordinance shall become effective upon the first day of the first calendar month after this ordinance is adopted by the Board of Commissioners. No licenses shall be issued in accord with the provisions of this Article with an effective date prior to January 1, 2026. Any existing business which may become subject to licensure in accord with this ordinance as of January 1, 2026 shall be authorized to continue to do business in accord with the provisions of its 2025 business license for the term of such business's existing business license as long as the business license is not suspended or revoked during the term thereof for a reason or reasons authorized by this Article. No Lee County business license shall be issued for any existing business which would be required to be licensed in accord with this Article after December 31, 2025 unless such business is properly licensed in accord with the Article. No Lee County business license shall be issued a new business which would be located in the unincorporated area of Lee County between the effective date of this ordinance and December 31, 2025 where such business would require a license issued in accord with this Article to operate in Lee County on or after January 1, 2026.

PLEASE RETURN TO:
Wallace D/ Bonner, Jr.
Moore, Clarke, DuVall & Rodgers, PC
P.O. Drawer 71727
Albany, GA 31708-1727
MCDR File No. 8712.014

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF LEE

THIS INDENTURE, made this _____ day of _____ in the year Two Thousand Twenty-Five (2025), between **LEE COUNTY BOARD OF COMMISSIONERS**, as Party of the First Part, hereinafter called "Grantor and **ARTESIAN HOLDINGS, LLC, a Georgia limited liability company**, as Parties of the Second Part, hereinafter called "Grantees" (the words "Grantor" and "Grantees" to include their respective heirs, personal representative, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of *One (\$1.00) Dollar and other valuable considerations* in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said Grantees, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

All that tract or parcel of land lying and being in Land Lot 263 of the Second Land District of Lee County, Georgia and being all of that certain strip of land designated as "60' R/W Reserved" located between Lot 2 and Lot 3 on the "Plat Property of W.M. Story Estate", as recorded in Plat Cabinet C, Slide C-157, in the Office of the Clerk of the Superior Court of Lee County, Georgia, which plat is incorporated herein for all purposes.

with all rights, members and appurtenances to the said premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said

Grantor nor any other person or persons claiming under the Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

LEE COUNTY BOARD OF COMMISSIONERS

By: _____
Print Name: _____
Title: Chairperson

Attest: _____
Print Name: _____
Title: County Clerk

Signed, sealed and delivered,
this _____ day of _____,
2025, in the presence of:

UNOFFICIAL WITNESS

NOTARY PUBLIC

My Commission Expires: _____

(Affix Notary Seal)

Deed to Artesian

eFiled & eRecorded
DATE: 4/17/2024
TIME: 10:20 AM
DEED BOOK: 02473
PAGE: 00035 - 00039
RECORDING FEES: \$25.00
TRANSFER TAX: \$800.00
PARTICIPANT ID: 2309299029
CLERK: Sara Clark
Lee County, GA
PT61: 088-2024-000315

Please Return To:

Moore, Clarke, DuVall & Rodgers, P.C.
2829 Old Dawson Road
Albany, GA 31707
MCDR File No.: 8712.013

LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Lee

THIS INDENTURE, made this 16th day of April, in the year 2024, between **Robert L. Joiner, Jr. and Jan Joiner Santos and Jane Walker Joiner**, as Party of the First Part, hereinafter called "Grantor", and **Artesian Holdings, LLC, a Georgia limited liability company**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

Tract 1 (Tax Parcel: 029B 020):

All that tract or parcel of land lying and being in Land Lots 262 and 263 of the Second Land District of Lee County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southwest margin line of U.S. Highway 82 (State Route 50) with the south margin line of Story Land as said intersection is more particularly shown on the plat of the subdivision of Story Acres Estates as recorded in Plat Book D, Page 164 (Plat Cabinet B, Slide 122), in the office of the Clerk of Superior Court of Lee County, Georgia, run thence in a southeasterly direction along the southwest margin line of said U.S. Highway 82 for a distance of 293.04 feet to the southeast corner of Lot 53 of said Story Acres Estates, which is the POINT OF BEGINNING; from said point of beginning run thence south 45 degrees 18 minutes east along the southwest margin line of said U.S. 82 for a distance of 2,017.58 feet to a point; run thence south 14 degrees 07 minutes 30 seconds west along an existing old fence line for a distance of 1,107.32 feet to a point in the center of a graded county road; run thence south 88 degrees 51 minutes 37 seconds west along the center of said graded county road for a distance of 965.28 feet to a point; continue thence along the center of said graded county road south 85 degrees 49 minutes 38 seconds west for a distance of 449.25 feet to a point; continue thence along the center of said graded county road north 86 degrees 01 minute 25 seconds west for a distance of 640.85 feet to a point; continue thence along the center of said graded county road south 87 degrees 03 minutes 37 seconds west for a distance of 391.82 feet to a point; run thence north 00 degrees 28 minutes east along the eastern edge of Story

Limited Warranty Deed
Page 2

Acres Estates for a distance of 1,620.63 feet to a point; continue thence in a northeasterly direction along the eastern boundary of said Story Acres Estates around a curve to the right (curve delta of 63 degrees 05 minutes; radius 440.01 feet; tangent of 270.08 feet) for an arc distance of 484.46 feet to a point; continue thence along the southeast boundary of said Story Acres Estates north 63 degrees 33 minutes east for a distance of 1,142.68 feet to the point of beginning; said property containing 119.67 acres and being more particularly described according to a topographical survey of part of Land Lots 262 and 263 of the Second Land District of Lee County, Georgia, dated August 1, 1978, by Malcolm Burns, Georgia Registered Land Surveyor; LESS AND EXCEPT: (a) Lots 3, 5, 6 and 10 of the Property of W. M. Story Estate, according to the plat of survey thereof recorded in Plat Cabinet C, Slide C-157, in the office of the Clerk of Superior Court of Lee County, Georgia; and (b) that portion of the above described property conveyed to Lee County by right of way deed recorded in Deed Book 203, Page 172, Lee County land records.

This is the property conveyed by Robert L. Joiner, Executor of the Estate of Jackie Walker Joiner, deceased, to Jane Walker Joiner, Jan Joiner Santos, and Robert L. Joiner by Corrective Deed of Assent recorded September 24, 1999 in Deed Book 433, Page 290, Lee County, Georgia Public Deed Records.

LESS AND EXCEPT the following:

(1) All of Lots 1-16, inclusive, and the "Holding Pond" which are shown on the "Plat Property of W. M. Story Estate" as recorded in Plat Cabinet C, Slide C-157, Lee County, Georgia Public Deed Records, which plat is incorporated herein for all purposes;

(2) All of Lots 54-68, inclusive, as shown on the plat entitled "A Minor Subdivision - Story Acres Estates, Section Four" as recorded in Plat Cabinet E, Slide E-18, Lee County, Georgia Public Deed Records, which plat is incorporated herein for all purposes.

(3) All that tract or parcel of land conveyed by Jane Walker Joiner, Jane Joiner Santos, and Robert L. Joiner, Jr. to Old Ben Hill, LLC by Warranty Deed recorded February 6, 2017 in Deed Book 1901, Page 194, Lee County, Georgia Public Deed Records, and more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 262 and 263 of the 2nd Land District of Lee County, Georgia and being more particularly described as follows:

COMMENCE at the intersection of the east right of way of Story Lane (60' right of way) with the south lot line of Lot 37 of Story Acres Subdivision (Plat Book D, Page 164) which is also the north right of way line of Tuxedo Lane and go thence south 89 degrees 54 minutes 47 seconds east a distance of 348.54 feet to the POINT OF BEGINNING of the tract herein conveyed and described. From this Point of Beginning go thence north 00 degrees 05 minutes 13 seconds east a distance of 537.58 feet to the point of beginning of a curve go thence along a curve to the right (curve Delta 63 degrees 03 minutes 29 seconds, radius 440.01', chord 460.19 feet) a distance of 484.26 feet, go thence north 63 degrees 08 minutes 42 seconds east a distance of 774.99 feet to a point, which is also the northwest corner of Lot 16 of W. M. Story Estate (Plat Cabinet C, Slide C-157) go thence south 45 degrees 40 minutes 11 seconds east a distance of 1194.40 feet to a point marked by an iron pin, go thence south 44 degrees 20 minutes 38 seconds west along the northern line of an existing storm water management pond a distance 279.85 feet to a point, go thence south 45 degrees 39 minutes 13 seconds east along the

Limited Warranty Deed
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boundary line of the existing storm water management pond a distance of 450.09 feet to a point, go thence south 18 degrees 54 minutes 50 seconds west a distance of 730.96 feet to a point, which is also the north intersection of the common lot boundary line of Lot 65 and Lot 66 of Story Acres Estates, Section Four (Plat Cabinet E, Slide E-18), go thence south 88 degrees 09 minutes 41 seconds west a distance of 409.42 feet to a point, go thence south 00 degrees 08 minutes 29 seconds west a distance of 272.33 feet which is also the northern right of way line of Marlow Lane (60' right of way), go thence south 85 degrees 20 minutes 31 seconds west a distance of 60.21 feet along the right of way line of Marlow Lane to a point, go thence north 00 degrees 08 minutes 29 seconds east a distance of 262.00 feet to a point, go thence north 89 degrees 37 minutes 04 seconds west a distance of 399.74 feet to a point, go thence north 86 degrees 20 minutes 43 seconds west a distance of 500.72 feet to a point, go thence south 00 degrees 07 minutes 36 seconds west 272.33 feet to a point on the northern right of way line of Marlow Lane (60' right of way), go thence south 86 degrees 42 minutes 06 seconds west a distance of 60.11 feet along Marlow Lane to a point, go thence north 00 degrees 07 minutes 36 seconds east a distance of 262.41 feet to a point, go thence south 86 degrees 42 minutes 30 seconds west a distance of 250.07 feet to a point, go thence north 00 degrees 05 minutes 13 seconds east a distance of 782.83 feet to the point of beginning of the tract herein described and conveyed. The tract of real property contains 70.926 acres, more or less, and it is labeled as Tract A according to the plat of survey dated January 31, 2017, Larry Burnsed, Registered Georgia Land Surveyor.

Tract 2 (Tax Parcel: 029B 017):

All that tract or parcel of land lying and being in Land Lots 262 and 263 of the 2nd Land District of Lee County, Georgia, and being all of Lot 2 shown on the "Plat Property of W. M. Story Estate", as recorded in Plat Cabinet C, Slide C-157, Lee County, Georgia Public Deed Records, which plat is incorporated herein for all purposes.



Tract 3 (Tax Parcel: 029B 018):

All that tract or parcel of land lying and being in Land Lots 262 and 263 of the 2nd Land District of Lee County, Georgia, and being all of Lot 1 shown on the "Plat Property of W. M. Story Estate", as recorded in Plat Cabinet C, Slide C-157, Lee County, Georgia Public Deed Records, which plat is incorporated herein for all purposes.




The above-described property is conveyed subject to any and all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, his/her/their heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for his/her/their successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

Limited Warranty Deed
Page 4

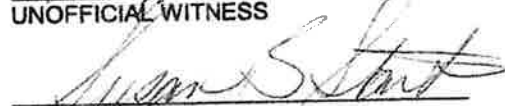
IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and affixed its seal, on the day and year first above written.


_____(SEAL)
Robert L. Joiner, Jr.

Signed, sealed and delivered
this 15th day of April,
2024, in the presence of:



UNOFFICIAL WITNESS



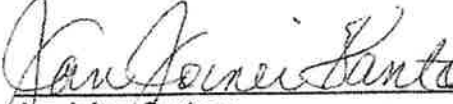

NOTARY PUBLIC
My Commission Expires: 09-06-2027

(Affix Notary Seal)




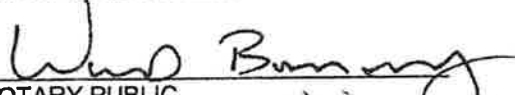
Limited Warranty Deed
Page 5

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and affixed its seal, on the day and year first above written.


Jan Joiner Santos (SEAL)

Jane Walker Joiner (SEAL)

Signed, sealed and delivered
this 16th day of April,
2024, in the presence of:


UNOFFICIAL WITNESS


NOTARY PUBLIC
My Commission Expires: 8/8/2026

(Affix Notary Seal)



Recorded

Plat W. M. Story

Estate

P. C. C Slide C-157

Proposed Replat
of Lots 1 & 2
Star-1 Estate



Overview



Legend

- Parcels
- Roads

Parcel ID	029B 017	Owner	ARTESIAN HOLDINGS LLC	Last 2 Sales		
Class Code	Commercial		2535 STUART AVE	Date	Price	Reason
Taxing District	COUNTY UNINCORPORATED		ALBANY, GA 31707	4/16/2024	\$800000	MP
Acres	1.19	Physical Address	US 82	7/15/1996	0	GF
		Assessed Value	\$238000			U

(Note: Not to be used on legal documents)

Date created: 1/28/2025
 Last Data Uploaded: 1/27/2025 7:15:42 PM

Developed by **SCHNEIDER**
 GEOSPATIAL

- Undeveloped Artesian Acreage
- Lot 2 Story
- Lot 1 Story

STATE OF GEORGIA

COUNTY OF LEE

INTERGOVERNMENTAL AGREEMENT BETWEEN THE BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA AND THE MAYOR AND CITY COUNCIL OF THE CITY OF LEESBURG RELATIVE TO THE REVIEW OF ZONING REQUESTS, THE PROVISION OF BUILDING INSPECTION SERVICES, AND THE PROVISION OF PLANNING AND LAND DEVELOPMENT REVIEWS AND APPROVALS WITH RESPECT TO PROPERTIES LOCATED IN THE INCORPORATED AREA OF THE CITY OF LEESBURG

This Intergovernmental Agreement entered into effective this ____ day of _____, 2025, by and between the **Board of Commissioners of Lee County, Georgia**, of 102 Starksville Avenue North, Leesburg, Georgia 31763 (hereinafter “Lee County”) and the **Mayor and City Council of the City of Leesburg**, of 107 Walnut Avenue North, Leesburg, Georgia 31763 (hereinafter “Leesburg”).

WITNESSETH:

WHEREAS, Lee County and Leesburg are both public bodies corporate and politic and are established as local governmental entities in accord with the Constitution and laws of the State of Georgia; and

WHEREAS, both Lee County and Leesburg are authorized by the Constitution of the State of Georgia and various State statutes codified in O.C.G.A. §36-66-1 et seq. to engage in zoning of property located within their respective jurisdictions; and

WHEREAS, both Lee County and Leesburg are also authorized by Georgia law to provide building inspection services and planning and land development reviews and approvals within their respective jurisdictions; and

WHEREAS, Lee County and Leesburg are also authorized pursuant to Article 9, Section III, Paragraph 1 of the Georgia Constitution to enter into Intergovernmental Contracts with each other as governmental entities for a period not to exceed fifty (50) years where such contracts deal with the activities, services, or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, on September 26, 1996, Lee County, Leesburg, and Smithville entered into a Joint Resolution and Ordinance Creating a Joint Planning Commission for Leesburg,

Leesburg, and Smithville, which is known as the Leesburg-Smithville-Lee County Planning Commission (the “Planning Commission”); and

WHEREAS, Lee County and Leesburg deem it appropriate to enter into this Intergovernmental Agreement in order to provide for Leesburg to (i) administer zoning applications for real property located within the corporate limits of Leesburg from the time of the filing of the application for zoning up to and including the time that the proposed zoning is referred to the Planning Commission; and (ii) provide building inspection services and planning and land development reviews and approvals for real property located within the corporate limits of Leesburg.

NOW THEREFORE, Lee County and Leesburg do enter into this Intergovernmental Agreement for the purposes herein set out.

1. For the purposes of this Agreement, the term “zoning” means the power of the parties to this Agreement to provide within their respective territorial boundaries for the zoning of property for various uses and the prohibition of other or different uses within such zones, and for the regulation of development and improvement of real estate within such zones in accordance with the uses of property for which such zones were established.

2. For purposes of this Agreement, the term “zoning matter” includes, with respect to property located within the corporate limits of Leesburg, the following:

- (A) Adoption or repeal of a zoning ordinance;
- (B) Adoption of an amendment to a zoning ordinance which changes the text of the zoning ordinance;
- (C) Adoption or denial of an amendment to a zoning ordinance to rezone property from one zoning classification to another;
- (D) Grant or denial of a permit relating to a special use or conditional use of property; or
- (E) Grant or denial of a variance when the proposed variance must be reviewed by the Planning Commission.

3. For purposes of this Agreement, the term “building inspection services” includes, with respect to property located within the corporate limits of Leesburg, the following:

- (A) Performance of all residential and non-residential building inspections to determine compliance with applicable building codes, approved plans, and other standards applicable to the proposed construction or development;
- (B) Providing written building inspection reports with respect to each such inspection undertaken;
- (C) Providing written approval or disapproval of building plans and specifications for all such proposed construction or development;

(D) Meeting with developers, contractors, members of the public and other interested parties to review and seek to resolve or correct any discrepancies in building plans and prior to the commencement of construction and during the course of construction;

(E) Reviewing progress of construction or development at regular intervals and inspecting the work undertaken as of the date of such regular inspection to ensure its compliance with relevant building codes, approved plans, and other standards applicable to the construction or development, and provide a written record or report of such periodic inspections;

(F) Approving and issuance of building permits and approved amendments to building permits;

(G) Undertaking such other activities as are consistent with public health, safety, and welfare as to such construction or development projects.

4. For purposes of this Agreement, the term “planning and land development reviews and approvals” includes, with respect to property located within the corporate limits of Leesburg, the following:

(A) Reviewing and approving or disapproving plans submitted in connection with land development and land disturbance activities in accord with applicable standards in effect within the corporate limits of Leesburg;

(B) Reviewing and approving or denying permits for land development plans and land disturbance activities in accord with applicable standards in effect within the corporate limits of Leesburg;

(C) Reviewing and approving or denying soil erosion and sedimentation prevention systems, storm drainage systems, City roadway construction or rights-of-way locations, potable water systems, sanitary sewer systems in accord with applicable standards in effect within the corporate limits of Leesburg

5. With respect to any application submitted to Leesburg with respect to a zoning matter as herein defined, where the subject property is located within the corporate limits of Leesburg, any such zoning matter shall be administratively reviewed by the appropriate Leesburg zoning staff or by such independent contractors retained by Leesburg for such purpose, to determine if the proposed application meets the requirements of the Leesburg Zoning Code. Upon such determination, the Leesburg zoning staff shall submit a recommendation to the Planning Commission as to whether such application should be granted, denied, or granted with conditions, along with the basis for the recommendation. The Planning Commission shall consider such zoning matter, and the recommendation of the Leesburg zoning staff, in accord with the Georgia Zoning Procedures Law and in accord with the zoning ordinances of Leesburg. The recommendation from the Leesburg zoning staff shall

be accompanied by such supporting documentation, written reviews, and other findings and information as may be deemed necessary by the Leesburg zoning staff or the Planning Commission. Upon the Planning Commission considering the application, including the recommendation from Leesburg with respect to the proper disposition of the application, the Planning Commission shall make a recommendation to the Mayor and City Council of the City of Leesburg as to whether or not the Planning Commission recommends approval, denial, or approval with conditions with respect to the zoning application.

6. During the course of the review of zoning applications by the Leesburg zoning staff, if requested by the Leesburg zoning staff, Lee County shall provide copies of all available documents, maps, and GIS information in the possession of Lee County which are related to the zoning matter which are reasonably requested by the Leesburg zoning staff in connection with their review of the zoning application.

7. (A) Notwithstanding the foregoing, during the term of this Agreement, the Lee County Planning and Zoning staff shall have no obligation to review, comment upon, or respond to any zoning application with respect to any property located within the corporate limits of Leesburg except where such review, comment, or response might be reasonably required from the Lee County Planning and Zoning staff with respect to proposed property annexations or deannexations involving Lee County and Leesburg.

(B) In the event that a zoning application regarding a zoning matter is filed with or submitted to the Lee County Planning and Zoning Staff and the property which is the subject of such zoning application is located within the corporate limits of Leesburg, then the Lee County Planning and Zoning staff shall promptly forward such zoning application to the Leesburg zoning staff.

(C) In the event that a zoning application regarding a zoning matter is filed with or submitted to either Lee County or Leesburg for property which is located in both the corporate limits of Leesburg and in the unincorporated area of Lee County, the zoning application shall be reviewed and subject to recommendations by the Leesburg zoning staff if the majority of the acreage of the subject property is located within the corporate limits of Leesburg, and by the Lee County Planning and Zoning staff if the majority of the acreage of the subject property is located within the unincorporated area of Lee County. The amount of acreage for the purposes of this subparagraph shall be based upon the acreage of the property as determined by the survey of the property submitted with the zoning application.

8. (A) With respect to the building inspection services and services relating to planning and land development reviews and approvals to be conducted by Leesburg in accord with this Agreement, such services shall be conducted by Leesburg city staff or by such independent contractors retained by Leesburg for such purpose, and Lee County shall have no obligation to review, comment upon, or respond to any request for such building inspection services for property located solely within the incorporated area of Leesburg.

(B) In the event that a request for building inspection services or services relating to land planning and land development reviews and approvals is filed with or submitted to the Lee County Planning and Zoning Staff and the property which is the subject of such request is located within the corporate limits of Leesburg, then the Lee County Planning and Zoning staff shall promptly forward such request to the Leesburg building inspection or planning staff.

(C) In the event that a request for building inspection services or services relating to land planning and land development reviews and approvals is filed with or submitted to either Lee County or Leesburg for property which is located in both the corporate limits of Leesburg and in the unincorporated area of Lee County, the requested services shall be provided by Leesburg if the majority of the acreage of the subject property is located within the corporate limits of Leesburg, and by the Lee County Planning and Zoning staff if the majority of the acreage of the subject property is located within the unincorporated area of Lee County. The amount of acreage for the purposes of this subparagraph shall be based upon the acreage of the property as determined by the survey of the property submitted with the request for such services.

9. Within ninety (90) calendar days of the effective date of this Agreement, Lee County and Leesburg shall adopt such ordinances as may be deemed necessary or appropriate by the respective governing authority amending their respective Codes of Ordinances with respect to zoning matters, building inspection services, and services relating to land planning and land development reviews and approvals so as to conform such ordinances to the terms and provisions of this Agreement.

10. Within ninety (90) calendar days of the effective date of this Agreement, the parties agree to amend the current Service Delivery Strategy applicable to Lee County, Leesburg, and Smithville, entered into by and among such governmental entities in accord with the provisions of O.C.G.A. §36-70-20 et seq., so as to provide that such Service Delivery Strategy complies with the terms and provisions of this Intergovernmental Agreement.

11. Notwithstanding the provisions of this Agreement, except as otherwise provided herein, no provisions of this Agreement shall be construed to amend or repeal any provisions of the joint resolution and ordinance, dated September 26, 1996, by and among Lee County, Leesburg, and Smithville which provided for the establishment and operation of the Planning Commission dated September 26, 1996.

12. This Agreement shall be effective as of the effective date of this Agreement and shall continue in effect for a period not exceeding fifty (50) years as authorized under Article 9, Section III, Paragraph 1; provided, however, that in the event that either party deems it appropriate to amend this Agreement during the term hereof, the parties agree to enter into good faith negotiations regarding such proposed amendment or amendments in accord with the requirements of the Service Delivery Strategy statute; provided, however, that neither party shall be authorized to unilaterally amend, modify, or terminate this Agreement during the term hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and the year first above written.

Lee County Board of Commissioners

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, Clerk

City of Leesburg, Georgia

By: _____
Mayor

Attest: _____
City Clerk