

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, April 25, 2022

COMMISSIONERS PRESENT:

Vice Chairman Scott Orenstein
Commissioner Joyce Evans
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall

Chairman Slaughter and Commissioner Clay Griner were not in attendance.

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

MINUTES

The minutes were presented for the work session of April 11, 2022 and the regular session of April 12, 2022. No changes to the minutes were requested.

APPOINTMENT

Lowndes County Division of Family and Children Services (DFCS) Board, County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated Mrs. Pat Iverson and Mrs. Rebecca Powell have both resigned from the Lowndes County Division of Family and Children Services (DFCS) Board, leaving two vacant seats. Mrs. Dukes stated Mrs. Iverson's seat will expire June 30, 2022 and Mrs. Powell's seat will expire June 30, 2025. Lastly, Mrs. Dukes stated the remaining board members have requested Mrs. Sandra Wilcher to fill Mrs. Iverson's seat and Mrs. Lynn Orenstein to be considered for Mrs. Powell's seat.

PUBLIC HEARING

REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10, Planning and Zoning Director, J. D. Dillard, presented the item. Mr. Dillard stated this item was tabled to allow the opposition to present concerns to the Commission. Mr. Dillard stated staff contacted the Georgia Department of Transportation (GDOT) with concerns and a traffic impact analysis would be required for this case. Commissioner Wisenbaker asked if there was any additional information to be discussed, Mr. Dillard responded no. Commissioner Marshall asked the timeline of the Georgia Department of Transportation study as far as any impact with approval or denial of this request, Director of Engineering Services, Chad McLeod, answered there is not, if the Commission approves, then the Georgia Department of Transportation would start the process and once the traffic analysis is done that study will tell if a light is required at that intersection. Commissioner Marshall asked who would be paying, Mr. McLeod answered the developer. Vice Chairman Orenstein stated the developer is aware and prepared to use the recommendations of the Georgia

Department of Transportation. Commissioner Marshall asked if anyone met with the opposition, Vice Chairman Orenstein, answered no to his knowledge all of the questions were submitted in writing and answered.

FOR CONSIDERATION

One Valdosta-Lowndes Community-Wide Initiative, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated county leadership has worked with One Valdosta-Lowndes Steering Committee over the past several years to develop a community wide initiative that will address local challenges with a focus on workforce development. Mrs. Dukes stated this is a five-year initiative. Vice Chairman Orenstein stated the commission has had the opportunity to speak with leadership regarding this initiative. Mrs. Dukes stated Dr. Carvajal and Mr. Purvis should be in attendance at the regular session meeting.

Exit 22 Permanent Utility Easement, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated this permanent easement is required for the water main extension at Exit 22. Mr. Stalvey stated this extension will provide much needed redundancy and looping for the area.

Exit 22 Temporary Construction Easement, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated this temporary ten-foot easement is needed during the construction period to provide sufficient space to complete the water main extension. Mr. Stalvey stated this temporary construction easement will expire one year after the completion of the project.

Acceptance of FY2022 Delinquency Prevention Grant, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the Commission approved and authorized staff to submit an application for funding for the FY2022 Delinquency Prevention Grant. Mrs. Dukes stated the request was for \$41,500.00 in funding through the Criminal Justice Coordinating Council (CJCC) for implementation of the Strengthening Families Program. Mrs. Dukes stated she, as well as Commissioner Evans, met with Judge Council last week at his budget meeting and he spoke of the positive impact this program is having in Juvenile Court. Additionally, Mrs. Dukes stated there is a six month award period that will allow for startup and a single cohort and in years two-five, Lowndes County will be eligible for up to \$50,000.00, in continuation funding each year, which will allow for two cohorts of 10-14 youths each. Mrs. Dukes stated in order to officially accept funding, the Chairman will need to be authorized to sign the award documents and service agreement with EBA.

FY2023 Juvenile Justice Incentive Grant, County Manager, Paige Dukes, presented a grant application request in the amount of \$195,372.00, in Criminal Justice Coordinating Council (CJCC) grant funds. Mrs. Dukes stated since 2014, Lowndes County has been awarded funding through the CJCC to allow the Juvenile Court to implement services for diversion of youth offenders instead of incarceration. Mrs. Dukes stated Functional Family Therapy (FFT) has been the primary program implemented and Juvenile Court has requested funding be applied for in the amount of \$195,372.00. Commissioner Marshall asked if there are any reports available to review the outcomes, Mrs. Dukes answered yes, Judge Council will be compiling that information for the commission.

Beer License - Rakesh Parmar of Jiya 08 Investment, LLC, DBA Eagle Food Mart - 4952 Bemiss Rd., Valdosta, GA, Finance Accounts Receivable Technician, Lorraine Taylor, presented a request for the sale of beer for consumption off the premises. Mrs. Taylor stated this request is due to a change in ownership and all requirements for the license have been met.

Agreement with TEqBID for Surplus Sales of Heavy Equipment, Finance Director, Stephanie Black, presented the item. Ms. Black stated TEqBID is an online auction site specializing in heavy equipment sales. Ms. Black stated staff is requesting approval to list heavy equipment items that have been declared surplus on this site as an alternative means of disposal. Further, Ms. Black stated other surplus items will continue to be listed on GovDeals.com. Commissioner Marshall asked if there was a cost for this request, County Manager, Paige Dukes, responded there is no cost to the county.

Adopt Resolution Accepting Infrastructure for Val Del Estates Subdivision Phase III, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated engineering staff has completed the final inspection of the construction of Phase III.

Historic Lowndes County Courthouse Rehabilitation Project GMP (Guaranteed Maximum Price), Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated staff, the architect (Gladwin Vaughn Architecture) and the construction manager (Allstate Construction and Cauthan Construction Joint Venture, LLC) have been working on a Guaranteed Maximum Price (GMP) since demolition was completed. Mr. McLeod stated the construction manager started receiving bids in March 2022 and the final GMP is \$9,855,808.85. Mr. McLeod stated this includes all construction costs including the demolition construction cost approved last September. Vice Chairman Orenstein asked for an update on the project, Mr. McLeod stated there is a certain amount of demo to be completed, walls have been taken down, ceilings removed, HVAC, mechanical and plumbing removed, temporary flooring removed, the basement is bare except for structural walls. Vice Chairman Orenstein stated this had to be done in order for the architect to get the final plans drawn, Mr. McLeod stated they are ready to move forward with actual construction. Commissioner Marshall asked the amount spent for the architect, Mr. McLeod answered he will verify that information. Vice Chairman Orenstein stated that amount was included in the original estimates. Commissioner Wisenbaker asked to verify if everything is included in the total amount, Mr. McLeod responded the amount does not include the architect. Commissioner Marshall thanked Public Works Director, Robin Cumbus and her staff for working with the Farm Days vendors. Mrs. Dukes stated a fence will go up around the perimeter of the project due to the site belonging to the contractor until the project is completed.

REPORTS - County Manager

No additional information was reported.

ADJOURNMENT

Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Marshall second. Vice Chairman Orenstein adjourned the meeting at 8:50 a.m.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, April 26, 2022

COMMISSIONERS PRESENT:

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

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

INVOCATION

Commissioner Wisenbaker

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Wisenbaker

MINUTES

The minutes were presented for the work session of April 11, 2022 and the regular session of April 12, 2022. Commissioner Evans made a motion to approve the minutes as presented, Vice Chairman Orenstein second. All voted in favor, no one opposed. Motion carried.

APPOINTMENTS

Lowndes County Division of Family and Children Services (DFCS) Board

County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated Mrs. Pat Iverson and Mrs. Rebecca Powell have both resigned from the Lowndes County Division of Family and Children Services (DFCS) Board, leaving two vacant seats. Mrs. Dukes stated Mrs. Iverson's seat will expire June 30, 2022 and Mrs. Powell's seat will expire June 30, 2025. Lastly, Mrs. Dukes stated the remaining board members have requested Mrs. Sandra Wilcher be appointed to fill Mrs. Iverson's seat and Mrs. Lynn Orenstein to be considered for Mrs. Powell's seat. Vice Chairman Orenstein asked that he be recused from voting on this item. Chairman Slaughter opened nominations and submitted the names of Mrs. Sandra Wilcher and Mrs. Lynn Orenstein for these appointments. There being no other nominations, Mrs. Wilcher and Mrs. Orenstein were appointed by acclamation.

PUBLIC HEARING

REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this item

was tabled at the regular session commission meeting held on April 12, 2022. Mr. Dillard stated this request is a change in zoning from R-1 (Low Density Residential) zoning to C-G (Commercial General) on approximately 63 acres. P-D (Planned Development) zoning on approximately 28 acres and R-10 (Suburban Density Residential) on approximately 55 acres. Mr. Dillard stated the applicant would like to create a mixture of residential and commercial sites for development in various stages. Mr. Dillard stated this item was tabled to allow the opposition to present concerns to the Commission and staff contacted the Georgia Department of Transportation (GDOT) with concerns, and a traffic impact analysis would be conducted for this site. Commissioner Marshall asked if this would be a condition from GDOT, Chairman answered no, this would be a requirement. Chris Buescher, 3532 River Chase Drive, spoke against the request. Mr. Buescher stated he was speaking on behalf of the residents of the River Chase Subdivision. Mr. Buescher stated the homeowners are not anti-development, but smart development. Mr. Buescher stated the residents have concerns with increased traffic, crime and the decrease in property value. Mr Buescher asked that the Commission not approve any additional development requests along Val Del Corridor until Val Del improvements are made. Additionally, Mr. Buescher asked for a reduction in the speed limit from North Valdosta Road to the Moody Air Force Base housing area, and a caution or traffic light be installed at River Chase and Val Del Road. Bill Nijem, 1007 North Patterson Street, spoke in favor of the request on behalf of the applicant. Mr. Nijem stated this is a mixture of zoning classifications and the mixed use development proposed is in the comprehensive plan. Mr. Nijem offered to answer any questions the commission might have regarding this rezoning request. Vice Chairman Orenstein, asked if the developer understands the commission will await for a report from Georgia Department of Transportation and they will dictate what is required as far as the traffic. Vice Chairman Orenstein addressed the concerns from Mr. Buescher regarding the right-of-way acquisition for future expansion and the traffic light at River Chase stating the commission relies on GDOT to advise and determine what will be required and expenses related to improvements will be on the developer. Mr. Nijem responded the developer is aware of the traffic study and understands the costs associated. Commissioner Marshall asked if it states in the contract the developer will have to pay, Chairman Slaughter asked Director of Engineering Services Chad McLeod to respond. Mr. McLeod stated it is a requirement which would come through permitting and plan review. Vice Chairman Orenstein verified that GDOT could make a revision as far as the ingress/egress, Mr. McLeod answered correct, the area will be researched as well as future growth of this development. Vice Chairman Orenstein asked if this is separate from improvements for Val Del and North Valdosta Road, Mr. McLeod answered that is correct. Commissioner Griner made a motion to approve the request as presented, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

One Valdosta-Lowndes Community-Wide Initiative, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated Lowndes County worked with One Valdosta-Lowndes Steering Committee over the past several years to develop a community-wide initiative addressing local challenges with a focus on workforce development and private sector support. Mrs. Dukes stated the Valdosta-Lowndes County Chamber of Commerce has agreed to provide the environment for operations with continued oversight from the steering committee. Additionally, Mrs. Dukes stated Lowndes County's role would be funding in the amount of \$200,000.00, over a five-year period. Mrs. Dukes stated there will be a follow-up Memorandum of Understanding (MOU) for this item. Vice Chairman Orenstein asked to verify the amount is \$200,000.00, total for the five-year period, Mrs. Dukes responded yes. Commissioner Marshall made a motion to approve the item as presented, Vice Chairman Orenstein

second. All voted in favor, no one opposed. Motion carried. Chairman Slaughter thanked the commission for their support of this initiative and also thanked Dr. Carvajal and Mr. Purvis for their due diligence with this community-wide effort. Vice Chairman Orenstein followed up the Chairman's comments by thanking Dr. Carvajal and Mr. Purvis.

Exit 22 Permanent Utility Easement, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated this permanent easement is required for the water main extension at Exit 22. Mr. Stalvey stated this extension will provide much needed redundancy and looping for the area. Commissioner Evans made a motion to approve the item as presented, Vice Chairman Orenstein second. All voted in favor, no one opposed. Motion carried.

Exit 22 Temporary Construction Easement, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated this temporary ten foot easement is needed during the construction period to provide sufficient space to complete the water main extension. Mr. Stalvey stated this temporary construction easement will expire one year after the completion of the project. Vice Chairman Orenstein made a motion to approve the item as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Acceptance of FY2022 Delinquency Prevention Grant, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated on March 22, 2022, the Commission approved and authorized staff to submit an application for funding through the FY2022 Delinquency Prevention Grant Program. Mrs. Dukes stated the request was for \$41,500.00, in funding; this amount has been awarded and the acceptance is before you with Judge Council using this for the implementation of the Strengthening Families Program. Vice Chairman Orenstein made a motion to approve the request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

FY2023 Juvenile Justice Incentive Grant, County Manager, Paige Dukes, presented a grant application request in the amount of \$195,372.00, in Criminal Justice Coordinating (CJCC) grant funds. Mrs. Dukes stated since 2014, Lowndes County has been awarded funding through the CJCC to allow the Juvenile Court to implement services for diversion of youth offenders instead of incarceration. Mrs. Dukes stated Functional Family Therapy (FFT) has been the primary program implemented and Juvenile Court has requested funding be applied for in the amount of \$195,372.00, and there is no required match on behalf of the county. Commissioner Marshall made a motion to approve the grant application request, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Beer License - Rakesh Parmar of Jiya 08 Investment, LLC, DBA Eagle Food Mart - 4952 Bemiss Rd., Valdosta, GA, Finance Director, Stephanie Black, presented a request for the sale of beer for consumption off the premises. Ms. Black stated this request is due to a change in ownership and all requirements for the license have been met. Commissioner Marshall made a motion to approve the request as presented, Vice Chairman Orenstein second. All voted in favor, no one opposed. Motion carried.

Agreement with TEqBID for Surplus Sales of Heavy Equipment, Finance Director, Stephanie Black, presented the item. Ms. Black stated TEqBID is an online auction site specializing in heavy equipment sales. Ms. Black stated staff is requesting approval to list heavy equipment items that have been declared surplus on this site as an alternative means of disposal. Further, Ms. Black stated other surplus items will continue to be listed on GovDeals.com. Chairman Slaughter asked if the public has access to this website, Public Works Director, Robin Cumbus, responded yes. Vice Chairman Orenstein made a motion to approve the request as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Adopt Resolution Accepting Infrastructure for Val Del Estates Subdivision Phase III, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated engineering staff has completed the final inspection of the project. Commissioner Marshall made a motion to approve the resolution as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Historic Lowndes County Courthouse Rehabilitation Project GMP (Guaranteed Maximum Price) Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated staff, the architect (Gladwin Vaughn Architecture) and the construction manager (Allstate Construction and Cauthan Construction Joint Venture, LLC) have been working on a Guaranteed Maximum Price (GMP) since demolition was completed. Mr. McLeod stated the construction manager started receiving bids in March 2022 and the final GMP is \$9,855,808.85. Mr. McLeod stated this includes all construction costs including the demolition construction cost approved last September. Mr. McLeod recognized Will Sumner with Allstate Construction and Michael McRae with Cauthan Construction. Commissioner Wisenbaker made a motion to approve the item as presented, Vice Chairman Orenstein second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes, stated Lowndes County has worked with Allstate and Cauthan Construction in the past and staff is excited to work with them on this project. Mrs. Dukes stated the majority of the budget meetings are complete, recommendations should be made in mid- May, with the public hearing being held the first meeting in June and the adoption in the second meeting in June. Mrs. Dukes thanked, Finance Director, Stephanie Black and her staff that have helped with these meetings. Mrs. Dukes stated she met with Moody Air Force Base leadership and received an update regarding the operations of the 93rd Air Ground Operations Wing and also looked at the Hightower Road project. Mrs. Dukes stated Lowndes County is working with South Georgia Medical Center (SGMC) EMS service and Lowndes County Fire Rescue for civil joint medical deployment, a new medical directive that we haven't had in the past. Mrs. Dukes stated Thomasville Humane Society has received a grant for spay and neuter from an organization called Best Friends and the Lowndes County Animal Services will be meeting with them to partner on free spay and neuter services. Lastly, Mrs. Dukes mentioned Lowndes County staff, Kevin Beals, Chad McLeod and J.D. Dillard placed third in the Homebuilders Golf Tournament.

CITIZENS WISHING TO BE HEARD

Charles E. Carmickle, Jr., 3734 Robin Lane, addressed the commission regarding the need for speed bumps to be installed at the intersection of Greenridge Road and Robin Lane due to the increased traffic speeding through the area. Mr. Carmickle submitted a petition to the commission regarding the request.

ADJOURNMENT

Vice Chairman Orenstein made a motion to adjourn the meeting, Commissioner Marshall second. Chairman Slaughter adjourned the regular session at 6:06 p.m.