

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, January 11, 2016

**COMMISSIONERS PRESENT**

Chairman Bill Slaughter  
Vice Chairman Clay Griner  
Commissioner Joyce E. Evans  
Commissioner Scott Orenstein  
Commissioner Mark Wisenbaker  
Commissioner Demarcus Marshall

Chairman Slaughter called the meeting to order at 8:30 a.m.

**MINUTES**

The minutes for the regular session of December 8, 2015, were presented with the minutes of the work session of December 7, 2015, to be provided by the end of the day.

**PUBLIC HEARING**

**REZ-2016-01 Project Max, Rocky Ford Rd. E-A to M-2, Water/Sewer, -123 Acres,** County Planner, Jason Davenport, presented the item. Mr. Davenport stated that due to the nature of the project through the Development Authority, everyone was working on an abbreviated timeline. Mr. Davenport stated staff had heard from an adjacent property owner regarding some concerns. Commissioner Marshall stated he believed in being as business friendly as possible and asked if condition one as proposed was needed. Mr. Davenport stated that the Planning Commission and Development Authority were in agreement and that without the condition, unrestricted M-2 would allow for uses that would not be right for the area.

**FOR CONSIDERATION**

**Code Red Service Agreement,** EMA Director, Ashley Tye, presented the agreement for renewal, in the amount of \$25,000.00. Mr. Tye stated the current system worked well and with approval of a five-year agreement, the county would realize \$10,000.00, in savings when compared to the last contract amount of \$35,000.00. Vice Chairman Griner asked how many minutes the county had been using. Mr. Tye stated the contract allows for 100,000 minutes; however, the county had been using approximately 60,000. Vice Chairman Griner also questioned the five users allowed by the contract. Mr. Tye stated the number was adequate and allowed for calls to be launched in his absence, if needed.

**Anti-Virus Software Lease**, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated staff wished to table the item until the following meeting in order to gather additional information related to the request.

**Maintenance for Uninterruptable Power Supply-ITS**, ITS Director, Aaron Kostyu, presented the maintenance agreement in the amount of \$29,065.00. Mr. Kostyu stated the system provides uninterrupted power and cooling to the majority of the county's network.

**Workers' Compensation Insurance Renewal**, HR Director, Kevin Beals, presented the renewal through ACCG-GSIWCF, in the amount of \$220,249.00. Mr. Beals stated the county was currently taking advantage of all available safety programs, adding that more are in the planning stage. Commissioner Marshall asked if any departments stand out with regards to utilization. Mr. Beals stated that some departments have higher occurrences due to the scope of work required.

**Resolution to Adopt Amended and Restated Retirement Plan**, HR Director, Kevin Beals, presented the changes. Mr. Beals stated there were no changes to employee benefits, just to language required by the IRS. Commissioner Marshall asked if current employees would be grandfathered in, to which Mr. Beals replied yes.

**Adopt Resolution Accepting Infrastructure for Creekside West Subdivision Phase III**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated all roads would remain private, while the county was being asked to accept water and sewer infrastructure. Commissioner Orenstein asked if the county had ever had roads turned over, to which Mr. Fletcher replied not to his knowledge. Mr. Fletcher stated the roads would have to meet county standards before they could be accepted. Commissioner Wisenbaker asked if the county had already accepted phases I and II, to which Mr. Fletcher replied yes.

**Adopt Resolution Accepting Infrastructure for Ivy Gate Phase II Subdivision**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher, stated the final inspection had been made; however, the final plat would not be signed until all work is complete. Mr. Fletcher added that if approved, the county would be accepting all subdivision infrastructure in the subdivision.

**Clyattville Nankin Road Bridge Repair**, County Engineer, Mike Fletcher, presented the item in the amount of \$27,500.00. Mr. Fletcher stated a hole was discovered on top of the bridge that indicated an issue with the approach slab. Mr. Fletcher stated that due to the emergency nature of the repair, Southern Concrete had been called to repair the bridge.

**Jumping Gully Road Bridge Repair**, County Engineer, Mike Fletcher, presented the item in the amount of \$12,500.00. Mr. Fletcher stated during inspection, a wooden pile had been identified as needing repair. Mr. Fletcher stated Southern Concrete had been contacted and with approval, would move forward with the repair.

**Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG)**, County Engineer, Mike Fletcher, presented the item in the amount of \$240,346.69. Mr. Fletcher stated the county's match would provide for \$801,155.64 in total funding for maintenance on county roads. Mr. Fletcher stated GDOT had also committed funding to restripe 40.5 miles of Lowndes County roads with work to begin in March or April. Chairman Slaughter asked if a list of proposed roads was available, to which Mr. Fletcher replied yes. Commissioner Marshall asked if the project would allow for bike lanes, to which Mr. Fletcher replied no.

**5426 Danieli Drive**, County Engineer, Mike Fletcher, presented a letter from the county to First American Title Insurance Company acknowledging a carport on the property may encroach on county property and indicating the county has no current plans to require the removal of the carport or driveway.

**Beer License- Omni & Madhav Corporation/Db a Eagle Food Mart #1- 4357 Bemiss Road**, Finance Director, Stephanie Black, presented the item. Ms. Black stated all requirements had been met and that the request was due to a change in ownership.

**Beer And Wine License- Omni & Madhav Corporation/Db a Eagle Food Mart- 4952 Bemiss Road**, Finance Director, Stephanie Black, presented the item. Ms. Black stated all requirements had been met and that the request was due to a change in ownership.

**North Lowndes Park Quitclaim Deed And Custodial Agreement**, County Manager, Joe Pritchard, presented the agreement. Project Manager, Chad McLeod, addressed the Commission stating once the agreement is accepted, staff is prepared to move forward with design. Mr. Pritchard informed the Commission that if the property ever fails to be used for recreation, it would revert back to the state.

**Appointment Of Board Of Tax Assessors**, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated Lowndes County is the only county in Georgia that continues to elect assessors. Mr. Pritchard further stated the resolution before the Commission would provide for the attached local act to be considered by the General Assembly. Mr. Pritchard added that once approved, the issue of electing or appointing the Board of Assessors would be decided by the voters of Lowndes County.

**REPORTS** – no additional information was presented.

Commissioner Wisenbaker made a motion to adjourn the meeting, Vice Chairman Griner second. Chairman Slaughter adjourned the work session at 9:05 a.m.

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Bill Slaughter, Chairman

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K. Paige Dukes, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, January 12, 2016

**COMMISSIONERS PRESENT**

Chairman Bill Slaughter  
Vice Chairman Clay Griner  
Commissioner Joyce E. Evans  
Commissioner Scott Orenstein  
Commissioner Mark Wisenbaker  
Commissioner Demarcus Marshall

Chairman Slaughter called the meeting to order at 5:30 p.m.

Chairman Slaughter announced a meeting he has been planning with local mayors that is to be held on January 19, at the Rainwater Conference Center. Chairman Slaughter stated the meeting would be an opportunity for all local governments to come together to collectively discuss issues that impact the entire community. Chairman Slaughter added the meeting is open to the public and encouraged citizens to attend.

Chairman Slaughter recognized the presence of Valdosta Mayor, John Gayle, and welcomed him to the meeting.

**MINUTES**

The minutes were presented for the work session of December 7, 2015, and the regular session of December 8, 2015. Commissioner Evans made a motion to approve the minutes as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**PUBLIC HEARING**

**REZ-2016-01 Project Max, Rocky Ford Rd. E-A to M-2, Water/Sewer, -123 Acres**  
County Planner, Jason Davenport, presented the item. Mr. Davenport stated that with recommendations from staff, the request remained ready for consideration. Mike Paine, spoke against the request, stating he owned property in the area. Mr. Paine stated he was afraid that noise and pollution from the development would have a negative impact on the area. Andrea Schrujier, Executive Director of the Valdosta-Lowndes Development Authority, spoke in favor of the request. Mrs. Schrujier stated the project would provide two-hundred high paying jobs, would use natural gas to prevent emissions and promised to be sustainable. Commissioner Marshall thanked Mrs. Schrujier for her work and questioned the proposed conditions. Mrs. Schrujier stated the Development Authority remained supportive of the proposed conditions. Commissioner Orenstein questioned problems related to pollution and traffic. Mrs. Schrujier stated the natural gas would only

emit steam and that other than employees, there would be some truck traffic. Mrs. Schruijer added that the finished product would go to rail. Jeff Lovell, 1048 Cherry Creek Drive, spoke in favor of the project indicating that natural gas burns clean and that the company would be adopting federal emission standards. Jerome Tucker, 5938 Jumping Gully Road, stated he spent time working in the area at another company, adding traffic should not be an issue. Tom Call, 1108 Gornto Road, stated the proposed jobs would be good for the local economy, adding the company already has contracts waiting to be filled. Commissioner Wisenbaker asked how long it would be before the project broke ground. Mr. Call stated he understood the facility needed to be operational by October 2017. Chairman Slaughter asked Mr. Call if he was comfortable with the proposed conditions. Mr. Call stated that if what he had reviewed was the last draft, then yes. Commissioner Orenstein thanked everyone involved with moving the project forward. Vice Chairman Griner made a motion to approve the rezoning with the condition that the use of the property shall be limited to the principal use of manufacturing plastic, metal, and/or glass products no larger than 10 gallons in volume and accessory uses incidental and subordinate to manufacturing such products, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried. Chairman Slaughter thanked Mr. Davenport and staff for their hard work and professionalism.

#### **FOR CONSIDERATION**

**Code Red Service Agreement**, EMA Director, Ashley Tye, presented the contract renewal in the amount of \$25,000.00. Commissioner Orenstein made a motion to approve the contract as presented for a five-year contract period, Commissioners Evans and Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**Anti-Virus Software Lease**, Chairman Slaughter asked the Commission to table the item in order to allow staff to gather additional information related to the request. Commissioner Marshall made a motion to table the request, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

**Maintenance for Uninterruptable Power Supply-ITS**, ITS Director, Aaron Kostyu, presented the item in the amount of \$29,065.00. Mr. Kostyu stated the agreement would provide maintenance to the power supply for the majority of the county's network. Commissioner Evans made a motion to approve the agreement as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**Workers' Compensation Insurance Renewal**, HR Director, Kevin Beals, presented the renewal in the amount of \$220,249.00. Mr. Beals provided the Commission with additional information that was requested during the work session. Vice Chairman Griner made a motion to approve the renewal with ACCG-GSIWCF as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**Resolution to Adopt Amended and Restated Retirement Plan**, HR Director, Kevin Beals, presented the item. Mr. Beals stated approval would not have an effect on employee benefits, only provide for language required by the IRS. Commissioner

Orenstein made a motion to approve the resolution and associated agreements, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

**Adopt Resolution Accepting Infrastructure for Creekside West Subdivision Phase III**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the county was being asked to accept water and sewer only. Commissioner Wisenbaker made a motion to adopt the resolution, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**Adopt Resolution Accepting Infrastructure for Ivy Gate Phase II Subdivision**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the work is substantially complete, adding the final plat would not be signed until the punch list was finished. Commissioner Marshall made a motion to approve the resolution, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**Clyattville Nankin Road Bridge Repair**, County Engineer, Mike Fletcher, presented the emergency repair in the amount of \$27,500.00. Vice Chairman Griner made a motion to approve the repair with Southern Concrete as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**Jumping Gully Road Bridge Repair**, County Engineer, Mike Fletcher, presented the repair in the amount of \$12,500.00. Commissioner Wisenbaker made a motion to approve the repair with Southern Concrete as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG)**, County Engineer, Mike Fletcher, presented the item in the amount of \$240,346.69. Mr. Fletcher explained that with the required match, the county would benefit from a total of \$801,155.64, in allocated funding for maintenance on local roads. Commissioner Orenstein made a motion to approve the grant and application as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**5426 Danieli Drive**, County Engineer, Mike Fletcher, presented a letter to First American Title Insurance Company, indicating the county does not have plans to require the removal of a carport or driveway that may encroach onto right of way. Commissioner Wisenbaker made a motion to approve the letter, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

**Beer License- Omni & Madhav Corporation/Db a Eagle Food Mart #1- 4357 Bemiss Road**, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated all requirements had been met and that the request was due to a change in ownership. Commissioner Marshall made a motion to approve the license, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**Beer And Wine License- Omni & Madhav Corporation/Db a Eagle Food Mart- 4952 Bemiss Road**, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated the request was due to a change in ownership and that all requirements had been met. Commissioner Orenstein made a motion to approve the request, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**North Lowndes Park Quitclaim Deed And Custodial Agreement**, County Manager, Joe Pritchard, presented the agreement from the Georgia Department of Transportation providing the county with sixty-three acres of land for the purpose of recreation. Commissioner Marshall made a motion to accept and approve the quit claim deed and custodial agreement, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**Appointment Of Board Of Tax Assessors**, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated once approved, the county would forward the resolution and attached local act to the General Assembly for consideration. Mr. Pritchard added that once the local act is approved, the matter will be put before the voters of Lowndes County for consideration. Commissioner Evans made a motion to approve the resolution, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

**REPORTS** – no additional information was presented.

#### **CITIZENS WISHING TO BE HEARD**

Billy Rowland, 6470 Rowland Lane, addressed the Commission regarding the maintenance of his road and two of his dogs he said were killed by hunters.

Julia Bass, 7184 Hall Webb Road, addressed the Commission, stating she did not want her road paved due to her concerns related to the safety of her family and pets.

Ralph Neihanke, 7249 Hall Webb Road, addressed the Commission, stating he agreed with Ms. Bass and wants the road left as it is. Mr. Neihanke also stated that he often blades the road with his tractor, but has concerns with his liability by doing so.

Diane Guess, 7203 Hall Webb Road, addressed the Commission, stating she did not want her road paved. Ms. Guess stated the road is less than a mile long and she does not want trees along the road cut down.

Commissioner Marshall made a motion to adjourn the meeting, Vice Chairman Griner second. Chairman Slaughter adjourned the regular meeting at 6:20 p.m.

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Bill Slaughter, Chairman

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K. Paige Dukes, County Clerk