

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, March 9, 2015

COMMISSIONERS PRESENT

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

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

**Courthouse Preservation Presentation** – As Chair of the Historic Courthouse Preservation Committee, H. Arthur McLane, presented the Commission with a recommendation from his committee addressing the need for direction regarding the future use of the historic courthouse. Judge McLane reminded the Commission his committee had held several public meetings to gather input from the community in addition to researching allowable uses. Chairman Slaughter thanked Judge McLane and his committee for their work on the project, adding he looked forward to exploring their recommendations. Judge McLane summed up his committee's recommendation by stating allowable uses for a government building and preservation of the second floor as an operating courtroom were given top consideration when considering the public's suggestions. Judge McLane further stated the Sheriff's Office or the Public Defender's Office would satisfy both criteria. Vice Chairman Marshall thanked Judge McLane for his recommendation, adding he thought either use would save the county money. Vice Chairman Marshall asked Judge McLane if he had any specific recommendations regarding the design of the building. Judge McLane stated his committee would like to see the structure restored as historically accurate as possible to include the marble being repaired and/or matched for replacement, adding the second floor courtroom remains in good shape. Commissioner Orenstein also thanked Judge McLane for providing leadership and direction to the preservation committee.

**MINUTES**

The minutes were presented for the work session of February 23, 2015, and February 24, 2015. No changes to the minutes were requested.

**PUBLIC HEARINGS**

**REZ-2015-04 Stovall Property, N Oak St Ext., R-21 to C-G, Well & Other, ~ 5.84 acres**, County Planner, Jason Davenport, presented the request. Mr. Davenport stated the applicant wanted to rezone the property so that it would be available for commercial

use. Mr. Davenport further stated no one had spoken in opposition to the case at the Planning Commission meeting. Vice Chairman Marshall asked if the applicant had indicated there might be plans for additional apartments to which Mr. Davenport replied no.

**REZ-2015-05 Ivy Gate 2, Cat Creek Rd., R-21 to R-10, Water/Sewer, ~10.33 acres,** County Planner, Jason Davenport, presented the request stating the developer had built out the original subdivision and now hoped to continue across the road. Mr. Davenport stated both the Planning Commission and TRC had recommended approval with one condition. Vice Chairman Marshall asked if Mr. Davenport was familiar with the size of other lots in the area. Mr. Davenport stated he would follow up to be certain; however, he thought they were between 15,000 square feet and half an acre in size.

**Grant Re-Application for the Rural Transportation Program and Associated Resolution,** County Engineer, Mike Fletcher, presented the grant application in the amount of \$14,466.00, and the associated resolution. Vice Chairman Marshall asked if the program would be getting an additional van. Mr. Fletcher stated the request includes three vans with lifts and the associated hardware.

## **FOR CONSIDERATION**

**Acceptance of Utilities for Creekside West Phase II,** County Engineer, Mike Fletcher, presented the request. Mr. Fletcher stated the developer had requested acceptance of water and sewer infrastructure only and that the roads would remain with the development.

**Title VI Plan for Lowndes County Transit,** County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated that in accordance with guidelines set forth by the Federal Transit Administration, the county must adopt a Title VI Plan for the 5311 Transportation Program in order to continue to receive federal and state transportation funding.

**Transportation Service Contract Addendum,** County Engineer, Mike Fletcher, presented the addendum. Mr. Fletcher stated MIDS, Inc., the county's transportation provider had requested a change to provide for four additional one year terms instead of three which would extend the RFP process to five years, instead of four.

**GA DCA – FY 2015 CDBG Declaration of Potential Conflict(s) of Interest for Commissioner Joyce Evans and County Clerk, Paige Dukes,** County Planner, Jason Davenport, presented the item. Mr. Davenport stated federal guidelines require potential conflicts of interest to be disclosed with regards to county officials that may have a special interest in CDBG grants and/or projects. Mr. Davenport further stated that since Commissioner Evans and County Clerk, Paige Dukes, both also serve on the Children's Advocacy Center's Board of Directors, the minutes need to reflect a declaration from each of them stating they will recuse themselves from any and all actions related to the proposed grant and project.

**GA DCA – FY 2015 CDBG Submittal Resolution**, County Planner, Jason Davenport, presented the CDBG Submittal Resolution indicating Lowndes County’s intent to apply for a \$500,000.00 Community Development Block Grant to fund a new facility for the Children’s Advocacy Center of Lowndes County.

**Reports**

County Manager, Joe Pritchard, informed the Commission that the 911 Center’s CALEA reaccreditation assessment was complete. Mr. Pritchard stated that while no official report had been released, the assessment went well and a favorable outcome was expected.

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Griner second. Chairman Slaughter adjourned the work session at 8:52 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, March 10, 2015

COMMISSIONERS PRESENT

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

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.

Chairman Slaughter welcomed the Leadership Lowndes Class of 2015 and thanked them for their attendance. Chairman Slaughter stated the program was a great opportunity to experience the many aspects of the community, adding he hoped class members would work hard to make the most of their year.

**MINUTES**

The minutes were presented for the work session of February 23, 2015, and February 24, 2015. Commissioner Orenstein made a motion to approve the minutes as presented, Vice Chairman Marshall second. All voted in favor, no one opposed. Motion carried.

**PUBLIC HEARINGS**

**REZ-2015-04 Stovall Property, N Oak St Ext., R-21 to C-G, Well & Other, ~ 5.84 acres**, County Planner, Jason Davenport, presented the item, stating the request remained ready for the Commission's consideration. Vice Chairman Marshall asked if approval would kick off an extraterritorial agreement. Mr. Davenport stated the matter would not come up until a later date when the type of development was chosen. No one spoke for or against the request. Vice Chairman Marshall made a motion to approve the request with the conditions, a portion of the northern property line of the subject property 292.35 feet in length and the northern portion of the western property line 250 feet in length, one of which is illustrated on the combination plat of the subject property prepared by Califf Surveying and Mapping, LLC., dated January 23, 2015, and recorded in Plat Cabinet B Page 1135, shall have an undisturbed buffer a minimum of thirty (30) feet in width without a fence or a minimum of fifteen (15) feet in width with the construction of a 6-8' opaque fence. The proposed maintenance requirements shall

comply with Section 4.07.00 of the Lowndes County Unified Land Development Code (the "ULDC") and no personal care homes (Family, Group, or Congregate), Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**REZ-2015-05 Ivy Gate 2, Cat Creek Rd., R-21 to R-10, Water/Sewer, ~10.33 acres,** County Planner, Jason Davenport, presented the item. Mr. Davenport stated the developer is planning to service the area with county water and sewer and that the request was ready for consideration. Vice Chairman Marshall asked if the motion needed to include all roads being built to county standards, to which Mr. Davenport replied no. No one spoke against the request. Gary Cannon, 905 Moss Way, spoke in favor of the request as the applicant, adding he was available to answer any questions. Vice Chairman Marshall made a motion to approve the request with the condition that all lots front interior roads, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**Grant Re-Application for the Rural Transportation Program and Associated Resolution,** County Engineer, Mike Fletcher, presented the application and associated resolution. Vice Chairman Marshall thanked Mr. Fletcher for his work with the program. No one spoke for or against the grant. Commissioner Orenstein made a motion to approve the grant re-application in the amount of \$14,466.00, and the associated resolution, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

## **FOR CONSIDERATION**

**Acceptance of Utilities for Creekside West Phase II,** County Engineer, Mike Fletcher, presented the request for water and sewer only for county maintenance. Commissioner Orenstein made a motion to accept the infrastructure, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**Title VI Plan for Lowndes County Transit,** County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the county is required by the Federal Transit Administration to approve a Title VI Plan in order to continue to receive funding. Vice Chairman Marshall made a motion to approve the Title VI Plan as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**Transportation Service Contract Addendum,** County Engineer, Mike Fletcher, presented the item, stating approval would add an additional one year term. Commissioner Orenstein made a motion to approve the contract addendum, increasing the contract terms from three to four years, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**GA DCA – FY 2015 CDBG Declaration of Potential Conflict(s) of Interest for Commissioner Joyce Evans and County Clerk Paige Dukes,** County Planner, Jason Davenport, presented the item. Mr. Davenport stated due to Commissioner Evans and County Clerk, Paige Dukes, positions on the Children's Advocacy Center Board,

statements were needed to meet requirements set forth by the Department of Community Affairs. Commissioner Evans stated, "I will abstain from any discussion and voting pertaining to Lowndes County's 2015 CDBG project." County Clerk, Paige Dukes, stated, "I will abstain from involvement in the project as a representative of the county and will refrain from signing any grant documents or other items related to Lowndes County's CDBG project."

**GA DCA – FY 2015 CDBG Submittal Resolution**, County Planner, Jason Davenport, presented the resolution for consideration. Mr. Davenport stated approval would officially establish the county's support of the grant. Vice Chairman Marshall made a motion to approve the resolution, Commissioner Wisenbaker second. Vice Chairman Marshall and Commissioners Wisenbaker, Griner and Orenstein voted in favor, Commissioner Evans abstained. Motion Carried.

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

**CITIZENS WISHING TO BE HEARD**

Gretchen Quarterman, 6565 Quarterman Road, invited the Commission to attend a water trails conference and river outing in Alapaha, the following Saturday at 1:00 p.m.

Commissioner Griner made a motion to adjourn the meeting, Commissioner Orenstein second. Chairman Slaughter adjourned the regular meeting at 5:48 p.m.

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Bill Slaughter, Chairman

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K. Paige Dukes, County Clerk