



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, April 8, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

Work Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2

Chris Guarnieri, Vice-Chairman, District 4

Dennis Roland, Commissioner, District 1

Billy Mathis, Commissioner, District 3

George Walls, Commissioner, District 5

COUNTY STAFF

Christi Dockery, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. **CALL TO ORDER**

2. **INVOCATION**

A) Reverend Anna Miller, First United Methodist Church of Albany, to lead the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the March 25, 2025 Board of Commissioners meeting.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

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

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

10. **COUNTY MANAGER'S MATTERS**

A) Updates on County projects.

B) Consideration to authorize staff to put out a bid for a video surveillance system for County buildings.

C) Discussion of a speed hump policy.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) Consideration to approve an Intergovernmental Agreement with the Chehaw Park Authority relating to the expenditure of hotel-motel tax funds received by the County under Title 48 of the Georgia Tax Code.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next meeting of the Lee County Board of Commissioners will be April 22, 2025 at 6:00pm.
- B) Offices of the Lee County Board of Commissioners will be closed **Friday, April 18, 2025** in observance of Good Friday. Residential garbage collection services will not be affected.

17. **ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

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

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



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

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Tuesday, March 25, 2025 AT 6:00 PM

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WWW.LEE.GA.US

MEETING MINUTES

Voting Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman District 2

Chris Guarnieri, Vice-Chairman District 4

Dennis Roland, Commissioner District 1

Billy Mathis, Commissioner District 3

George Walls, Commissioner District 5

COUNTY STAFF

Christi Dockery, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

The Lee County Board of Commissioners met in a voting session on Tuesday, March 25, 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 was County Manager Christi Dockery. County Clerk Kaitlyn Good and County Attorney Jimmy Skipper were 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**

Chairman Luke Singletary led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

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

Commissioner Roland made the **MOTION** to approve the minutes from the January 2, 2025 CDBG Public Hearing. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

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

Commissioner Roland made the **MOTION** to approve the minutes from the March 11, 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) Recognition of County employee's years of service.

Chairman Singletary recognized the following employee for their years of service:
5 years: Chris Owens

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

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

County Manager Christi Dockery stated that this is to replace the current lease for a wheeled excavator. Yancey Brothers was the lowest bid at \$4,188.50 per month.

Commissioner Roland made the **MOTION** to award the bid for a Wheeled Excavator to Yancey Brothers for \$4,188.50 per month from TSPLOST funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

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).**

Commissioner Mathis made the **MOTION** to reappoint Elaine Ruckel to the Community Foundation Board of Trustees. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

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

County Manager Christi Dockery stated that there is money in the budget to get this project done with facilities funds. Jail Administrator Joe Clark, Sheriff's Office, stated that SWC originally had to put the system in. This is not replacing the system that they currently have, it is just the computer part. It was installed from 2009 to 2010. The computer that runs this program is outdated and several parts have been replaced. This would give them two new PCs and touch-screen monitors. The intercom system is important to have due to possible emergencies. The proposed price is \$19,932.00. Commissioner Guarnieri asked if SWC was the only vendor that could do this project. Mr. Clark stated they are not. There are a few more in Alabama that can but SWC put in the original program. If they went with another company, then they would have to rebuild the program and map it to the facility.

Commissioner Mathis made the **MOTION** to approve a quote with SWC for Door/Intercom Access Control Program and PCs for \$19,932.00. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

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

County Manager Christi Dockery stated that the Sheriff's Office just purchased five vehicles, but they are currently working with Public Works and have sold eight vehicles. They have revenue that they need to spend before June. Ford has two trucks that can go ahead and be purchased, then they can outfit the two vehicles. To outfit them would cost approximately \$28,000.00 using GovDeals funds and the purchase cost for both would be \$110,000.00 using SPLOST funds.

Commissioner Mathis made the **MOTION** to approve the purchase of two Ford F-150 Police Responders. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri 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 Smithville tower equipment is expected by next week and plans are to have everything installed by the first week of April; (2) WJ Kirksey is currently working on the Public Works projects; and (3) Georgia Department of Transportation has opened the Smithville bridge following completion project.

B) Discussion of the Lee County Courthouse addition.

Judge Sizemore addressed the Board regarding the Courthouse addition. He stated that they last discussed the phase two contract with the architect, which is the design and the most expensive portion of this process. Judge Sizemore stated that the cost estimate that was provided by Parrish Construction was \$4.4 million, which is more than SPLOST includes. There are certain things not in the bid, such as furniture, IT, audio, and visual components. Judge Sizemore said that there was discussion about speaking with the architect about how to get this project back within the budget. Judge Sizemore stated that his hesitancy with that is that they won't know any bids until they get the design work and put it out for bids. He is hopeful that if any local companies bid, it will be lower than \$4.4 million, but it could be more. He would like to go ahead and get a set of plans to put out for bid. Then, once they receive a bid, they can see where they can cut back to be within budget.

Chairman Singletary stated that his only concern is the architects' percentage pay is a percentage of the estimated cost, with the estimated cost already being outside the budget. However, if they were to cut back, then it would lower the cost. Judge Sizemore stated that he reads the contract as a percentage of the actual cost, but the fee schedule can be based on the estimated cost. If the cost comes in less, then it will be reduced. Judge Sizemore stated that he could see if he would base it off of the budgeted cost of \$4 million and adjust as needed. Commissioner Mathis stated that this is a project needed in Lee County as it will save money by being able to try two cases at one time in the Courthouse. Judge Sizemore stated that this would also add an office for a Superior Court judge. Commissioner Roland asked if Lee County would ever be big enough to have their own judge to serve. Commissioner Mathis stated that is up to the state. Judge Sizemore said that generally those counties are generally in the population range of 75,000 to 80,000.

Judge Sizemore stated that this addition would have an additional courtroom, office, holding cell, and elevator. Commissioner Mathis stated that they need to move ahead with doing this as it is long overdue. He discussed only having one courtroom and many cases that will not be tried for a period of time due to this. He asked Judge Sizemore how efficient it would be to be able to hold two trials at once. Judge Sizemore said it would be doubled because each term, the lawyers would know two cases would be tried. They can start resolving other cases while the larger case is being tried. Judge Sizemore asked the Board if he can ask the architect to price it on the initial draws until they know what the bids are. Chairman Singletary asked as long as he has it in there that he would take less if the bid comes in lower than the estimate.

Commissioner Mathis made the **MOTION** to approve a contract with Jericho Designs for the Lee County Courthouse addition. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

C) Consideration to approve submitting an application for 2025 Local Road Assistance Administration funds (LRA).

County Manager Christi Dockery stated that the Governor and Legislature approved local road

assistance funds again this year. There is no match required from the County and Lee County's portion is \$864,247.96. They can go ahead and apply for these funds; the road can always be changed in the future if needed. Chairman Singletary asked about road suggestions for the next meeting. Commissioner Mathis stated that Ledo Road is going to cost more than that. Chairman Singletary asked if Ledo Road could be put down since it was put for LMIG. Ms. Dockery said that she believes it can, since it will cost approximately \$1.6 million. Commissioner Guarnieri asked if the City of Albany was committed to doing their portion of Ledo Road. Ms. Dockery stated that she has a meeting with them in a few weeks and that is one of the projects being discussed.

Commissioner Mathis made the **MOTION** to approve submitting an application for 2025 Local Road Assistance Administration funds for Ledo Road. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

11. COMMISSIONER'S MATTERS

A) Discussion of Old Leslie Road.

County Manager Christi Dockery stated that Mr. Sam Johnson brought a deed showing a 60-foot right-of-way for his property. She said that Public Works Director Mike Sistrunk gave an estimate of \$855,000.00 for this road to be paved. Commissioner Mathis asked if they had all the right-of-way. Ms. Dockery said that they are still working on obtaining that and County Attorney Jimmy Skipper will review.

B) Discussion of Coston Road.

Commissioner Walls stated that he spoke with the engineer who stated that he has a little more drainage to do, then he will be finished. He is discussing draining to the lower end where the road curves. County Manager Christi Dockery said that there are three ponds in the area, but they did not want to go ask the residents for deeds without the drainage issue being resolved. Commissioner Mathis asked if they had a right-of-way for this road. Ms. Dockery stated that they did not. Chairman Singletary stated they are still waiting on the engineering plans. Ms. Dockery said that they are waiting for the engineer to finish, and then they will send it all to the County Attorney, Jimmy Skipper, for review.

12. UNFINISHED BUSINESS

13. COUNTY ATTORNEY'S MATTERS

A) Discussion of a Hookah Ordinance within the County.

Captain Eddie Burgess, Sheriff's Office, addressed the Board. He stated that there was a criminal case involving a smoke shop in Lee County a few months ago which brought up this ordinance. The store was closed for the day but then immediately opened back up. The Sheriff's Office received many calls from concerned citizens. There are many who are under the assumption that if a business is under investigation for illegal activity, then their business license is either under review or revoked; however, there is no ordinance in the County to address anything like this. Mr. Burgess stated that after looking, there are possibly vulnerable spots that could lead to potential problems in the County.

The suggestion of this ordinance would be to create regulations for the sale of paraphernalia items for non-traditional tobacco products. These are categorized as grinders, storage devices that are manufactured to be hidden, weighing devices, and torch lighters. The ordinance would require those

who want to sell these products to pay an additional application fee, let the Board review their application more strictly, and the Sheriff's Office would do a more extensive background check, and if there is a violation, the Board will then review the license. Mr. Burgess stated that if the ordinance is passed in its current form, then businesses that want to sell these defined items will need to place them in a nonpublic room. He said that convenience stores and smoke shops primarily sell these items. They did a public view walk through of thirteen gas stations, two smoke shops, and two liquor stores. They found these items in the two smoke shops and five gas stations. Mr. Burgess showed the Board examples of paraphernalia items used for illegal narcotics.

Mr. Burgess stated that, individually, the items are not illegal, but once you combine them with illegal narcotics, then it becomes a misdemeanor drug-related object, or they could even be a felony possession of tools for the commission of a crime. Routinely, when they do narcotic crimes and find these items, they charge felonies. Those items not being out in the open in stores would be positive for the County. It would require the business to have an investment to sell these items with the added application fee, but he does not believe that it will hurt any business to not sell these items. Commissioner Walls asked if they would be able to close the business under this ordinance. Mr. Burgess stated that the ordinance allows for review of the business license. If they have any sort of violation, then they can review it and make a collective decision.

Commissioner Mathis stated that they do not have an ordinance to revoke a business license if there is any illegal activity. He said that he thinks it is important to implement an ordinance to allow them to revoke a business license in these types of cases. Chairman Singletary stated that that is something that they need to look into. However, there are certain things they need to work out, such as if it is an employee conducting an illegal activity separate from the business. Mr. Burgess stated that it is a complicated factor when looking into these businesses to determine if it is the employee that should be held responsible or the business owner. Commissioner Mathis said it would be helpful to the Sheriff's Office for the Board to revoke business license. Mr. Burgess stated that it would be helpful. The ultimate goal of bringing this ordinance to the Board is to get hold of it before it becomes a widespread problem. Commissioner Mathis asked about the Georgia law regarding paraphernalia. Mr. Burgess stated that Georgia law defines certain items as paraphernalia under OCGA 16-13-32.1 and 32.2. Section 32.1 covers anyone who is distributing or producing anything that qualifies as a drug-related object and 32.2 covers the possession of such. An example of possession would be if you arrested a narcotic user who had a pipe but is not distributing then they are just a user in possession of drug-related objects. Mr. Burgess read out the law that identifies these objects.

Commissioner Mathis stated an issue he had was where they should stop. You can purchase a scale from the hardware store but not the convenience store. Mr. Burgess stated that he has not seen anyone not involved in illegal activity in possession of paraphernalia. They are not trying to make anything illegal that is not currently legal. Commissioner Mathis stated that there is no doubt in their minds that the objects shown in the presentation are drug-related objects, but the concern is the objects that are legal. Commissioner Guarnieri clarified that they are not trying to restrict the sale of these items but take them to where they are not as visible to the public. Mr. Burgess said that was correct. When they have objects such as these in public view, then those stores become associated with knowing that those items can be purchased there for criminal activity. This ordinance would not do anything but keep those items out of public view. Chairman Singletary stated that this would make it to where you have to go in and ask for the items instead of them being right on the counter. Mr. Burgess said that one thing this ordinance would do is help when they receive calls from concerned parents calling and stating that their children have these items, they can then state that they have added steps to make it harder for underage people to get. Commissioner Mathis asked that they meet and discuss this ordinance. Chairman Singletary stated that they are on the right path, and

they should go ahead and work on the ordinance to revoke a business license. Commissioner Mathis stated that he would like to do some research to determine which illegal activity revokes a business license. Mr. Burgess suggested a grading level of enforcement, such as suspending or revoking.

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

Commissioner Mathis made the **MOTION** to approve a Quit Claim Deed with Artesian Holdings LLC. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

C) Consideration to approve an Intergovernmental Agreement with the City of Leesburg.

County Manager Christi Dockery stated that the City of Leesburg wanted to handle their own Building Inspection and Planning services. Commissioner Mathis asked if the County was no longer helping them in any regard. Ms. Dockery stated that they would help to train them. Commissioner Mathis asked if they would still come before the joint Planning Commission. Planning Director Amanda Nava-Estill stated that they will and the City will handle their own presentations. Ms. Dockery said that they will still do a joint advertising process. Ms. Nava-Estill added that when they get the major transition out of the way, she will transition to separate advertising.

Commissioner Mathis made the **MOTION** to approve an Intergovernmental Agreement with the City of Leesburg. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Chairman Singletary asked if anyone would like to speak.

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

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**

The meeting adjourned at 7:05PM.

CHAIRMAN

ATTEST:

COUNTY CLERK

Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Kyle Luckie, Renea Miller,
Shirley Stiles, Johnny Golden, Charlie Barner

Meeting Minutes
March 6, 2025 at 6:00 p.m.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Jason Sheffield, Jim Quinn, Johnny Golden, Charlie Barner, and Renea Miller

Members Absent: Kyle Luckie and Shirley Stiles

Staff Present: Assistant Director Amanda Nava-Estill and Planning Assistant Kara Hanson, City Manager Bob Alexander, and City Planning Consultants Foresite Group

I. CALL TO ORDER

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

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Vice-Chair Jim Quinn read the Georgia law regarding campaign contributions.

III. NEW BUSINESS

None

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the February 6, 2025, Planning Commission Meeting

Jim Quinn made a **MOTION** to **APPROVE** the minutes. Seconded by Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

V. PUBLIC HEARINGS

REZONING APPLICATIONS

(A) Kurt Lamon (Z25-010) has submitted an application to the Lee County Planning Commission requesting to rezone 55.70 acres from C-2 (General Business District), AG-1 (Active Agriculture District), and R-1 (Single-Family Residential District) to C-1 (Neighborhood Business District), R-1 (Single-Family Residential District), and R-2 (Multi-Family Residential District) in the City of Leesburg. Applicant has also submitted the preliminary development plan as set forth in Section 5.10 (c) of the City of Leesburg's Code of Ordinances. The property owner is Mossy Dell, Inc. and the applicant is Kurt Lamon. The subject property fronts Robert B Lee Drive, parcel number is 037C276, in Land Lots 81,82,83,110,111,112 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Planning Assistant Kara Hanson presented the staff report. The requested action is rezoning from AG, R-1 and C-2 to R-1, R-2 and C-1 for mixed use development, noting that the initial application indicated C-1 and advertisement was in accordance with that request. A later revised application indicated preference for C-2 instead of C-1. The parcel size is 55.7 acres. The present zoning and use of property is C-2 Commercial with Robert B Lee Drive frontage, R-1 Residential

in the center of the property from east to west, and AG Agricultural at the south edge of property that was recently annexed into Leesburg. The proposed development is served by water, sewer, and other Leesburg utilities. Staff recommends conditional approval of the zoning application to change the zoning of the subject area as follows: from R-1 to C-1 in the northwestern portion of the parcel where it is labeled office park area on the conceptual site plan, staff recommends C-1 zoning consistent with the proposed office park use which is allowable in C-1, from C-2 to R-2 in the northeastern portion of the parcel where a stormwater pond is currently located and including a portion of the parcel proposed for “55+ aged living development”, from R-1 to R-2 in the western and center portions of the parcel where indicated for townhomes/condos use and 55+ aged living use on the conceptual plan, from AG to R-2 in the western portion of the parcel where indicated for townhomes/condos in the western portion of the parcel; and from AG to R-1 in the southern portion of the parcel where indicated for single-family residential on the conceptual site plan. This recommendation is based on the Lee County Comp Plan and the future land use map for the City of Leesburg and Lee County. The residential land use category description includes the requested housing types as well as Goal 11 of the Comp Plan which states a need for a diversity of housing types in mixed-use environments. The subject property is located in close proximity to the Leesburg YMCA, Lee County High School, and Lee County Elementary School with potential for walking paths to be established between the proposed housing and these locations. The smaller portion of the subject property that is currently zoned R-1 and proposed for C-1 zoning, for an office park use per the conceptual site plan, is directly adjacent to existing C-2 zoned property and abuts a railroad right-of-way, making it appropriate for light commercial use adjacent to the proposed R-2 residential use.

If the application is approved, planning staff recommends the following conditions: the proposed development must provide the necessary buffering between residential and commercial land uses within the site, a traffic study shall be conducted that meets the approval of the City of Leesburg and the Department of Transportation given the proposed development is located near two state highways 19 and 32 and in a peak hour congested area around Lee County High School and Lee County Elementary School. The traffic study shall address the existing and projected Level of Service of intersections of highways 19 and 32 with Robert B Lee Drive, via Lovers Lane, and shall address needs for turning lanes along Robert B Lee Drive. Ultimate project development approval should be contingent on developer implementation of improvements recommended by the traffic study, internal networks of streets and paths shall be designed to maximize connectivity and comply with all Leesburg development regulations, and the final site development plan review and approval process shall involve the Leesburg Mayor, the City Council, and the Planning Commission.

Chairman opened the public hearing at 6:11 p.m.

Applicant Presentation

Applicant Kurt Lamon, Lee County developer, addressed the Board and gave a presentation on his vision for the development. He explained that over the last four years everything has gotten more expensive including housing, adding that the cost of new homes are approximately 45% more than it was five years ago. Additionally, he stated that wages are not keeping up with the rise in cost of housing and in 2024 they began looking at the property in question for rezoning, and began negotiating on the best use of the property. One of the biggest reasons he looked into the City limits was because Lee County’s sewer capacity versus the City of Leesburg. He went over key points in the Comp Plan that corresponded with his development plan. His plan would have different types of development that would all be an affordable price point for median income households. As required, this project underwent a Development of Regional Impact study and no adverse effects were reported. Mr. Inman presented the traffic generation impact memo, the plans for interconnectivity within the community, and proposed access to the

YMCA. He added City of Leesburg utilities and capacity are available but they may have to add one lift station. He stated if City of Leesburg is going to grow, so is the traffic and that this development should only increase by 4%. Assistant Director Amanda explained to the board the traffic memo being presented is a memo and not the traffic study being requested and staff's recommendation to place the traffic study condition still stands.

Public Supporters

Kurt Lamon
Matthew Inman
Andy Wood
EJ Vereen

Public Opposition

Dennis Roland
Heather Jones

Chairman closed the public hearing at 6:58 p.m.

Commission Discussion

Commissioners discussed current zoning districts of the property versus the proposed zoning district requests. Co-Chair Quinn questioned the lot sizes as listed on the concept plan which was followed up with clarification from Mr. Inman. He explained this is just a concept plan and if it were to remain less than the minimum lot size requirements, they will apply for a variance.

Commissioner Jim Quinn made a **MOTION** to **APPROVE** the application Z25-010 to rezone to R-1, R-2 and **C-2** for mixed use development, with all conditions recommended by staff. Seconded by Renea Miller. The **MOTION** passed 4-1 with Jason Sheffield, Charlie Barner, Jim Quinn and Renea Miller voting yea and Johnny Golden voting no.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The City Council of Leesburg will conduct a special called public hearing on the City of Leesburg case **Tuesday, March 18, 2025, at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Renea Miller made a **MOTION** to **ADJOURN**, seconded by Vice Chairman Jim Quinn. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:06 p.m.**

Note: all meetings are audio recorded and are filed in the Planning & Zoning Department

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

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



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website
- Staff viewed demo website November 13, 2024
- Staff reviewed demo website with migrated data December 30, 2024
- Staff met with NTS designer January 7, 2025 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
 - Archaeological Testing
 - Archaeological fieldwork at the site was conducted October 21-25, 2024
 - 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
- 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

Updated: April 4, 2025

- 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
- 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

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
- 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
- Oakland Self Storage Phase II- US Hwy 82

Courthouse Addition

- Agreement with Jericho Design Group for design services approved September 24, 2024 for \$26,200.00
- Completed a preliminary floor plan
- Preliminary design and first concept plans presented to the BOC on December 10, 2024

Disaster Recovery and Redevelopment Plan

- GEMA representatives worked 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 received

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
- **Building Web Apps for GIS**
 - Currently building specialized web apps through ArcGIS Online to host mapping products for Lee County GIS
 - Will include parcels, zoning, addresses, parks, flood zones, etc.
 - Will be available to all county citizens on the new website
- **Address Review**
 - Reviewing addresses in correlation to Georgia Power/Sumter EMC/Mitchell EMC to see if the address number is different for 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
 - To prepare for Next Gen 911

GREAT AMERICAN CLEANUP 2025

- Saturday, April 5, 2025 at 9:00am -12:00pm
 - Amnesty Day at the Landfill
 - 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 as well as the equipment
 - BOC awarded project on May 14, 2024 for \$20,493.00
 - Trail has been established
 - Picnic tables and benches installed
 - Parking stops and plants installed
 - Waiting for quote for the installation of a Sun Shade

R2 Zoning

- Consultant Lee Walton is still working on the study
- Chief Appraiser Doug Goodin is working on a report that shows all multi-family units, owners, and relevant information for Lee to include in his report
- Staff to follow-up weekly

Road Development

- Land Development permit received
- Site area is 1.65 acres and consists of Oakland Parkway Commercial Subdivision Lot 28 and adjoining easements
- Project includes commercial driveway and right turn deceleration lane on GDOT right-of-way

Sidewalks

- 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

- GDOT replaced the bridge over the Muckaloochee Creek on Smithville Road
- Construction and Maintenance Easements received from adjoining property owners and recorded
- Start Date: October 2024, with road closure and respective detour
- Completion Date: March 2025

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- County Ballot Amount – \$18,272,384.00
 - County Collected Amount - \$23,507,335.00 (as of 3/31/25)
 - Difference \$5,234,951.00
 - 129% 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

- Project Completion: March 2025
- 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
- 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
- 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
 - 05-2024: Variance needed; went through the Planning Commission (5-2-2024) and BOC (5-14-2024)
 - 06-20-2024: All equipment built and ready to ship
 - 12-05-2024: Building for the tower set up
 - 01-09-2025: Foundation laid
 - 01-2025: Tower erected
 - 02-2025: Radio equipment installation
 - 02-2025: New frequencies approved

Utilities Authority

- SAG Well Grant - \$1,200,000.00 – LC match \$300,000.00
- 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

No open RFPs or RFQs.

Recently Awarded

Installed Propane Generator & Automatic Transfer Switch

- Pre-Bid Meeting: February 13, 2025
- Bid Opening: February 27, 2025
- Bid results rejected by staff

Wheeled Excavator - Public Works

- Pre-Bid Meeting: February 18, 2025
- Bid Opening: March 4, 2025
- BOC awarded the bid to Yancey on March 25, 2025 for \$4,188.50 per month

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
- Engineering design in progress
- Met with Utilities companies to discuss right-of-way
- 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
- Located at Public Works
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024
- BOC awarded bid to W.J. Kirksey for \$197,500.00 on January 14, 2025

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 \$124,500.00 on January 14, 2025

Speed Tables

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: November 21, 2024
- Bid Opening: December 12, 2024
- BOC approved the purchase of two (2) speed signs and the adoption of 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
- 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 on January 28, 2025
- Contract signed by both parties
- Kick Off Meeting: April 8, 2025

Flooring Services: DFCS Building

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

Future

Security Camera System

- Staff writing RFP documents
- Proposed Pre-Bid Meeting: April 2025
- Proposed Bid Opening: June 2025

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



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Lee County Board of Commissioners
SUBJECT: Consideration to authorize staff to put out a bid for a video surveillance system for County buildings.
MEETING DATE: Tuesday, April 8, 2025

MOTION/RECOMMENDATION

Motion to to authorize staff to put out a bid for a video surveillance system for County buildings. Staff recommends approval.

BACKGROUND

Staff is requesting to put out a bid for an updated, cloud-based video surveillance system for County governmental buildings. The winning contractor would be responsible for the installation and maintenance of said system at all requested buildings as well as any necessary training for staff members tasked with viewing any resulting footage. The existing system was purchased in 2021 from Johnson Controls.

ATTACHMENT

None



Lee County Public Works

Public Works Director
Michael T. Sistrunk

759 Hwy 32 East
Leesburg, GA 31763
(229) 759-6028
FAX (229) 759-3332

General Supervisors
Chris Sellers
David Coulter

To: County Manager/Board of Commissioners
From: Mike Sistrunk
April 8, 2025

Staff requests to enact the following policy for speed humps:

1. Public Works receives the initial request from citizens.
2. Public Works will then inspect the area to determine where the speed hump would potentially be placed.
3. Public Works will place the speed trailer in this location for seven days to collect data (e.g. speed of vehicles throughout the day along with time of day, number of vehicles on the road, etc.).
4. Citizens will then be given a petition requiring the signatures of 60% of registered homeowners stating they approve of the placement of the speed hump. The petition will include a sketch of the proposed speed hump location and placement for homeowners to view before they sign the petition.
5. After reviewing data from the speed trailer and receiving petition with required signatures, thereby confirming speedhump is needed, Public Works will install speed hump.



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

Petition Request Installation of Temporary Speed Hump(s)

The Undersigned, by signing this petition, do hereby request the Lee County Board of Commissioners to install temporary speed hump(s) at _____. The Undersigned have been informed and do understand that sixty percent (60%) of record owner of lot in said subdivision (In the immediate area only), sign this petition. The Lee County Board of Commissioners may authorize the installation of temporary speed humps if the County Manager is notified and the location is approved by the Lee County Public Works Department.

Circle the justification for the speed hump(s) installation:

Speeding Vehicles Accidents Children at Play Special Needs Person

Comments: _____

***Note* Failure to meet the requirements in the page of directions may result in the speed hump request being denied.**

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

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

www.lee.ga.us



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Lee County Board of Commissioners
SUBJECT: Consideration to approve an Intergovernmental Agreement with the Chehaw Park Authority relating to the expenditure of hotel-motel tax funds received by the County under Title 48 of the Georgia Tax Code.
MEETING DATE: Tuesday, April 8, 2025

MOTION/RECOMMENDATION

Motion to approve an Intergovernmental Agreement with the Chehaw Park Authority relating to the expenditure of hotel-motel tax funds received by the County under Title 48 of the Georgia Tax Code.

BACKGROUND

Lee County, Georgia, pursuant to O.C.G.A. 48-13-50, is authorized to collect a 7% hotel/motel occupancy tax. In past years, this has been a relatively small amount due to the fact there is only one motel in the County. Recently, with the growing number of short-term rentals throughout the County, this amount has increased.

To be compliant with O.C.G.A 48-13-51 (a) (4.4), the County is required to expend 28.58% of the hotel/motel tax collected annually for the purpose of “either marketing or operating a community auditorium or theater facility or a community convention or trade center of which the theater or auditorium is a part”.

Since a large portion of Chehaw Park is in Lee County, and they operate the Creekside Center, they qualify for up to 28.58% of the County’s hotel/motel funds. These funds must be spent by June 30 of each fiscal year. We estimate this contribution to be approximately \$8,500.00 each fiscal year.

ATTACHMENT

1. Agreement with Chehaw 4-2-25

STATE OF GEORGIA

COUNTY OF LEE

**AGREEMENT BETWEEN THE BOARD OF COMMISSIONERS OF
LEE COUNTY, GEORGIA AND THE CHEHAW PARK AUTHORITY
REGARDING THE PROVISION OF TOURISM SERVICES**

This Agreement, entered into effective the ____ day of _____, 2025, by and between the **Board of Commissioners of Lee County, Georgia**, a body corporate and politic whose mailing address is 102 Starksville Avenue North, Leesburg, Georgia 31763 (hereinafter referred to “County”) and the **Chehaw Park Authority**, of 105 Chehaw Park Road, Albany, Georgia 31701 (hereinafter referred to as the “Authority”).

WITNESSETH:

WHEREAS, the County is a body corporate and politic established in accord with the provisions of Article IX, Section 1, Paragraph 1 of the Constitution of the State of Georgia; and

WHEREAS, the Authority is a public body corporate and politic which is an instrumentality in a public corporation of the State of Georgia originally established in accord with Georgia Laws 1981, Page 31-31, as amended; and

WHEREAS, the County is authorized, pursuant to general law, to provide funds for the promotion of economic development and tourism within the unincorporated area of Lee County; and

WHEREAS, tourism is the second largest industry in the State of Georgia and provides a substantial amount of economic development in the Lee County area; and

WHEREAS, the County has previously levied a hotel/motel tax as authorized under O.C.G.A. §48-13-51 to provide for the promotion of tourism, conventions, trade shows, and other expenditures of such funds as authorized under such statute within the unincorporated area of Lee County; and

WHEREAS, the Authority deems it appropriate to assist in the provision of tourism services for Lee County.

NOW THEREFORE, in consideration of the premises and in consideration of the mutual obligations, agreements, and undertakings hereinafter set out, the County and the Authority do hereby agree as follows:

1. The Authority is authorized to make, execute, and enter into contracts necessary and convenient in connection with its operation of the Chehaw Park located in Lee County and Dougherty County in southwest Georgia and, in accord with this Contract, the Authority shall provide services to Lee County in connection with the promotion of tourism, conventions, and trade shows within Lee County, and shall undertake such programs and activities as it may deem appropriate in order to improve, enhance, and encourage tourism within Lee County so as to promote and enhance economic development of Lee County and for the benefit of the citizens of Lee County, particularly with respect to visitation to Chehaw Park.

2. In consideration for the services to be provided by the Authority hereunder, the County shall, and does hereby, agree to pay to the Authority an amount up to 28.58% of the hotel/motel tax collected annually by Lee County in accord with the provisions of O.C.G.A. §48-13-51(a)(4.4). Such payments shall be made to the Authority monthly, quarterly, or annually as the County may deem appropriate.

3. The parties agree that this Agreement shall commence as of January 1, 2025 and shall expire by its terms on June 30, 2025 (the “original term”). The Agreement shall then automatically renew as of July 1, 2025, and shall expire by its terms on June 30, 2026. Commencing as of July 1, 2026, either party shall have the right to terminate this Agreement, with or without cause, during the term hereof by giving thirty (30) calendar days’ written notice to the other party of such termination, and such termination shall be effective as of the 30th calendar day after the date of such notice of termination submitted by the terminating party. Notwithstanding the foregoing, if neither party provides a timely notice of termination to the other party as provided above, this Agreement shall automatically renew as of July 1 of each calendar year for nine (9) additional consecutive one (1) year renewal terms, each a “renewal term”. If not sooner terminated, this Agreement shall finally terminate as of June 30, 2036, subject to the parties’ written agreement to renew this Agreement beyond such final termination date under such terms and conditions as the parties may agree upon at that time.

4. The Chairman of the Authority, or his or her designee, shall make a written report at least annually in June of each year to the County regarding the activities of the Authority undertaken in accord with the terms of this Agreement. Such report may be required more frequently in the sole discretion of the County.

5. A detailed accounting of the amount and purpose of the expenditures made by the Authority under the terms of this Agreement shall be the subject of the Authority’s annual audit.

6. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and no modification of this Agreement shall be binding unless the same is reduced to writing and signed by all the parties to this Agreement. No

representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto.

7. This Agreement shall be construed in accord with the laws of the State of Georgia.

8. All notices required or permitted to be given with respect to this Agreement shall be in writing. Each notice to the County shall be sent by registered or certified mail, postage prepaid, and return receipt requested, to:

Lee County Board of Commissioners
102 Starksville Avenue North
Leesburg, Georgia 31763

Each notice to the Authority shall be sent by registered or certified mail, postage prepaid, and return receipt requested, to:

Chehaw Park Authority
105 Chehaw Park Road
Albany, Georgia 31701

Notices shall be sent to such other address as either party may from time to time designate in writing.

Every notice shall be deemed to have been given at the time it shall have been deposited in the United States Mail, postage prepaid, in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

9. This Agreement is binding upon the parties hereto and their respective successors and assigns.

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

Chehaw Park Authority, Inc.

By: _____
Chairman

Attest: _____
Secretary