

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, January 25, 2021

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Clay Griner
Commissioner Joyce Evans
Commissioner Demarcus Marshall

Commissioners Scott Orenstein and Mark Wisenbaker were not present.

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

Special Presentation by Dr. William Grow - COVID-19 Update (Work Session Only)
Dr. William R. Grow, District Health Director, updated the Commission on COVID-19 and the vaccination process.

MINUTES

The minutes were presented for the work session of January 11, 2021 and the regular session of January 12, 2021. No changes to the minutes were requested.

APPOINTMENT

Land Bank Authority, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the seat currently held by Commissioner Joyce Evans will be expiring January 31, 2021, adding Commissioner Evans has expressed a desire to continue to serve. Chairman Slaughter commended Commissioner Evans for serving on this board.

PUBLIC HEARING

Addition to Basic Decorative Street Lighting District - Creekside West, Ph. 6 & 7 and Val Del Villas, Planning and Zoning Director, J.D. Dillard, presented the item stating a petition was received and verified to add thirty-eight (38) lots of Creekside West Subdivision (phase six and seven) and sixty-two (62) lots of Val Del Villas Subdivision into the County's basic decorative street lighting district. The current charge for the basic decorative street lighting is \$61.50 per lot, per year.

REZ-2020-20 Ballyntyne 6712 Clyattstone Road (0071 008) R-1 to R-10, Water & Sewer, ~40.3 acres, Planning and Zoning Director, J.D. Dillard presented the rezoning request. Mr. Dillard stated this item has been previously tabled and since then, the

developers have met with the neighbors. Mr. Dillard stated below are the proposed conditions for your consideration:

1. The proposed subdivision shall be developed at no greater density than as depicted on the site plan dated 1/22/2021. Any amendments or modifications to the site plan shall adhere to the processes as described in Chapter 10 of the ULDC.
2. All lots shall front interior roads.
3. The minimum heated square footage for homes shall be as follows:
 - a. R-10 lots – 2,000 sf
 - b. R-15 lots – 2,200 sf
 - c. R-21 lots – 2,400 sf

Mr. Dillard stated a condition on the site development plan was added to include the lots abutting on Clyattstone Road or within 1,000 feet of Clyattstone Road on Simpson Lane shall be a minimum of .5 acre in size. County Manager, Paige Dukes, stated she spoke with the County Attorney, and there are two site plans before the commission and if the commission should choose to go with planned development (P-D), a P-D would need to be readvertised in accordance with ULDC. Additionally, Mrs. Dukes stated if the commission chose to go with R-10 what is depicted as a recreation area would need to be retitled a picnic area. County Attorney, Walter Elliott, recommended to ask Mr. Matt Phelps to revise this document before tomorrow night's meeting to reference an updated document. Chairman Slaughter asked Mr. Dillard to contact Mr. Phelps for the revision.

FOR CONSIDERATION

Agreement with SGRC to Develop 2021 Lowndes County Comprehensive Plan Update, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the purpose of this agreement is to ensure the 2021 Comprehensive Plan update will be in compliance. Mr. Dillard additionally stated the Southern Georgia Regional Commission (SGRC) would be assisting with the developments and required elements.

SGRC 5311 Regional Transit Authorizing Resolution, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this resolution would authorize Lowndes County to enter into an agreement with the Southern Georgia Regional Commission (SGRC) to operate a 5311 Rural Transit Service on the County's behalf. Mr. Dillard stated under the regional model, Lowndes County would be responsible for trips originating in Lowndes County; it's estimated for Lowndes County to pay 10% of the shortfall. Vice Chairman Griner asked if there was no shortfall, there would be no charge, Mr. Dillard answered yes, that is correct.

Georgia Department of Transportation (GDOT) Contract Item Agreement/Memorandum of Understanding Lake Park Bellville Road, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Georgia Department

of Transportation (GDOT) will be widening Lake Park Bellville Road from State Route 7 to I-75. This project will require county utilities to be relocated. The estimate for the County's portion is \$1,655,975.00.

Wine License - Sanketkumar Patel & Pravinkumar Patel of DSYP, LLC DBA Raceway #1177 - 1177 Lakes Blvd., Lake Park, GA, Finance Director, Stephanie Black, presented the item. Ms. Black stated Sanketkumar Patel and Pravinkumar Patel of DSYP, LLP dba Raceway # 1177 in Lake Park, Georgia, currently have a beer license for consumption off premise and are requesting to add wine.

Special Assessment Rate for 2021, Finance Director, Stephanie Black, presented the item. Ms. Black stated the county is required to set the interest rate on special assessments each year. Ms. Black stated the rate is to be set at two percent above prime, adding the 2021 rate is calculated at 5.25%. Ms. Black stated the rate for last year was 6.75%.

FY 2020 Hazard Mitigation Assistance Grant Application, EMA Director, Ashley Tye, presented the item. Mr. Tye stated staff has been working with the Georgia Emergency Management Agency (GEMA) in developing the pre-application process for hazard mitigation assistance and the application was to install emergency backup generators for nine (9) fire stations and sixteen (16) sewer lift station locations. Since the time this agenda item was submitted, GEMA has completed a cost benefit analysis, and recommended for our application to go to FEMA and to meet the cost benefit, only six sewer lift stations met the requirements. Those six sewer lift stations would cost \$264,350.00, to install backup generators, if approved FEMA would provide \$198,262.50, and the local match would be \$66,087.50. Mr. Tye stated staff is requesting the Board's authorization to continue to submit the application to FEMA for the Hazard Mitigation Assistance Grant program. Vice Chairman Griner asked if the amount is \$66,087.50, instead of \$280,193.75, Mr. Tye answered yes. Chairman Slaughter asked that this agenda item be amended to reflect the changes.

FY 2020 Juvenile Justice Delinquency Prevention Grant, EMA Director, Ashley Tye, presented the grant. Mr. Tye stated this grant will award a maximum of \$20,000.00, to six communities in Georgia to implement the Strengthening Families Program. This grant is designed to address those youth who may be first time offenders, prior to entering the system. Commissioner Evans thanked Mr. Tye for the work he has done. Mrs. Dukes stated at the direction of Commissioner Evans, she and Mr. Tye continue to work with Judges Council and Tunison on how to maximize these grant funds. Mrs. Dukes stated additional discussion will take place at the commission retreat regarding statistics and maximizing these grant funds and local programs that might offset those funds.

Resolution Authorizing the Tax Commissioner to Receive Checks, Money Orders, Debit Cards & Credit Cards for Payment of Taxes and License Fees, County Manager, Paige Dukes, presented the item stating Tax Commissioner Cain has requested this resolution due to his re-election into office. Mrs. Dukes stated this will protect Tax Commissioner Cain from any fraudulent charges personally, while still being

able to collect funds. Chairman Slaughter reminded the Commissioners this is an authorization to be done with each new term of the Tax Commissioner.

Cybersecurity Maturity Tier 1, IT Director, Aaron Kostyu, presented the agreement. Mr. Kostyu stated Tyler's Security Division can develop and implement the framework for combating security breaches within Lowndes County. Mr. Kostyu additionally stated this program would help build policy, assess vulnerabilities, testing and response development. Commissioner Marshall asked regarding cybersecurity insurance among counties, Mrs. Dukes stated a provider has been engaged and the Lowndes County Human Resources Department is in the process of getting a quote. Vice Chairman Griner asked if this item was out for bid, Mr. Kostyu responded no.

Approval of Hightower Road and Cooper Road NE, Right of Way Purchases, County Engineer, Mike Fletcher, presented a request in the amount of \$90,670.31, for the purchase of right of way. Mr. Fletcher stated Lowndes County has negotiated purchase of right of way related to the proposed paving projects for property numbers 1, 3, 4, 5, 6, 8 and 9. Mr. Fletcher further stated the Commission is required to approve each of the acquisitions in a public vote.

Extension of COVID-19 Leave Benefits, Human Resources Director, Kevin Beals, presented the item. Mr. Beals stated in March of last year the Family First Coronavirus Response Act (FFCRA) was passed into law, expiring December 31, 2020. The Board is being requested to extend the leave benefits offered through FFCRA from January 1, 2021 through March 31, 2021.

REPORTS - County Manager

County Manager, Paige Dukes, stated the Utilities Department had a water main burst over the weekend between Val Tech and Shiloh Road on the utilities easement. The Utilities staff worked until the issue was repaired and citizens were made aware of the issue through the use of the 'CodeRED' notification system. Chairman Slaughter commended the Utilities Director, Steve Stalvey, and his staff for their efforts over the weekend.

ADJOURNMENT

Commissioner Marshall made a motion to adjourn the meeting, Commissioner Evans second. Chairman Slaughter adjourned the work session at 9:15 am.

**LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, January 26, 2021**

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Clay Griner
Commissioner Joyce Evans
Commissioner Scott Orenstein
Commissioner Demarcus Marshall

Commissioner Wisenbaker was not present.

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

INVOCATION

Commissioner Orenstein

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Orenstein

MINUTES

The minutes were presented for the work session of January 11, 2021 and the regular session of January 12, 2021. No changes were requested. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

APPOINTMENT

Land Bank Authority

County Manager, Paige Dukes, presented this item. Mrs. Dukes state the seat currently held by Commissioner Joyce Evans will be expiring January 31, 2021, adding Commissioner Evans would like to continue to serve. Chairman Slaughter recommended Commissioner Joyce Evans be reappointed. There be no other nominations, Commissioner Evans was reappointed by acclamation.

PUBLIC HEARING

Addition to Basic Decorative Street Lighting District - Creekside West, Ph. 6 & 7 and Val Del Villas, Planning and Zoning Director, J.D. Dillard, presented the item stating a petition was received and verified to add thirty-eight (38) lots of Creekside West Subdivision (phase six and seven) and sixty-two (62) lots of Val Del Villas Subdivision into the County's basic decorative street lighting district. Mr. Dillard stated the current charge for the basic decorative street lighting is \$61.50, per lot, per year. No one spoke for or against this request. Commissioner Orenstein made a motion to

approve this request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

REZ-2020-20 Ballyntyne 6712 Clyattstone Road (0071 008) R-1 to R-10, Water & Sewer, ~40.3 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated below are the proposed conditions for your consideration.

1. The proposed subdivision shall be developed at no greater density than as depicted on the site plan dated 1/26/2021. Any amendments or modifications to the site plan shall adhere to the processes as described in Chapter 10 of the ULDC.
2. All lots shall front interior roads.
3. The minimum heated square footage for homes shall be as follows:
 - a. R-10 lots – 2,000 sf
 - b. R-15 lots – 2,200 sf
 - c. R-21 lots – 2,400 sf

No one spoke against the request. Zachary Cowart, 109 West Adair Street, spoke in favor of the request. Mr. Cowart stated the subdivision was downsized from 108 lots to 81, adding sidewalks, increasing greenspace, increasing lot size, and the neighbors concerns were addressed. Steven Cooper, 4709 Summerfield, spoke in favor of the request. Mr. Cooper thanked the commission, county staff, and the developers for meeting with the residents and addressing their concerns and residents are supportive of this new development. Vice Chairman Griner made a motion that the Board rezone the property R-10 subject to the condition that the subdivision and use of the property shall comply with the Ballantyne Subdivision site plan dated January 26, 2021, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Agreement with SGRC to Develop 2021 Lowndes County Comprehensive Plan Update, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the purpose of this agreement is to ensure the 2021 Comprehensive Plan update will be in compliance. Commissioner Marshall, asked what is the anticipated completion date, Mr. Dillard responded October 31, 2021. Vice Chairman Griner made a motion to approve the request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

SGRC 5311 Regional Transit Authorizing Resolution, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this resolution would authorize Lowndes County to enter into an agreement with the Southern Georgia Regional Commission (SGRC) to operate a 5311 Rural Transit Service on behalf of Lowndes County. Vice Chairman Griner, asked does this change the 5711 program, Mr. Dillard answered no. Commissioner Marshall made a motion to approve the request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Georgia Department of Transportation (GDOT) Contract Item Agreement/Memorandum of Understanding Lake Park Bellville Road, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Georgia Department of Transportation (GDOT) will be widening Lake Park Bellville Road from State Route 7 to I-75. This project will require County utilities to be relocated. The estimate for the County's portion is \$1,655,975.00. Commissioner Orenstein made a motion to approve the request, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Wine License - Sanketkumar Patel & Pravinkumar Patel of DSYP, LLC DBA Raceway #1177 - 1177 Lakes Blvd., Lake Park, GA, Finance Director, Stephanie Black, presented the wine license. Ms. Black stated the applicant currently holds a beer license for consumption off premise and is requesting to sell wine for consumption off premise as well. Commissioner Marshall made a motion to approve the request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Special Assessment Rate for 2021, Finance Director, Stephanie Black, presented the item. Ms. Black state the county is required to set the special assessment rate each year at two percent above prime, which is 3.25%. Commissioner Orenstein made a motion to set the 2021 Special Assessment Rate at 5.25%, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

FY 2020 Hazard Mitigation Assistance Grant Application, EMA Director, Ashley Tye, presented the item. Mr. Tye stated this is a request to submit an application for FY2020 Hazard Mitigation Assistance Grant through the Federal Emergency Management Agency (FEMA). Mr. Tye stated with this grant the county would request to apply for six emergency backup generators. Additionally, Mr. Tye stated if funded, FEMA would provide funding in the amount of \$198,262.50, and Lowndes County would be responsible for \$66,087.50. Vice Chairman Griner made a motion to approve the request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

FY 2020 Juvenile Justice Delinquency Prevention Grant, EMA Director, Ashley Tye, presented the item. Mr. Tye stated this is funding through the Criminal Justice Coordinating Council (CJCC) for the delinquency prevention program. Mr. Tye stated this program would provide funding for the Lowndes County Juvenile Court for the Strengthening Families Program; which addresses youth before entering the juvenile justice system. This grant will award \$20,000.00, to six (6) communities in Georgia. Commissioner Evans made a motion to approve the request, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

Resolution Authorizing the Tax Commissioner to Receive Checks, Money Orders, Debit Cards & Credit Cards for Payment of Taxes and License Fees, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the resolution before the board would provide the Tax Commissioner protection in the event there is a fraudulent charge and the Tax Commissioner will not be held personally liable. Commissioner Orenstein made a motion to approve the resolution, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

Cybersecurity Maturity Tier 1, IT Director, Aaron Kostyu, presented the item. Mr. Kostyu stated this item is requested to enter into an agreement with Tyler Cyber Security Division to implement the framework for combating security breaches. Additionally, Mr. Kostyu stated this program will begin with tier one and the future goal is to achieve tier three. Vice Chairman Griner asked if the reports received from Tyler Cyber Security Division would be available for the commission's review, Mr. Kostyu replied yes. Commissioner Marshall made a motion to approve the request, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

Approval of Hightower Road and Cooper Road NE, Right of Way Purchases, County Engineer, Mike Fletcher, presented a request in the amount of \$90,670.31, for the purchase of right of ways. Mr. Fletcher stated Lowndes County has negotiated purchase of right of way related to the proposed paving projects for property numbers 1,3,4,5,6,8 and 9 for Hightower Road and Cooper Road, NE, TSPLOST project. Mr. Fletcher further stated the Commission is required to approve each of the acquisitions in a public vote. Vice Chairman Griner made a motion to approve this request, Commissioners Evans and Orenstein second. All voted in favor, no one opposed. Motion carried.

Extension of COVID-19 Leave Benefits, Human Resources Director, Kevin Beals, presented the item. Mr. Beals stated in March of last year the Family First Coronavirus Response Act (FFCRA) was passed into law, expiring December 31, 2020. The Board is being requested to extend the leave benefits offered through FFCRA from January 1, 2021 through March 31, 2021. Vice Chairman Griner made a motion to approve the request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Reports - County Manager

County Manager, Paige Dukes, recognized Ms. Judy Haverkamp in attendance, and who is an animal advocate in our community. Ms. Haverkamp also had questions regarding the new animal shelter and Senior Projects Manager, Chad McLeod, was able to address her concerns before the meeting. Mrs. Dukes stated Commissioner Marshall has been reappointed to the ACCG Group Self-Insurance Workers' Compensation Fund Board of Trustees. Additionally, Mrs. Dukes stated Commissioner Orenstein has been appointed Vice Chair of the Georgia Environmental Finance Authority (GEFA) Board. Mrs. Dukes wanted to thank County Engineer, Mike Fletcher, for his due diligence with acquiring the right of way purchases. Lastly, Mr. Eulyses Lane, a retired county employee, passed away over the weekend. Mr. Lane had worked with the county for 27 years and he retired in 2007 from the Public Works Department. County Manager, Paige Dukes, requested an executive session for purposes of the proposed disposition of real property and privileged attorney-client communication regarding potential or pending litigation. Vice Chairman Griner made a motion to enter into executive session at 5:57 p.m., Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

The executive session called to order at 6:01 p.m. and adjourned with a motion from Commissioner Orenstein at 6:33 p.m., Vice Chairman Griner and Commissioner Marshall second. All voted in favor, no one opposed. Chairman Slaughter adjourned the executive session.

Citizens Wishing To Be Heard - Please State Your Name and Address - None

ADJOURNMENT

Vice Chairman Griner made a motion to adjourn the regular session at 6:35 p.m., Commissioners Orenstein and Marshall second. No other discussion took place. All voted in favor, no one opposed. Chairman Slaughter adjourned the regular session.