

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, April 12, 2021

COMMISSIONERS PRESENT

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

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

MINUTES

The minutes were presented for the work session of March 22, 2021 and the regular session of March 23, 2021. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres, County Planner, Trinni Amiot, presented the item. Mrs. Amiot stated the applicant is requesting a change in zoning in order to develop a multi-family apartment complex. Mrs. Amiot stated this location would be served by the City of Hahira for water and Lowndes County sewer, which was approved at the City of Hahira Council meeting last week. Mrs. Amiot further stated the Planning Commission recommended approval, adding the TRC had no objectionable comments. Chairman Slaughter asked to verify that the City of Hahira agreed with the City of Hahira providing water service only, Mrs. Amiot responded yes it was approved at their last meeting. Chairman Slaughter asked regarding a portion of the property which was located between the interstate, would that be used for greenspace, Mrs. Amiot stated she could find out.

REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A, Well & Septic, ~5 acres, County Planner, Trinni Amiot, presented the item. Mrs. Amiot stated the applicant would like to divide approximately five acres into two 2.5 acre lots, so the existing homes may be sold separately. Commissioner Orenstein asked if this rezoning had come before the commission previously, Mrs. Amiot responded no. Commissioner Wisenbaker asked if there were two existing homes on the property, Mrs. Amiot responded yes.

FOR CONSIDERATION

Acceptance of Infrastructure for Creekside West Phase 6 & 7, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the County is being asked to accept water/sewer infrastructure; however, the roads and storm drain infrastructure will remain private.

Quit Claim Deeds for Abandoned Right of Way for Dineshkumar Patel, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated Mr. Dineshkumar Patel has asked the County to quit claim to him a portion of the right of way of Baytree Road, west of I-75, adjoining his property that was abandoned after the construction of I-75. Mr. Fletcher stated Mr. Patel will be using this property for possible future development.

Resolution Creating Special District for Fire Protection Services, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this resolution is required for the commission to have the flexibility to assess the millage for the unincorporated area for fire services, when the millage is set after the budget. Currently, staff is working to determine the facility cost and an estimated amount will be given at a later date.

Commission Chambers Audio and Visual Upgrade, Senior Projects Manager, Chad McLeod, presented the item. Mr. McLeod stated the audio and visual system in the Commission Chambers needs to be replaced. Staff has received two proposals, with the lowest being S & L Integrated Systems, LLC for \$110,147.78. Commissioner Marshall asked if this included video/recording capability, Mr. McLeod stated the system will not be set up for live streaming.

Proposed Deannexation of Property of Uvalde Land Company, LLC, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this property is owned by James Warren and the request is to deannex from the City of Valdosta to use his property for recreational use (hunting). Mrs. Dukes stated once the commission approves, Mr. Warren can continue to move forward with the City of Valdosta. Chairman Slaughter asked if there was a process to follow as far as agreements with who initiates the requests, Mrs. Dukes responded on a case by case basis, the county attorneys may reach out to the city attorneys and coordinate the process.

BID

Resurfacing of Various County Roads, County Engineer, Mike Fletcher, presented the item with the Scruggs Company submitting the low bid in the amount of \$1,537,134.87. Mr. Fletcher stated the contract will provide for the resurfacing of fourteen (14) county roads with the Georgia Department of Transportation covering \$1,107,500.64 of the cost with LMIG grant funds. Additionally, Mr. Fletcher stated Gaines Lane is on the resurfacing list. Chairman Slaughter asked regarding the timeline, Mr. Fletcher stated Gaines Lane will be completed first.

North Lowndes Soccer Complex Phase II, Senior Projects Manager, Chad McLeod, presented the item with Standard Contractors, Inc. presenting the low bid in the amount of \$1,811,758.00. Mr. McLeod stated the county received four bids. Commissioner Wisenbaker asked how this is being paid, Mr. McLeod stated SPLOST VIII. Chairman Slaughter asked if phase two would be completed before the opening of the park, Mr. McLeod responded Valdosta-Lowndes Parks and Recreation Director, George Page, would be contacted regarding this matter.

A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue, Senior Projects Manager, Chad McLeod, presented the item with Standard Contractors submitting the low bid for \$225,329.00. Mr. McLeod stated the 30,000 gallon drafting pit will be constructed at Lowndes County Fire Rescue Station 10 Headquarters.

A New Shooting Range Shelter for the Lowndes County Sheriff's Office, Senior Projects Manager, Chad McLeod, presented the item with Kellerman Construction presenting the low bid in the amount of \$304,252.00. Mr. McLeod stated the Sheriff's Department Shooting Range was approved in SPLOST VIII. Further, Mr. McLeod stated all grading, foundations and buildings installed would be included in the contract.

REPORTS - County Manager

County Manager, Paige Dukes, stated this week is National Public Safety Telecommunicators Week and National Animal Care and Control Appreciation Week. These offices will be recognized for their service to our community.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Marshall second. Chairman Slaughter adjourned the work session at 8:43 a.m.

Bill Slaughter, Chairman

Belinda C. Lovern, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, April 13, 2021

COMMISSIONERS PRESENT

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

Chairman Slaughter called the regular session 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 March 22, 2021, and the regular session of March 23, 2021. No changes to the minutes were requested. Commissioner Evans made a motion to approve the minutes as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres, County Planner, Trinni Amiot, presented the item. Mrs. Amiot stated the applicant would like to rezone 7.5 acres for the purpose of constructing a sixty-four (64) unit apartment complex. Additionally, Mrs. Amiot stated the County would provide sewer and the City of Hahira would provide water. The Planning Commission recommended approval of the request and the TRC had no objectionable comments. No one spoke against this request. Mr. Joseph Johnson, 2408 Briarwood Drive, spoke in favor of the request on behalf of Investors Management Company. Mr. Johnson stated Investors Management Company manages more than two thousand (2000) units in the state of Georgia. Commissioner Orenstein mentioned forty percent of this property is buffered greenspace, Mr. Johnson responded it's buffered due to the noise from I-75 with no intentions to develop this open space in the future. Commissioner Orenstein made a motion to approve this rezoning request based on the site plan

provided, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A, Well & Septic, ~5 acres, County Planner, Trinni Amiot, presented the item. Mrs. Amiot stated this applicant would like to rezone the property in order to have the two existing homes on the property subdivided into two 2.5 acre tracts, so the two existing homes on the parcel may be sold separately. The Planning Commission recommended approval and the TRC approved with no objectionable comments. Judi Wilder, 6200 Robinson Circle, spoke against the request. Ms. Wilder stated in July 2020 a rezoning request was denied due to spot zoning. Ms. Wilder stated she's against the rezoning because it goes against the rural character of the area. Bob Dewar, 6720 Clyattstone Road, spoke in favor of the request on behalf of the applicant. Mr. Dewar stated there are two houses currently on the property and in order for the properties to be sold separately, the rezoning is needed to divide the properties. Commissioner Orenstein asked if the intent is to keep both structures. Mr. Dewar responded the brick home has been renovated, but the other structure, the owners are not set up to renovate, it would be sold. Commissioner Marshall asked since a driveway is being shared, if a driveway could be installed on Robinson Circle would that be an option, Mr. Dewar replied yes. Chairman Slaughter asked Senior Projects Manager, Mr. McLeod, with the driveway being shared, if a second driveway could be installed. Mr. McLeod responded the Georgia Department of Transportation would have to permit the GA HWY135 location and the Robinson Circle location would go through the Lowndes County Public Works Department. Commissioner Marshall made a motion to approve the request, Vice Chairman Griner second. Vice Chairman Griner and Commissioners Orenstein, Wisenbaker and Marshall voted in favor, Commissioner Evans opposed. Motion carried.

FOR CONSIDERATION

Acceptance of Infrastructure for Creekside West Phase 6 & 7, Senior Projects Manager, Chad McLeod, presented the item. Mr. McLeod stated the County is being asked to accept water/sewer infrastructure; however, the roads and storm drain infrastructure will remain private. Commissioner Orenstein made a motion to approve the request, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

Quit Claim Deeds for Abandoned Right of Way for Dineshkumar Patel, Senior Projects Manager Chad McLeod, presented the item. Mr. McLeod stated Mr. Dineshkumar Patel has asked the County to quit claim to him a portion of the right of way on Baytree Road, adjoining his property abandoned after the construction of I-75. Mr. McLeod stated Mr. Patel may use the property for future development. Vice Chairman Griner made a motion to approve the request, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Resolution Creating Special District for Fire Protection Services, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this is the next step in the process for the commission to consider a resolution for the setting of the unincorporated millage to fund expansion of the fire department. Commissioner Marshall made a motion to approve the request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Commission Chambers Audio and Visual Upgrade, Senior Projects Manager, Chad McLeod, presented the item. Mr. McLeod stated the audio/visual system in the chambers is obsolete and S & L Integrated Systems was the low bidder for \$110,147.78. Commissioner Wisenbaker made a motion to approve the request, Commissioner Evans second. Vice Chairman Griner and Commissioners Evans, Wisenbaker and Marshall voted in favor, Commissioner Orenstein opposed. Motion carried.

Proposed Deannexation of Property of Uvalde Land Company, LLC, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the County has received a request from the property owner to move forward with a deannexation from the City of Valdosta so that all of the property will be in the unincorporated area. Further, Mrs. Dukes stated it is staff's understanding that the motive of this request is so the property can be used for recreational purposes to include hunting and hunting is not allowed within the city limits. Vice Chairman Griner made a motion to approve the request, Commissioner Orenstein second. Vice Chairman Griner and Commissioners Evans, Orenstein and Marshall voted in favor, Commissioner Wisenbaker opposed. Motion carried.

Bid

Resurfacing of Various County Roads, Senior Projects Manager, Chad McLeod, presented the item with the Scruggs Company submitting the low bid in the amount of \$1,537,134.87. Mr. McLeod stated the contract will provide for the resurfacing of fourteen (14) county roads with the Georgia Department of Transportation covering \$1,107,500.64 of the cost with LMIG grant funds. Vice Chairman Griner made a motion to approve the request, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

North Lowndes Soccer Complex Phase II, Senior Projects Manager, Chad McLeod, presented the item with Standard Contractors, Inc. presenting the low bid in the amount of \$1,811,758.00. Mr. McLeod stated the county received four bids. Commissioner Marshall made a motion to approve the request, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue, Senior Projects Manager, Chad McLeod, presented the item with Standard Contractors submitting the low bid for \$225,329.00. Mr. McLeod stated the 30,000 gallon drafting pit will be constructed at Lowndes County Fire Rescue Station 10 Headquarters. Commissioner Marshall asked the location, Mr. McLeod stated to the left of the main driveway at Station

10 Headquarters. Commissioner Wisenbaker made a motion to approve the request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

A New Shooting Range Shelter for the Lowndes County Sheriff's Office, Senior Projects Manager, Chad McLeod, presented the item with Kellerman Construction presenting the low bid in the amount of \$304,252.00. Mr. McLeod stated the Sheriff's Department Shooting Range Shelter was approved in SPLOST VIII. Further, Mr. McLeod stated all grading, foundations and buildings installed would be included in the contract. Commissioner Orenstein made a motion to approve the request, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes, stated regarding the agenda item for the commission chambers audio and visual upgrade, that amount will include maintenance. Mrs. Dukes stated the Insurance Commissioner, John F. King, was coming to town this week and the commissioners were invited to meet him. Additionally, Mrs. Dukes stated there will be Mental Health/First Aid Training throughout the next few months for staff and outside agencies. Further, Mrs. Dukes stated it is National Public Safety Telecommunicators Week and National Animal Care and Control Appreciation Week. Lastly, Mrs. Dukes asked Senior Projects Manager, Chad McLeod, to update the commission on the courthouse manager interviews. Mr. McLeod stated this morning a selection committee received presentations from the three final firms - Ajax, Allstate Construction with Cauthan Construction and Spratlin and Son Construction. The selection committee will complete their scoring by Monday and will present a recommendation to the commission at the April 27th commission meeting.

CITIZENS WISHING TO BE HEARD -

There were no citizens wishing to be heard.

ADJOURNMENT

Chairman Slaughter recognized the presence of Lynn Orenstein, Commissioner Orenstein's wife. Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Evans second. Chairman Slaughter adjourned the regular session at 6:04 p.m.

Bill Slaughter, Chairman

Belinda C. Lovern, County Clerk