

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, May 9, 2016

COMMISSIONERS PRESENT

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

Commissioner Demarcus Marshall was not present.

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

MINUTES

The minutes were presented for the work session of April 25, 2016, and the regular session of April 26, 2016. No changes to the minutes were requested.

APPOINTMENTS

South Georgia Community Service Board, County Manager, Joe Pritchard, presented the appointment, stating Shamb Purohit's term expires in June 2016 and he has expressed an interest in being reappointed. Commissioner Evans asked if this board meets on our commission meeting day, to which Mr. Pritchard replied yes. Regarding the appointment of an elected official, Mr. Pritchard stated Chairman Slaughter would like additional information before an appointment was made.

PUBLIC HEARINGS

REZ-2016-10 Freedom Heights, 4301 Bemiss Rd, C-H to P-D, County Water and Sewer, ~7 acres, County Planner, Jason Davenport, presented the rezoning case stating this request is for a ninety-six unit, low income housing tax credit, multi-family complex. The TRC and Planning Commission have both recommended for approval. Since the GLPC meeting, Zoning Administrator, Carmella Braswell and Mr. Davenport have been dealing with the note regarding the landscape buffer and believe it could be improved. Mr. Davenport stated the Commission should expect an updated site plan before tomorrow night's regular meeting. Mr. Davenport also stated that there is a development meeting, between developers and residents of the neighborhood to the west, being held tonight at 6:00 p.m.

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, County Planner, Jason Davenport, presented this item noting that the site plan has been updated since the GLPC meeting. The GLPC recommended for approval of the request with three conditions. Mr. Tillman was not in favor of the three conditions. Staff and Mr. Tillman then worked on an updated site plan to try to address some of the GLPC concerns. Note the updated Property Owners Association (POA) access note (Note #3), the POA access areas, and the change to the western buffer language. Mr. Davenport noted that, one adjacent property owner, Mr. Chitwood would like a bermed, landscaped, and fenced buffer on his property. Commissioner Orenstein asked if the lots on the east side are already existing, Mr. Davenport replied no. Commissioner Orenstein asked if there would be public access to the pond on the west side, Mr. Davenport stated the property owners who touch the pond are to have access, but not the entire neighborhood. Commissioner Wisenbaker asked if the other three ponds access are for touching property owners only. Mr. Davenport affirmed yes except for the pond depicted within the park. Commissioner Orenstein continued the discussion regarding access, woodlines, insurance, and liability. Mr. Davenport clarified the Property Owner's Association access to the ponds and that the pond along the western side was a deeper body of water. Commissioner Orenstein discussed the GLPC intent to have the property lines stop at the waters edges.

FOR CONSIDERATION

GA DCA Low-Income Housing Tax Credit Application, Letter of Support Request: Freedom Heights, County Planner, Jason Davenport, stated this request is in conjunction with item 6A, REZ-2016-10 Freedom Heights, and a letter of support is needed if approved to submit to Georgia DCA.

Adopt Resolution Accepting Infrastructure for Grove Pointe Subdivision Phase IV Section 3, County Engineer, Mike Fletcher, presented this item accepting the infrastructure for Grove Pointe for Phase IV, Section three. Section three is the last section of Phase IV. The contractor has completed all of the necessary items, but the final plat will not be signed until all of the paperwork is completed. Commissioner Orenstein asked if this was the same site contractor that did Mahan Drive and Courtland Circle, Mr. Fletcher replied yes.

Declaration of Surplus Items and Authorization of Sale, Finance Director, Stephanie Black, presented this item stating Lowndes County has a large inventory of cell phones and MiFi's which could be declared surplus and the sale of these items authorized.

Sewer Vactor Truck, Utilities Director, Steve Stalvey, presented this item stating the current Vac truck is a 2005 model that has exceeded its useful service life. The Vactor 2100 Plus is available for \$361,387.00. Commissioner Wisenbaker asked for the mileage of the current Vac truck, Mrs. Robin Cumbus, Public Works Director, replied to her knowledge there are approximately 300,000 miles on the truck and it's between 15-18 years old. Also, Mrs. Cumbus stated her department normally uses it twice a week.

BIDS

Bid for Security Services at Human Resources Building, Finance Director, Stephanie Black, presented this item stating this bid was for two unarmed security guards at the Human Resources building. This is a year-long contract with an option to renew for four additional years.

Hwy. 84 Lift Station, Utilities Director, Steve Stalvey, stated that only one pump is working at the Highway 84 Lift Station. In order to repair the pump that is currently out of service the cost submitted from AAG Services, Inc. is \$12,559.78.

REPORTS – County Manager, Joe Pritchard, asked that Carter Way repairs (Agreement to Repair Access Easement) be added to the agenda. Also, since the last meeting, County Attorney, Walter Elliott, has made contact with necessary property owners and has an update. Mr. Elliott stated since last addressed, the Loretta B. Moore Revocable Living Trust owns ½ of Carter Way at the location of the damage to the access easement, the trustee is Loretta Ann Ruth residing in Panama City, Florida. An agreement has been prepared to be signed by Ms. Ruth and Charles Cowart with Cowart and Son. Later this morning the agreement will be signed by both parties. This agreement gives the County permission to make the repairs to the access easement including the culverts and other repairs to restore the roadway. The County will make repairs including replacing culvert damaged by the storm. The County will not have any other responsibility for repair or maintenance of access easement including culverts. Commissioner Wisenbaker, asked if access to this property has been resolved, Mr. Pritchard stated one property owner is the deciding factor. Chairman Slaughter asked County Engineer, Mike Fletcher, how long would the road be closed, Mr. Fletcher responded ten working days, if weather permits. Commissioner Orenstein stated this would be closed to pedestrian traffic as well as vehicular traffic, Chairman Slaughter replied yes.

Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Orenstein second. Chairman Slaughter adjourned the work session at 8:52 a.m.

Bill Slaughter, Chairman

K. Paige Dukes, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, May 10, 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.

Commissioner Orenstein gave the Invocation and led the Pledge of Allegiance to the Flag.

MINUTES

The minutes were presented for the work session of April 25, 2016, and the regular session April 26, 2016. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

APPOINTMENTS

South Georgia Community Service Board, County Manager, Joe Pritchard, presented the appointment. Mr. Pritchard stated current appointee, Mr. Shamb Purohit, had expressed a desire to continue to serve. There being no other nominations, Chairman Slaughter stated Mr. Purohit was reappointed by acclamation. Chairman Slaughter added the Commission would consider the vacant, elected official seat at a later date.

PUBLIC HEARINGS

REZ-2016-10 Freedom Heights, 4301 Bemiss Rd, C-H To P-D, County Water And Sewer, ~7 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated approval would allow for a ninety-six unit, low income housing tax credit, multi-family development. Mr. Davenport further stated both the Planning Commission and TRC recommended approval of the request. Commissioner Orenstein asked if the developer objected to the eight foot fence, to which Mr. Davenport replied no. No one spoke against the request. Thompson Currie, 1200 Cold Springs Lane, spoke in favor of the request, stating he was available to answer any questions. Commissioner Marshall made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

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, County Planner, Jason Davenport, presented the item. Mr. Davenport stated that since the 2006 site plan was approved, the area has gone through substantial changes. Mr. Davenport further stated staff has reviewed the request and updates to the site plan and recommends approval. Vice Chairman Griner stated he had spoken with Mr. Chitwood, a property owner in the area, concerned about flooding to the west and wanted to know if a fence would be installed around the property. Mr. Davenport stated he expected the developer, Mr. Young Tillman, to address the fence. Commissioner Orenstein asked if County Engineer, Mike Fletcher, had any concerns regarding flooding, to which Mr. Davenport stated no. No one spoke against the request. Young Tillman, 7326 Windchase Drive, spoke in favor, of the request, as the applicant. Mr. Tillman stated he had looked at the records and did not find anything promising a fence or berm. Mr. Tillman stated he and his partner, Mr. Jimmy Whatley, updated the site plan to include an E-1 system. Mr. Tillman also addressed amenities that would be added to include a pool, playground, open fields, picnic areas and parking. Jason Bellflowers, 7488 Crab Tree Crossing, spoke in favor of the request asking that any proposed conditions be removed. Guy Wilson, 7347 Rolling Ridge Circle, spoke in favor of the request with no conditions, adding he wanted to enjoy a private lake. Vice Chairman Griner made a motion to approve the master plan update with no conditions, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

GA DCA Low-Income Housing Tax Credit Application, Letter Of Support Request: Freedom Heights, County Planner, Jason Davenport, presented the letter, stating staff had no opposition or concerns to report. Commissioner Marshall made a motion to approve the letter, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Adopt Resolution Accepting Infrastructure For Grove Point Subdivision Phase IV Section 3, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated a punch list has been provided to the contractor and that the final plat will not be signed until the work is complete. Commissioner Orenstein made a motion to approve the resolution, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Declaration Of Surplus Items And Authorization Of Sale, Finance Director, Stephanie Black, presented the list. Ms. Black stated the County had a large inventory of cell phones and electronic devices that were no longer serviceable and once declared surplus would be sold on govdeals.com. Commissioner Marshall made a motion to declare the items surplus, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Sewer Vector Truck, Utilities Director, Steve Stalvey, presented a request to purchase a Vector Truck in the amount of \$361,387.00, from Environmental Products, which is on

the Georgia State Contracts list. Mr. Stalvey stated the current truck is a 2005 model that has exceeded its useful service. Vice Chairman Griner made a motion to purchase the truck in the amount of \$361,387.00, from Environmental Products, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Agreement To Repair Access Easement- Carter Way, County Manager, Joe Pritchard, presented an updated easement to allow the county to repair Carter Way. Mr. Pritchard stated that since the initial easement was approved by the Commission, a second property owner had been identified. Mr. Pritchard further stated all property owners had signed the easement and now the Commission could consider approval. Commissioner Wisenbaker made a motion to find repairing the damage to the Access Easement will substantially benefit the County and public, to approve and authorize the Chairman to sign the Agreement to Repair Access Easement with Cowart & Sons and the Moore Trust, and accept Rountree Construction's bid of \$67,822.00, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

BIDS

Bid For Security Services At Human Resources Building, Finance Director, Stephanie Black, presented the bid with API Security Services, presenting the low bid in the amount of \$69,384.00. Commissioner Orenstein made a motion to approve the bid as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Hwy. 84 Lift Station, Utilities Director, Steve Stalvey, presented a request to have AAG Services repair a pump, in the amount of \$12,559.78. Commissioner Marshall made a motion to authorize the repair as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

REPORTS – there was no additional information reported.

CITIZENS WISHING TO BE HEARD – none

Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Orenstein second. Chairman Slaughter adjourned the regular meeting at 6:01 p.m.

Bill Slaughter, Chairman

K. Paige Dukes, County Clerk