LOWNDES COUNTY BOARD OF COMMISSIONERS
AMENDED AGENDA
WORK SESSION, MONDAY, MAY 9, 2016, 8:30 a.m.
REGULAR SESSION, TUESDAY, MAY 10, 2016, 5:30 p.m.
327 N. Ashley Street - 2nd Floor

1. **Call To Order**

2. **Invocation**

3. **Pledge Of Allegiance To The Flag**

4. **Minutes For Approval**

   a. Work Session- April 25, 2016

   b. Regular Session- April 26, 2016

5. **Appointments**

   a. South Georgia Community Service Board

      Reappoint Mr. Shamb Purohit and appoint an elected official

      Documents: SOUTH GEORGIA COMMUNITY SERVICE BOARD.PDF

6. **Public Hearings**

   a. REZ-2016-10 Freedom Heights, 4301 Bemiss Rd, C-H To P-D, County Water And Sewer, ~7 Acres

      TRC Recommendation: Approval
      GLPC Recommendation: Approval

      Documents: REZONING CASE REZ 2016-10.PDF

   b. REZ-2016-11 Creekside West Subdivision, 7551 GA Hwy 122 W, P-D To P-D (Master Plan Update), County Water And Sewer, ~173 Acres

      TRC Recommendation: Approval
      GLPC Recommendation: Approval with Conditions

      Documents: REZONING CASE REZ-2016-11.PDF

7. **For Consideration**

   a. GA DCA Low-Income Housing Tax Credit Application, Letter Of Support Request: Freedom Heights

      Documents: GA DCA LIHTC LETTER OF SUPPORT REQUEST- FREEDOM HEIGHTS.PDF

   b. Adopt Resolution Accepting Infrastructure For Grove Point Subdivision Phase IV Section 3

      Adopt the Resolution

Adopt the Resolution.

Documents: ADOPT RESOLUTION ACCEPTING INFRASTRUCTURE FOR GROVE POINTE SUBDIVISION PHASE IV SECTION 3.PDF

c. Declaration Of Surplus Items And Authorization Of Sale

Declare the items surplus and authorize the sale

Documents: DECLARATION OF SURPLUS ITEMS AND AUTHORIZATION OF SALE.PDF

d. Sewer Vactor Truck

Approve the purchase of a Sewer Vactor Truck.

Documents: SEWER VACTOR TRUCK.PDF

e. Agreement To Repair Access Easement- Carter Way

Approve and authorize Chairman Slaughter to sign the agreement.

Documents: AGREEMENT TO REPAIR ACCESS EASEMENT.PDF

8. **Bids**

a. Bid For Security Services At Human Resources Building

Accept the proposal from API Security Services and authorize the Chairman to sign the contract

Documents: BID FOR SECURITY SERVICES AT HUMAN RESOURCES BUILDING.PDF

b. Hwy. 84 Lift Station

Approve repairs to Hwy 84 lift station pump

Documents: HWY 84 LIFT STATION PUMP.PDF

9. **Reports - County Manager**

10. **Citizens Wishing To Be Heard-Please State Your Name And Address**

11. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: South Georgia Community Service Board

Work Session (x)
Regular Session (x)
Recommendation ( )
Policy/Discussion ( )
Report ( )
Other ( )

DATE OF MEETING: May 10, 2016

BUDGET IMPACT:
FUNDING SOURCE
( ) Annual
( ) Capital
(x) N/A

COUNTY ACTION REQUESTED ON: Reappoint board member and appoint elected official

HISTORY, FACTS AND ISSUES: The term currently held by Mr. Shamb Purohit will expire in June 2016. Mr. Purohit has shown interest in being reappointed. There is also a vacant seat for an elected official.

OPTIONS:
1. Reappoint Mr. Purohit and appoint an elected official
2. Board's Pleasure

RECOMMENDED ACTION: Reappoint Mr. Purohit and appoint an elected official

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

County Manager

Action Taken By Board:

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-10

DATE OF MEETING: May 10th 2016

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ( )
Report ( )

BUDGET IMPACT:

FUNDING SOURCE:
( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON: REZ-2016-10 Freedom Heights, 4301 Bemiss Rd
C-H to PD, County Water and Sewer, ~7 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~7 acre property from Highway Commercial (C-H) zoning to Residential Planned Development (PD) zoning. The main motivation behind the request is to allow for the construction of a 96 unit Low-Income Housing Tax Credit (LIHTC)[1] multi-family development. It should be noted that the developers, IDP Housing,[2] are a local company with multi-family development experience. For reference, two of their previous local projects were the renovations of the Daniel Ashley House Downtown and the construction of The Residences at Five Points. The subject property possesses road frontage on Bemiss Rd. This section of Bemiss Rd is classified as a state maintained minor arterial[3]. Typical traffic flow capacity of a minor arterial road is greater than 6,000 AADT[4]. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance PD zoning is listed as a permitted zoning district within a Neighborhood Activity Center Character Area. With this request the following factors should be considered: 1) The frontage on Bemiss Rd 2) The potential impacts to the existing residential neighbors to the west (Privacy) 3) The precedent set for the property to the southwest 4) The economic impact and potential investment in the subject property 5) The pursuit of affordable housing 6) The reputation and quality of the developers previous developments 7) The availability and use of water and sewer 8) The improvement of the subject property when compared to its current state and 9) the potential uses allowed in the existing C-H zoning.

[1] Additional information on the Georgia Department of Community Affair's Tax Credit Programs may be found here: http://www.dca.state.ga.us/housing/HousingDevelopment/Programs/housingTaxCredit.asp
[2] Additional information on IDP Housing may be found here: http://www.idphousing.com/
[3] Road classifications are determined by the Lowndes County Thoroughfare Plan.
[4] Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None.			
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			

At their April regular meeting the GLPC reviewed this request and ultimately recommended for its approval by a 7-0 vote. During the public hearing portion of the request one of the applicant's spoke for it and no one spoke against it. Questioning and discussion revolved around potential traffic impacts and the changes that had been made to the site plan after privacy and layout concerns from the GLPC were identified at their work session.

For reference, it should be noted that ULDC landscaping requirements (4.07.00) and dumpster requirements (5.02.05) will be expected to be met, GDOT permits will be required for the proposed driveways, and decelerations lanes may be required to be constructed.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning County Planner: Jason Davenport

County Manager Action by the Board:_____

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-11

DATE OF MEETING: May 10th 2016

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ( )
Report ( )

BUDGET IMPACT:

FUNDING SOURCE:
( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON: REZ-2016-11 Creekside West Subdivision, 7551 GA Hwy 122 W
PD to PD (Master Plan Update), County Water and Sewer, ~173 acres

HISTORY, FACTS AND ISSUES:

This request represents an update to a LCBOC approved Planned Development (PD) site plan. The site plan for Creekside West was originally approved with conditions in 2006 (Site Plan and LCBOC Minutes Attached). It should be noted that the Site Plan was approved in February 2006 before the updated ULDC PD regulations were adopted by the LCBOC in May 2006. Since that time the layout has changed[1] and the amount of greenspace/recreation space has been reduced to a point where a site plan update was triggered[2]. The main reasons for the layout changes were the utilization of sewer services rather than a community septic system[3], the increase in lot sizes, and further engineering of the site (Compared to the LCBOC approved conceptual site plan). The main reasons for the decrease in greenspace/recreation space is the utilization of County sewer service rather than a community septic system, the increase in lot sizes[4], the increase in value of a larger lot, a concern about a potential devalue in the property from the developer, potential conflicts with property already sold, to provide clarity in ownership and maintenance of the preservation areas, reduce the tax burden on the Property Owners Association (POA) and the developer, and the investment in the current greenspace/recreation spaces (Pool/Cabana, Playground, Pond Construction, etc.). Ingress/egress for the subject property is from GA Hwy 122 West. GA Hwy 122 West is a state maintained arterial[5] road. Typical traffic flow capacity of an arterial road is greater than 6,000 AADT[6]. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is on the border of the Urban Service Area and dominantly within the Rural Service Area. The property is depicted as within a Suburban Area Character Area. Per Comprehensive Plan guidance PD zoning is currently listed as a permitted zoning within a Suburban Area Character Area. Factors for consideration include the following: 1) The precedent set for future growth in the area 2) The utilization of water and sewer services 3) The potential impacts on existing residences in the area 4) The economic impact and potential investment in the subject property 5) The

[1] 2006 Site Plan = 300 lots approved and ~283 Lots shown vs. 2016 Site Plan = 242 lots approved and ~232 lots shown
[2] 2006 Site Plan = ~25% or ~43 acres greenspace/recreation space vs. 2016 Site Plan = ~6.4% or 11.21 acres greenspace/recreation space
[3] The central greenspace/recreation space area on the 2006 site plan had a dual purpose. One purpose was for the drainfield and wastewater treatment system for the subdivision and the other was for a greenspace/recreation space area.
[4] The developer's preference is for lots to control preservation areas (See the eastern and western portions of the site plan). From a staff standpoint, even though the land is preserved it does not count toward greenspace/recreation space totals because it now becomes a part of a privately owned lot.
[5] The road classification of arterial is determined by the Lowndes County Thoroughfare Plan.
[6] Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

numeric decreases in greenspace/recreation space 5) the decrease in the total maximum residences/lots and 6) the impact of the great recession/economic downturn on this community.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)				
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			

At their April regular meeting the GLPC reviewed this request and ultimately recommended for its approval with three conditions by a 5-2 vote. Commissioner Gladwin and Commissioner Raker voted against the motion. During the public hearing portion of the request the developer spoke for it and two adjacent property owners spoke against it. The adjacent property owners expressed concerns about increased water runoff since the area has been developed, the proposed fencing and buffer between their property and the southwestern border of Creekside West, concerns with addressing, and concerns with the condition of Old Valdosta Road.

General GLPC Recommended Condition #1 The western boundary of lots 307 through 313 be revised to be the edge of the lake.

General GLPC Recommended Condition #2 The eastern boundary of lots 412 through 420 be revised to be the green preservation area shown.

General GLPC Recommended Condition #3 The Property Owners Association (POA) shall have access to both the eastern and western areas described above.

For reference, please be aware that Fire/Rescue will need to approve the location of all fire hydrants.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: GLPC: Option #2 Approve with Conditions
TRC: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport

County Manager

Action by the Board:_____

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: GA DCA LIHTC Letter of Support Request: Freedom Heights

DATE OF MEETING: May 10th 2016

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ( )
Report ( )

BUDGET IMPACT:

FUNDING SOURCE:
( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON: GA DCA Low-income Housing Tax Credit (LIHTC) Application Letter of Support Request: Freedom Heights

HISTORY, FACTS AND ISSUES:

If the LCBOC so chooses to approve the rezoning of Freedom Heights (REZ-2016-10) then the applicants for that development have requested an additional action by the LCBOC in the form of a letter of support (See Attached). The request for additional support can be credited to the developments competition within the GA DCA Low-Income Housing Tax Credit (LIHTC) Program. Support from the LCBOC provides an additional benefit for the applicant in GA DCA's competitive review of applications. While other requests similar to this one have been previously approved by the LCBOC, this request is the first of its kind by these particular developers[1].

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning County Planner: Jason Davenport

County Manager Action by the Board:_____

[1] Additional information on IDP Housing may be found here: http://www.idphousing.com/

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Adopt Resolution accepting infrastructure for Grove Pointe Subdivision Phase IV Section 3

DATE OF MEETING: May 10, 2016

Regular Meeting (X)
Work Session (X)
Recommendation(X)
Policy/Discussion ( )
Report ( )

BUDGET IMPACT: N/A

FUNDING SOURCE:
( ) Annual ( ) SPLOST VI
( ) Capital
(X) N/A

COUNTY ACTION REQUESTED ON: Adoption of Resolution accepting subdivision roads for county maintenance

HISTORY, FACTS AND ISSUES: Grove Pointe Subdivision Phase IV Section 3 is located off Old US 41 North. Engineering staff has made the final inspection of the project, and the work is substantially complete. A punch list of construction items to be addressed has been provided to the contractor, and the final paperwork is in process at the time of agenda submittal (punch list corrections, payment for street signs). The final plat will not be signed for recording until all paperwork is received. Attached is a letter requesting acceptance of infrastructure for this subdivision

OPTIONS:
1. Adopt the Resolution
2. Board's Pleasure

RECOMMENDED ACTION: Adopt the Resolution

DEPARTMENT: Engineering County Engineer: Michael B. Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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Joe Pritchard
County Manager

Action Taken By Board:_____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Declaration of Surplus Items and Authorization of Sale

Regular Meeting (X)
Work Session (X)
Recommendation ( )
Policy/Discussion ( )
Report ( )
Other ( )

DATE OF MEETING: May 10, 2016

BUDGET IMPACT: n/a
FUNDING SOURCE
( ) Annual ()SPLOST
( ) Capital
( ) N/A

COUNTY ACTION REQUESTED ON: Declaration of Surplus Items and Authorization of Sale

HISTORY, FACTS AND ISSUES: Lowndes County is in possession of a large inventory of cellular telephones and MiFi's that have been turned over to the Finance Department as they are no longer in use. Finance is asked that these items be declared surplus and that their sale be authorized so that we can dispose of them according to the purchasing policy. A list of the items to be surplused is attached.

OPTIONS: (1) Declare the items surplus and authorize the sale
(2) Board's pleasure

RECOMMENDED ACTION: (1) Declare the items surplus and authorize the sale

DEPARTMENT: Finance Department Head: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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_____

Joe Rutherford
County Manager

Action Taken By Board:_____

LOWNDES COUNTYBOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Sewer Vactor Truck

DATE OF MEETING: May 10, 2016

Regular Meeting (X)
Work Session (X)
Recommendation ( )
Policy/Discussion ( )
Report ( )
Other ( )

BUDGET IMPACT: $361,387.00
FUNDING SOURCE
() Annual () SPLOST VII
(x) Capital
() N/A

COUNTY ACTION REQUESTED ON: Sewer Vactor Truck Purchase

HISTORY, FACTS, AND ISSUES: The Vac truck is a vital piece of equipment to the operations and maintenance of the Utility Department. This equipment is used in day to day operations, preventative maintenance, and emergency situations including spills, blockages, and line breaks. The average service life of this equipment is eight years. Our Vac truck is a 2005 model that has exceeded its useful service life. Staff has researched different models and recommends the Vactor 2100 Plus. Staff recommends purchasing the Vactor 2100 Plus for $361,387.00 from Environmental Products on the Georgia Statewide Contract (DOAS #99999-SPD-0000102-0010).

OPTIONS: 1. Approve Vac Truck Purchase
2. Board's Pleasure

RECOMMENDED ACTION: Approve Vac truck purchase for $361,387.00 from Environmental Products on the Georgia Statewide Contract.

DEPARTMENT: Utilities Department Head: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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Joe Pritchard
County Manager

Action Taken By Board:_____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Agreement to Repair Access Easement
DATE OF MEETING: May 10, 2016

Regular Meeting (x)
Work Session ( )
Recommendation ( )
Policy/Discussion (x)
Report ( )
Other ( )

BUDGET IMPACT $ 67,822
FUNDING SOURCE
( ) Annual
( ) Capital
(x) Contingency

COUNTY ACTION REQUESTED ON: Agreement to Repair Access Easement

HISTORY, FACTS AND ISSUES:

Recent heavy rains washed out culverts on and damaged a private Access Easement in southwest Lowndes County known as Carter Way. Over 10 residences and a telecommunications tower located on the other side of the damage are inaccessible by vehicle by way of the Access Easement.

The owners of the adjoining properties are Cowart & Son Development Co., Inc. and the Loretta B. Moore Revocable Living Trust. Each has given the County permission to repair the damage. Their Agreement to Repair Access Easement is attached. It states the County shall not be responsible for maintenance or repair of the Access Easement other than repairing the current damage.

The County has obtained the attached bid of $67,822 from Rountree Construction to repair the damage including replacing the damaged culverts.

Repairing the damage will permit EMS, fire, and sheriff vehicle access to the homes, residents, and guests on the other side of the damage and will allow residents and others vehicle access to these homes. It will also allow vehicle access to the telecommunications tower on the other side of the damage.

OPTIONS: 1. (a) Find repairing the damage to the Access Easement will substantially benefit the County and public,
(b) Approve and authorize Chairman Slaughter to sign the Agreement to Repair Access Easement with Cowart & Sons and the Moore Trust, and
(c) Accept Rountree Construction's bid of $67,822.

2. Redirect

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager Department Head: Joe Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

Joe Pritchard
County Manager

Action Taken By Board:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Bid for Security Services at Human Resources Building

DATE OF MEETING: May 10, 2016

Regular Meeting (X)
Work Session (X)
Recommendation ( )
Policy/Discussion ( )
Report ( )
Other ( )

BUDGET IMPACT: $69,384.00
FUNDING SOURCE
(X) Annual ()SPLOST
() Capital
() N/A

COUNTY ACTION REQUESTED ON: Bid for Security Services at Human Resources Building

HISTORY, FACTS, AND ISSUES: Lowndes County solicited proposals for two unarmed security guards at the Human Resources Building, which houses the Health Department and Department of Family and Children's Services. The guards will monitor the metal detector at the entrance of the building as well as inspect the waiting areas before, during, and at the close of business. This is a year-long contract with the option to renew for four additional years. DSI has held this contract for the past 5 years. Proposals were received as follows:

Vendor	Location	Hourly Rate	Annual Estimate
API Security Services	Valdosta, Georgia	$12.25/hour	$69,384.00
National Alliance	Dayton, Ohio	$12.82/hour	$72,612.48
Vescom	Savannah, Georgia	$12.94/hour	$73,292.16
Unified Protection Service	Hawthorne, California	$17.00/hour	$96,288.00

OPTIONS: (1) Accept the proposal from API Security Services and authorize the Chairman to sign the contract
(2) Board's pleasure

RECOMMENDED ACTION: (1) Accept the proposal from API Security Services and authorize the Chairman to sign the contract

DEPARTMENT: Finance Department Head: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

County Manager

Action Taken By Board:

LOWNDES COUNTYBOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Hwy 84 Lift Station Pump

Regular Meeting (X)
Work Session (X)
Recommendation ( )
Policy/Discussion ( )
Report ( )
Other ( )

DATE OF MEETING: May 10, 2016

BUDGET IMPACT: $12,559.78
FUNDING SOURCE
(x) Annual () SPLOST VII
() Capital
() N/A

COUNTY ACTION REQUESTED ON: Hwy 84 Lift Station Pump Repair

HISTORY, FACTS, AND ISSUES: Hwy 84 lift station is a duplex station that is currently running on one pump. The pump that is out of service is a 60 horsepower Flygt pump. We have a quote from AAG Services Inc. to repair this pump for $12,559.78. Additionally, we have two quotes for a new 60 horsepower pump, one from AAG Services for $36,690.00, and one from Xylem for $42,134.97. Staff recommends the pump be repaired for $12,559.78.

OPTIONS: 1. Approve Pump Repair
2. Board's Pleasure

RECOMMENDED ACTION: Approve pump repair from AAG Services for $12,559.78

DEPARTMENT: Utilities Department Head: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

Joe Rutchard
County Manager

Action Taken By Board: