

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, March 11, 2019

COMMISSIONERS PRESENT

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

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

MINUTES

The minutes were requested for the work session of February 11, 2019, and the regular meeting of February 12, 2019. No changes to the minutes were requested.

PUBLIC HEARINGS

REZ-2019-04 Southeastern Freight Lines, 2120 West Hill Ave., C-H/R-1 to M-2, County Water/Sewer, ~18.96 Acres, Planning Representative, Molly Stevenson, presented the item. Mrs. Stevenson stated Southeastern Freight Lines would like to rezone two parcels in order to expand operations. Mrs. Stevenson further stated that Southeastern Freight Lines has been in the community at the current location for thirty years, with no complaints registered with Lowndes County. In addition, both the TRC and Planning Commission offered no objections to the request with the exception of a condition requiring the use of the property shall be limited to the principal use of the terminal for freight by truck and accessory uses incidental and subordinate to such a facility. Commissioner Orenstein asked if M-2 is required for the requested expansion. Mrs. Stevenson stated M-2 is required due to a 30,000 square foot threshold, adding the current facility is at the limit so any expansion will require M-2.

Basic Decorative Lighting District - Creekside West, Phase 3C, Knights Landing, Phase 2, Cypress Lakes, Phase V, Walker Run Subdivision, Planning Representative, Molly Stevenson, presented the item. Mrs. Stevenson informed the Commission that Walker Run Subdivision is being removed from consideration, adding the rest of the locations have met requirements and are ready to move forward. Commissioner Marshall asked if the fees are a one-time payment. Mrs. Stevenson stated the districts require an annual assessment.

Abandonment of Doyle Kelly Road, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the Commission made the initial determination at their last regular meeting. Mr. Fletcher further stated the request has been advertised as required.

FOR CONSIDERATION

Georgia DOT Transportation Investment Act of 2010 Project Agreement (TIA) for Clyattstone Road/Simpson Lane Road Paving, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the agreement before the Commission will allow Lowndes County to move forward with preliminary engineering and bidding. Mr. Fletcher further stated the project is tentatively set for bid October 2020.

Georgia DOT Transportation Investment Act of 2010 Project Agreement (TIA) for the Hickory Grove Bridge Replacement, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the terms of the agreement are the same as the Clyattstone Road/Simpson Lane agreement. Vice Chairman Wisenbaker asked how long staff expects the road to be closed to which Mr. Fletcher replied one year.

GMASS Rural Land Maintenance Contract, Chief Appraiser, Silas Hrobar, presented a contract in the amount of \$5,500.00, for maintenance updates to the rural land schedule for the 2019 digest. Mr. Hrobar stated the Board of Assessors approved the contract prior to the Commission's consideration.

Purchase of Real Property at 910 N. Patterson St., County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated the agreement executed by the Chairman sets the purchase price at \$750,000.00. Mr. Pritchard further stated that if the Commission approves the purchase, the space will be used to relocate the Public Defender's offices.

First Amendment to the Row Crop Lease Agreement, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated staff would like to remove seventy-one acres from the row crop lease with Swilley Farms. Mr. Stalvey further stated that representatives of Swilley Farms agree with the terms of the amendment.

Water and Sewer Service Areas Within and in the Vicinity of Lake Park, County Manager, Joe Pritchard, presented the item. Mr. Pritchard stated the County Attorney received a request from the City of Lake Park's County Attorney to amend the maps to include extraterritorial extensions by both the City of Lake Park and Lowndes County. Utilities Director, Steve Stalvey, stated staff from both local governments have reviewed the maps for accuracy and are in agreement with the changes. Commissioner Griner asked how long it took staff to complete the process, to which Mr. Stalvey replied eight to twelve hours.

BID

North Lowndes Spring Creek Utility Inter-Connection Project Phase II, Utilities Director, Steve Stalvey, presented the item. County Manager, Joe Pritchard, addressed

the Commission regarding a protest from one bidder based on the low bidder's failure to meet bid requirements. County Attorney, Jim Elliott, explained the Commission's options related to deciding if the failure of the low bidder to use a yellow sheet of paper for submission of cost amounts is a technical point that translates to a deciding factor. Chairman Slaughter stated the Commission can acknowledge the matter as a technicality and accept a higher bid as a qualifying bid or determine the requirement of a yellow sheet of paper is not a technical point in the process. Chairman Slaughter stated that if the paper color is determined to be a deciding factor then the project could be rebid since there will be only one qualifying bidder. Vice Chairman Wisenbaker asked how soon the project can begin once it is awarded, to which Mr. Stalvey replied immediately.

REPORTS – no additional information was reported.

Commissioner Orenstein made a motion to adjourn the meeting, Vice Chairman Wisenbaker second. Chairman Slaughter adjourned the work session at 8:49 a.m.

Bill Slaughter, Chairman

K. Paige Dukes, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, March 12, 2019

COMMISSIONERS PRESENT

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

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

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

MINUTES

The minutes were requested for the work session of February 11, 2019, and the regular meeting of February 12, 2019. Commissioner Evans made a motion to approve the minutes as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARINGS

REZ-2019-04 Southeastern Freight Lines, 2120 West Hill Ave., C-H/R-1 to M-2, County Water/Sewer, ~18.96 Acre, Planning Representative, Molly Stevenson, presented the item. Mrs. Stevenson stated Southeastern Freight Lines would like to rezone two parcels to M-2 for expansion purposes. Mrs. Stevenson further stated neither the Planning Commission and TRC had any objections, but added one condition related to use. No one spoke against the request. Gary Viattie, 126 Esta Drive, Goose Creek, South Carolina, spoke in favor of the request on behalf of the company. Commissioner Marshall made a motion to approve the request with the condition that the use of the property shall be limited to the principal use of the terminal for freight by truck and accessory uses incidental and subordinate to such a facility, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Basic Decorative Lighting District - Creekside West, Phase 3C, Knights Landing, Phase 2, Cypress Lakes, Phase V, Walker Run Subdivision, Chairman Slaughter presented the item, reminding the Commission that Walker Run Subdivision has been removed from the request. No one spoke for or against the street lighting districts. Commissioner Orenstein made a motion to approve the request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Abandonment of Doyle Kelly Road, County Engineer, Mike Fletcher, presented the request. Mr. Fletcher stated the initial determination was made by the Commission at their last meeting, adding the item has been advertised and remains ready for consideration. No one spoke for or against the request. Vice Chairman Wisenbaker made a motion to abandon the road, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Georgia DOT Transportation Investment Act of 2010 Project Agreement (TIA) for Clyattstone Road/Simpson Lane Road Paving, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the agreement will allow the preliminary engineering and bidding of the projects to move forward. Commissioner Orenstein made a motion to approve the agreement as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Georgia DOT Transportation Investment Act of 2010 Project Agreement (TIA) for the Hickory Grove Bridge Replacement, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the agreement will allow the preliminary engineering and bidding of the project to move forward. Mr. Fletcher further stated no right of way is required for this project. Commissioner Evans made a motion to approve the agreement as presented, Vice Chairman Wisenbaker second. All voted in favor, no one opposed. Motion carried.

GMASS Rural Land Maintenance Contract, Chief Appraiser, Silas Hrobar, presented a contract in the amount of \$5,500.00, for maintenance updates to the rural land schedule for the 2019 digest. Mr. Hrobar stated the Board of Assessors approved the contract prior to the Commission's consideration. Commissioner Orenstein made a motion to approve the contract, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

Purchase of Real Property at 910 N. Patterson St., County Manager, Joe Pritchard, introduced a request for approval for the purchase of the property previously home to the Coleman Talley law firm in the amount of \$750,000.00. Mr. Pritchard stated if approved, the county will relocate the Public Defender's offices to the location. Commissioner Marshall made a motion to authorize and approve the County's purchase of the property and to approve, adopt and ratify the Chairman's execution and delivery of the agreement, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

First Amendment to the Row Crop Lease Agreement, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated staff would like to remove seventy-one acres from the row crop lease with Swilley Farms. Commissioner Marshall made a motion to approve the amendment, Vice Chairman Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Water and Sewer Service Areas within and In the Vicinity of Lake Park, Utilities Director, Steve Stalvey, presented the maps. Mr. Stalvey stated staff from both local governments have reviewed the maps for accuracy and are in agreement with the changes. Vice Chairman Wisenbaker made a motion to approve the maps as amended, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

BID

North Lowndes Spring Creek Utility Inter-Connection Project Phase II, Utilities Director, Steve Stalvey, presented the bid with Legacy Water Group submitting the low bid in the amount of \$3,889,825.23. Commissioner Marshall asked if the low bidder met all bid requirements with the exception of the yellow sheet of paper, to which Mr. Stalvey replied yes. Commissioner Evans made a motion to award the bid to low bidder Legacy Water Group, in the amount of \$3,889,825.23, Vice Chairman Wisenbaker second. All voted in favor, no one opposed. Motion carried.

REPORTS – no additional information was reported.

CITIZENS WISHING TO BE HEARD - none

Commissioner Griner made a motion to adjourn the meeting, Commissioner Orenstein second. Chairman Slaughter adjourned the regular meeting at 5:45 p.m.

Bill Slaughter, Chairman

K. Paige Dukes, County Clerk