

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, May 10, 2021

COMMISSIONERS PRESENT

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

Commissioner Scott Orenstein was not in attendance.

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

**MINUTES**

The minutes were presented for the work session of April 26, 2021, and the regular session of April 27, 2021. County Attorney, Walter Elliott, requested in writing, that the regular session minutes be revised regarding the motion to enter the executive session meeting.

**APPOINTMENT**

**Lowndes County Public Facilities Authority**, County Manager, Paige Dukes, presented the appointment, stating the seat currently held by Vice Chairman Griner is expiring May 31, 2021. Mrs. Dukes further stated Vice Chairman Griner has expressed a desire to continue to serve.

**PUBLIC HEARING**

**Rezoning Case REZ-2021-06 - Skip Van Nus 6250 & 6258 Chancy Dr. (0049 014), E-A to R-A, Well & Septic, ~9.56 Acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to rezone approximately 9.56 acres on Chancy Drive from E-A (Estate Agricultural) to R-A (Residential Agricultural) for the property to be divided. Additionally, Mr. Dillard stated the subject property is within the Ridgecrest Subdivision, with access to and from Chancy Drive. Mr. Dillard further stated the Planning Commission recommended approval of the request and the TRC had no objectionable comments.

**Rezoning Case REZ-2021-07 C & S Investments, 4081 Mt. Zion Church Rd. (0148 084), R-1 to R-21, Community Well & Septic, ~25.48 Acres**, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this rezoning request is on approximately 25.48 acres and the request is to change zoning from R-1 (Low Density Residential) to R-21 (Medium Density Residential) for a new residential subdivision to be developed, serviced by community water system and septic. The Planning Commission recommended approval of the request and TRC had no objectionable comments. Commissioner Wisenbaker asked is there currently a community water system, Mr. Dillard responded

no sir. Chairman Slaughter asked how the lots in Knights Mill Subdivision were serviced, Mr. Fletcher responded those are serviced by the City of Valdosta.

## **FOR CONSIDERATION**

**Borrow Pit Agreement**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the Lowndes County Engineering and Public Works Department have worked together to find land in the Naylor area near Lake Alapaha that meets the requirements for the specific soil type needed. Mr. Fletcher stated attached is a Borrow Pit Agreement between Lowndes County and Larry & Christine Sanders for a term of up to twelve years.

**FY 2022 Juvenile Justice Incentive Grant Application**, EMA Director, Ashley Tye, presented a grant application request in the amount of \$165,427.00, in Criminal Justice Coordinating Council grant funds. Mr. Tye stated if awarded, Judge Council will use the money to fund evidence based diversion programs for the youth in his court. Further, Mr. Tye stated this grant will support up to 32 referrals into the program during the FY 2022 period.

**GDOT Standard Utility Agreement, Lake Park Bellville Road**, Utilities Director, Steve Stalvey, presented the agreement. Mr. Stalvey stated the Georgia Department of Transportation (GDOT) project involves the widening of Lake Park Bellville Road and requires Lowndes County Utilities to be relocated. The total estimated cost for this project is \$1,839,805.00, of which Lowndes County will be responsible for \$1,669,478.88. Chairman Slaughter asked does this utility agreement include electrical, Mr. Stalvey responded water and sewer only. County Manager, Paige Dukes, stated related to this item, the GEFA loan that is a part of this project is on GEFA's agenda for this week and Commissioner Orenstein will be attending that meeting. Commissioner Wisenbaker asked if this was out for bid, Mr. Stalvey responded it will be in June.

**GDOT Standard Contract Agreement Exit 11**, Utilities Director, Steve Stalvey, presented the agreement. Mr. Stalvey stated the Georgia Department of Transportation (GDOT) project involves I-75, Exit 11 ramp improvements and requires the Lowndes County Utilities to be relocated. The total estimated cost for this project is \$172,637.00, with Lowndes County being responsible for the full amount.

**Hahira Extraterritorial Extension of Water Service**, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated at the April 13, 2021 regular session meeting the Commission approved rezoning case, REZ-2021-04, (Union Station Union Road) with the City of Hahira providing water and Lowndes County providing sewer. For Hahira to provide water service to the property, Lowndes County needs to approve an extraterritorial extension of water service to the property. A proposed letter from Chairman Slaughter to Mayor Cain regarding the proposed extraterritorial extension is attached. Chairman Slaughter asked how the rates will be calculated to bill for sewer, Mr. Stalvey stated a flat rate or possibly a meter reading can be obtained from the City of Hahira.

## **BID**

**Bid for Annual Coffee Service for County Buildings**, Finance Director, Stephanie Black, presented the item with Variety Vending submitting the only bid for approximately \$13,000.00. Ms. Black stated this is a one year contract with an option to renew for two additional one year terms.

**Bid for a Loader for Public Works**, Finance Director, Stephanie Black, presented the item with Performance Peterbilt presenting the sole bid for a 2022 Peterbilt 365 for \$314,776.00 for a quantity of one loader for the Public Works Department. Additionally, Ms. Black stated the current Barco loader is 23 years old with 351,580 miles.

**Old US 41 Widening Project**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated as part of the Transportation Investment Act (TIA), Old US 41 Widening project was listed as one of Lowndes County's Constrained Projects. Mr. Fletcher stated The Scruggs Company submitted the low bid in the amount of \$4,931,029.15. Commissioner Marshall asked why the price difference in the amounts submitted, Mr. Fletcher responded he believes it's the workload.

**Turn Lane Project for Cat Creek Road and River Road**, County Engineer, Mike Fletcher, presented the bid with The Scruggs Company submitting the low bid in the amount of \$58,673.47. Commissioner Wisenbaker asked is the right turn going north to Bemiss Road, Mr. Fletcher responded no sir, the right turn off of River Road will be going south back to Bemiss Road. Commissioner Marshall asked if this will have a concrete divider, Mr. Fletcher responded no sir, it will be an asphalt turn lane. Commissioner Wisenbaker asked if this is River Road intercepting Cat Creek Road, Mr. Fletcher responded yes.

**Change Order for Old US 41 Widening Project**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated as a result of the Old US 41 Widening Project being under budget, a change order for the project was developed. Mr. Fletcher stated the change order will include milling out two inches of the existing asphalt from Dasher Grove Road to Tillman Crossing, repaving this section, new pavement markings and new signs. Chairman Slaughter stated this will keep everything uniform and will look good. Additionally, Mr. Fletcher stated this was being paid through Transportation Investment Act (TIA) and the County is not responsible for payment. The cost is \$225,172.09.

#### **REPORTS - County Manager**

County Manager, Paige Dukes, reminded the Commission of the National Police Week: Law Enforcement Day of Prayer, being held at 10:00 a.m. this morning at the Lowndes County Historic Courthouse. Mrs. Dukes further stated at the recommendation of Commissioner Marshall, there will be banners placed in the main lobby area providing information for the Valdosta On-Demand services, for those citizens needing transportation.

#### **ADJOURNMENT**

Commissioner Wisenbaker made a motion to adjourn the meeting, Vice Chairman Griner second. Chairman Slaughter adjourned the work session at 8:47 a.m.

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, May 11, 2021

**COMMISSIONERS PRESENT**

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

Commissioners Scott Orenstein and Mark Wisenbaker were not in attendance.

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

**INVOCATION**

Commissioner Marshall

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Marshall

**MINUTES**

The minutes were presented for the work session of April 26, 2021 and the regular session of April 27, 2021. No changes to the minutes were requested. Vice Chairman Griner made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**APPOINTMENT**

**Lowndes County Public Facilities Authority**, County Manager, Paige Dukes, stated Vice Chairman Griner would like to continue to serve for another three year term. Chairman Slaughter nominated Vice Chairman Griner for a new term beginning June 1, 2021, and ending May 31, 2024. There being no other nominations, Vice Chairman Griner was reappointed by acclamation.

**PUBLIC HEARING**

**Rezoning Case REZ-2021-06 - Skip Van Nus 6250 & 6258 Chancy Dr. (0049 014), E-A to R-A, Well & Septic, ~9.56 Acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to rezone approximately 9.56 acres on Chancy Drive from E-A (Estate Agricultural) to R-A (Residential Agricultural) for the property to be divided. Mr. Dillard stated the subject property is within the Ridgecrest Subdivision, with access to and from Chancy Drive. Mr. Dillard further stated the Planning Commission recommended approval of the request and the TRC had no objectionable comments. Vice Chairman Griner asked if there was going to be two or three lots, Mr. Dillard responded two lots. No one spoke against the request. Mr. Skip Van Nus, 6258 Chancy Drive, spoke in favor of the request as the applicant. Mr. Van Nus stated he would be willing

to answer any questions that the Commission may have. Vice Chairman Griner made a motion to approve the request, Commissioners Evans and Marshall second. All voted in favor, no one opposed. Motion carried.

**Rezoning Case REZ-2021-07 C & S Investments, 4081 Mt. Zion Church Rd. (0148 084), R-1 to R-21, Community Well & Septic, ~25.48 Acres,** Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this rezoning request is on approximately 25.48 acres and the request is to change zoning from R-1 (Low Density Residential) to R-21 (Medium Density Residential) for a new residential subdivision to be developed, serviced by community water system and septic. The Planning Commission recommended approval of the request and TRC had no objectionable comments. No one spoke against the request. Larry Sanders, owner of Arrow Engineering, spoke in favor of the request on behalf of the applicant as the engineer. Mr. Sanders stated the question of drainage problems that could arise from this development, all preliminary studies have been done and there is a two acre pond at the lowest point of the project and existing pond that can be used for detention and retention and the preliminary process of design to retain in excess of 100 year storm event. Vice Chairman Griner asked regarding installing a community water system, what kind of standards are required, Mr. Sanders responded the county designates the standards to be used. Commissioner Marshall made a motion to approve the request, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

#### **FOR CONSIDERATION**

**Borrow Pit Agreement,** County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the Lowndes County Engineering and Public Works Department have worked together to find land in the Naylor area near Lake Alapaha that meets the requirements for the specific soil type needed. Mr. Fletcher stated attached is a Borrow Pit Agreement between Lowndes County and Larry & Christine Sanders for a term of up to twelve years for the amount of \$300,000.00. Vice Chairman Griner made a motion to approve the agreement as presented, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

**FY 2022 Juvenile Justice Incentive Grant Application,** EMA Director, Ashley Tye, presented a grant application request in the amount of \$165,427.00, in Criminal Justice Coordinating Council grant funds. Mr. Tye stated if awarded, Judge Council will use the money to fund evidence based diversion programs for the youth in his court. Vice Chairman Griner made a motion to approve the grant application request, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**GDOT Standard Utility Agreement, Lake Park Bellville Road,** Utilities Director, Steve Stalvey, presented the agreement. Mr. Stalvey stated the Georgia Department of Transportation (GDOT) project involves the widening of Lake Park Bellville Road and requires Lowndes County Utilities to be relocated. The total estimated cost for this project is \$1,839,805.00, of which Lowndes County will be responsible for \$1,669,478.88. Commissioner Marshall asked for a time frame, Mr. Stalvey responded June 2021. Commissioner Marshall made a motion to approve the agreement as presented, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

**GDOT Standard Contract Agreement Exit 11**, Utilities Director, Steve Stalvey, presented the agreement. Mr. Stalvey stated the Georgia Department of Transportation (GDOT) project involves I-75, Exit 11 ramp improvements and requires the Lowndes County Utilities to be relocated. The total estimated cost for this project is \$172,637.00, with Lowndes County being responsible for the total amount. Commissioner Evans made a motion to approve the agreement as presented, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

**Hahira Extraterritorial Extension of Water Service**, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated at the April 13, 2021 regular session meeting the Commission approved rezoning case, REZ-2021-04, (Union Station Union Road) with the City of Hahira providing water and Lowndes County providing sewer. For Hahira to provide water service to the property, Lowndes County needs to approve an extraterritorial extension of water service to the property. A proposed letter from Chairman Slaughter to Mayor Cain regarding the proposed extraterritorial extension is attached. Vice Chairman Griner made a motion to approve the request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

## **BID**

**Bid for Annual Coffee Service for County Buildings**, Finance Director, Stephanie Black, presented the item with Variety Vending submitting the only bid for approximately \$13,000.00. Ms. Black stated this is a one year contract with an option to renew for two additional one year terms. Commissioner Marshall made a motion to approve the request, Commissioner Evans and Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

**Bid for a Loader for Public Works**, Finance Director, Stephanie Black, presented the item. Ms. Black stated this is to replace a 23 year old Barco loader. Ms. Black stated one bid was received from Performance Peterbilt for a 2022 Peterbilt 365 in the amount of \$314,776.00. Commissioner Marshall asked Public Works Director, Robin Cumbus, the estimated delivery date, Mrs. Cumbus responded January 2022. Vice Chairman Griner made a motion to approve the purchase, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

**Old US 41 Widening Project**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated as part of the Transportation Investment Act (TIA), Old US 41 Widening project was listed as one of Lowndes County's Constrained Projects. Mr. Fletcher stated there were two bids received with The Scruggs Company submitting the low bid in the amount of \$4,931,029.15. Vice Chairman Griner made a motion to approve the request as presented, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

**Turn Lane Project for Cat Creek Road and River Road**, County Engineer, Mike Fletcher, presented the bid with The Scruggs Company submitting the low bid in the amount of \$58,673.47. Commissioner Marshall asked the time frame of this project, Mr. Fletcher responded it would begin on June 1, 2021. Commissioner Marshall made a motion to approve the request, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**Change Order for Old US 41 Widening Project**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated as a result of the Old US 41 Widening Project being under budget, a change order for the project was developed. Mr. Fletcher stated the change order will include milling out two inches of the existing asphalt from Dasher Grove Road to Tillman Crossing, repaving this section, new pavement markings and new signs. Additionally, Mr. Fletcher stated this was being paid through Transportation Investment Act (TIA) and the County is not responsible for payment. The cost is \$225,172.09. Vice Chairman Griner made a motion to approve the change order request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

#### **REPORTS - County Manager**

Chairman Slaughter informed the Commission the county has received an annexation and rezoning application from the City of Valdosta for RaceTrac. Chairman Slaughter asked if there were any objections to the annexation request, the Commissioners had no objections. Chairman Slaughter asked County Attorney, Walter Elliott, to move forward with the process.

County Manager, Paige Dukes, stated Governor Kemp has issued an executive order to address the perceived fuel shortage and fuel price gouging, and the Office of the Attorney General, is the state office to contact with violators information. Mrs. Dukes stated the kick-off meeting with ABM is being held tomorrow. Additionally, Mrs. Dukes stated Commissioner Orenstein, who was attending the GEFA meetings, notified our office that both GEFA loans have been approved. Further, Mrs. Dukes recognized Lt. Cristina Walker, newly promoted with the Sheriff's Department. Mrs. Dukes asked David Bauch, SGMC EMS Director, to come forward to speak. Mr. Bauch stated he attended an awards ceremony on May 3rd for the state of Georgia and South Georgia Medical Center EMS, was awarded EMS service of the year for 2020. Chairman Slaughter congratulated Mr. Bauch and stated his leadership is very much appreciated as well as his team. Public Information Officer, Meghan Barwick, gave the Commission an update on the mental health classes being held.

#### **CITIZENS WISHING TO BE HEARD**

There were no citizens wishing to be heard.

#### **ADJOURNMENT**

Vice Chairman Griner made a motion to adjourn the meeting, Commissioner Evans second. All voted in favor, no one opposed. Chairman Slaughter adjourned the regular session at 6:01 p.m.