



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, June 10, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

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

MEETING MINUTES

Work Session

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## COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2

Chris Guarnieri, Vice-Chairman, District 4

Dennis Roland, Commissioner, District 1

Billy Mathis, Commissioner, District 3

George Walls, Commissioner, District 5

## COUNTY STAFF

Joey Davenport, Co-Assistant County Manager

Heather Jones, Co-Assistant County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

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The Lee County Board of Commissioners met in a voting session on Tuesday, June 10, 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 Co-Assistant County Manager Joey Davenport, Co-Assistant County Manager Heather Jones, and County Clerk Kaitlyn Good. County Attorney Jimmy Skipper 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

Commissioner Dennis Roland led the invocation.

### 3. PLEDGE OF ALLEGIANCE

Chairman Singletary thanked those who attended the Bicentennial Event as well as the volunteers and employees of the Chamber of Commerce, who organized the event.

### 4. APPROVAL OF MINUTES

#### A) Consideration to approve the minutes from the May 23, 2025 Budget Workshop.

Commissioner Guarnieri made the **MOTION** to approve the minutes from the May 23, 2025 Budget Workshop. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

#### B) Consideration to approve the minutes from the May 27, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the May 27, 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) Patsy James, Executive Director of Lee County Family Connection, to provide the year-end report.

Patsy James, Executive Director of Lee County Family Connection provided the year-end report. Backpack Blessings, our weekend nutritional support program, (this year was the program's 15th year!) showed 3,363 packed bags distributed to children Kindergarten through 5th Grade. This program utilized 92 volunteers for a total of 482 volunteer hours. Additionally, 40 families were served with shelf-stable food items, produce, and a turkey for Thanksgiving, with 65 families being served the same on Christmas. The Christmas Store helped 65 families and supplied gifts for 214 Lee County children. There were 109 volunteers, with 432 volunteer hours.

Early literacy intervention up to age 8 is a very important set of programs within Family Connection. This year, Literate Lee hosted 56 book clubs and six (6) special events, during which 2,255 books were distributed, and 66 volunteers assisted with a total of 198 volunteer hours. There were seven (7) Family Literacy nights, during which 42 families that consisted of 63 adults and 126 children participated in reading a book, an activity, and dinner.

The third cohort of our Junior Leadership Lee Academy (8th Grade) just graduated in May. After completing the academy, which includes five (5) sessions during the second half of the 8th grade year, the students are asked if they would like to continue on as ambassadors until they graduate. There are currently three (3) cohorts of ambassadors: Rising 11th graders, rising 10th graders, and rising 9th graders (recent graduates of the academy), for a total of approximately 77 students. The ambassadors meet quarterly. We will also open up the application process this Fall for our 8th Graders to join the 4th cohort of the academy.

As a non-profit, Family Connection receives just \$56,000.00 in funding from the state, along with support from the cities and the County, so it relies heavily on volunteers, fundraisers, sponsorships, donations, and the occasional grant. The total volunteer hour value was \$46,283.18. The total funds raised for the programs was \$66,000.00. So, the total annual investment in Family Connection programs was \$112,283.18.

B) Deana Hawkins-Perry, VP of Government Affairs in Georgia, to present on Windstream's progress.

Deana Hawkins-Perry, VP of Government Affairs in Georgia, and Michael Foor, Regional President of Operations in Georgia, of Kinetic by Windstream presented on Windstream's project progress within the County. Ms. Perry thanked County staff and Sumter EMC staff for their partnership and cooperation with the project. There are approximately 3,500 locations being served, with approximately 357 miles of fiber being laid. There are also going to be redundant routes to ensure coverage in the areas.

To date, 341 miles of fiber is placed, which is approximately 96%. There are also 189 locations connected. As a commitment to the County, Kinetic continues to provide monthly updates, which are now available to the public. An ad was also made available on social media describing the project, providing updates, and providing where construction would be taking place. The next update will come out the week of June 23. There is also a published flyer that includes a phone number and website for citizens to ask for updates as well as pre-register. This contact information can be used later to contact customers to let them know the service is live and ask if they would like to subscribe. There is still a list of pre-registered citizens.

The side of the County that will turn up first will be the side near Sasser, which is where the existing network comes from. There will be a feed coming from the Southwest as well as a feed coming from the North. Addresses in the Southwest corner of the County will hopefully be active by the end of the month. In this area, the cabinet has been placed, and the transport has been tested. This will be the first cabinet turned up and Windstream will continue to work up and expand across the locations in the County. In the Northern part of the County, Windstream is waiting on railroad permits.

This current round of state funding was provided for a specific list of locations (address-specific) spread around the County based on speed. Another round of funding (BEAD) will cover more addresses. The current lighting is the most significant one in terms of number of locations served. A list of addresses and/or a more precise map including streets was requested by Commissioner Mathis. Mr. Foor also assured citizens that the pricing will be fair and equitable for everything offered. These prices will be shared with the public when available.

## 7. **PUBLIC HEARING**

- A) The Lee County Board of Commissioners will hold a public hearing regarding the **proposed 2025-2026 Budget.**

Chairman Singletary opened the Public Hearing at 6:30pm.

Chairman Singletary stated that copies of the proposed budget are viable at all public libraries, on our website, and in the County Clerk's office.

With no comments or questions from the public, staff, or Board members, Chairman Singletary closed the Public Hearing at 6:30pm.

- B) The Lee County Board of Commissioners will hold a public hearing regarding the **proposed amendment to the Multi-Family Housing section of the Comprehensive Plan.**

Planning Director Amanda Nava-Estill summarized the proposed amendment, stating that it is a minor amendment to the Multi-Family Housing section of the Comprehensive Plan changing wording regarding infrastructure capacity as it aligns with the current moratorium. As only a minor amendment, the Southwest Georgia Regional Commission has informed us that we only have to ensure that the City of Leesburg and City of Smithville are aware of these changes, and staff has confirmed that.

Chairman Singletary opened the Public Hearing at 6:31pm.

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

- C) Text Amendment (**T25-004**) to amend the zoning ordinance Chapter 70, Article XI, Section 70-347 (12) of the Lee County Code of Ordinances, to remove the permitted use, "Medical and/or dental clinics" and add the use as a conditional use under Chapter 70, Article XI, Section 70-348, to read as "**Clinics: Medical and/or dental**". *Planning Commission unanimously recommended approval.*

Planning Director Amanda Nava-Estill summarized the amendment, stating it was a housekeeping matter at the request of the County Attorney.

Chairman Singletary opened the Public Hearing at 6:32pm.

With no comments or questions from the public, staff, or Board members, Chairman Singletary closed the Public Hearing at 6:33pm.

Commissioner Mathis made the **MOTION** to waive the second reading of the proposed text amendment. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

Commissioner Mathis made the **MOTION** to approve an amendment to the zoning ordinance Chapter 70, Article XI, Section 70-347 (12) of the Lee County Code of Ordinances, to remove the permitted use, “Medical and/or dental clinics” and add the use as a conditional use under Chapter 70, Article XI, Section 70-348, to read as “Clinics: Medical and/or dental”. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- D) Text Amendment (T25-005) to amend the zoning ordinance Chapter 70, Article VI, Sections 70-196, 70-199, 70-200, 70-201, and 70-202 of the Lee County Code of Ordinances, to **remove, amend, and add regulations**, based on the Lee County R-2 moratorium and the results of the requested studies for the **R-2 Multi-Family Zoning District. Planning Commission unanimously recommended approval.**

Planning Director Amanda Nava-Estill summarized the amendment, stating that this is to clean up the R-2 ordinance by adding a PUD (planned unit development) approval process.

Chairman Singletary opened the Public Hearing at 6:33pm.

With no comments or questions from the public, staff, or Board members, Chairman Singletary closed the Public Hearing at 6:34pm.

## 8. **DEPARTMENTAL MATTERS**

- A) **Planning, Zoning & Engineering** - Review of the minutes from the May 1, 2025 Planning Commission meeting.

The minutes were reviewed as presented.

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

## 10. **COUNTY MANAGER’S MATTERS**

- A) Consideration to approve the renewal lease of one (1) year for DFCS.

Commissioner Mathis made the **MOTION** to approve the renewal of the lease of one (1) year for DFCS for \$4,153.00 monthly. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- B) Consideration to approve the renewal lease of one (1) year for the Department of Juvenile Justice.

Commissioner Mathis made the **MOTION** to approve the renewal lease of one (1) year for the Department of Juvenile Justice for \$705.60 monthly. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

- C) Consideration to approve the renewal lease of one (1) year for the Department of Audits and Accounts.

Commissioner Mathis made the **MOTION** to approve the renewal lease of one (1) year for the Department of Audits and Accounts for \$2,845.05 monthly. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- D) Consideration to approve a one (1) year contract for Circuit Public Defender David T. Winheim.

Commissioner Mathis made the **MOTION** to approve a one (1) year contract for Circuit Public Defender David T. Winheim. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- E) Consideration to approve a one (1) year NPDES Permit Contract with Aulick Engineering.

- F) Consideration to approve a one (1) year On-Call Contract with Aulick Engineering.

Commissioner Mathis made the **MOTION** to table items E and F to allow time for the new County Manager to review. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

- G) Consideration to approve an agreement with Reliable Engineering for the 2025 LRA projects.

- H) Consideration to approve an agreement with Reliable Engineering for the Ledo Road project.

Commissioner Mathis made the **MOTION** to table items G and H to allow time for the new County Manager to review. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

#### 11. **COMMISSIONER'S MATTERS**

- A) Consideration to appoint Scott Addison as County Manager.

Commissioner Mathis made the **MOTION** to appoint Scott Addison as County Manager. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

#### 12. **UNFINISHED BUSINESS**

- A) Consideration to approve the estimated rollback rate of 12.38 mills.

Chairman Singletary summarized the item, stating that it is a clean-up item from the last meeting in which the rollback change of .026, which is needed for the Chief Appraiser, was approved. The Board needs to approve the actual rate of 12.38.

Commissioner Walls made the **MOTION** to approve the estimated rollback rate of 12.38 mills. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Guarnieri voting yea.

#### 13. **COUNTY ATTORNEY'S MATTERS**

#### 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 commission meeting will be held June 24, 2025 at 6:00pm.

- B) The offices of the Lee County Board of Commissioners will be **closed Thursday, June 19, 2025** in observance of Juneteenth. County offices will reopen for regular business on Friday, June 20, 2025. **Garbage services will not be affected.**
- C) Events for the **Juneteenth Celebration** will be held Thursday, June 12, 2025 – Sunday, June 15, 2025, with the **parade and festival being held Saturday, June 14, 2025 at 10:00am in Leesburg.** For the full schedule and more information, please visit [www.georgiaroots.org](http://www.georgiaroots.org) or contact Mrs. Trish Batten.

17. **ADJOURNMENT**

The meeting adjourned at 6:39PM.

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CHAIRMAN

ATTEST:

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COUNTY CLERK