

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, August 23, 2021

COMMISSIONERS PRESENT

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

Commissioner Demarcus Marshall was not in attendance.

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

Chairman Slaughter stated there is an item that came in at the end of last week after approval of the agenda. Chairman Slaughter further stated, the Commissioners have the information, and he asked that the agenda item regarding proposed sale of county real property to the Industrial Authority be added to the agenda. The Commissioners approved amending the agenda to add the item.

MINUTES

The minutes were presented for the work session of August 9, 2021 and the regular session of August 10, 2021. No changes to the minutes were requested.

FOR CONSIDERATION

Adoption of the Millage Rate and Adoption of Unincorporated Fire Millage, Finance Director, Stephanie Black presented the items. Ms. Black stated, items 5a and 5b are for the adoption of the millage rates. Ms. Black also stated the County Maintenance and Operation (M & O) Millage and the Unincorporated Fire Millage will follow a 5:00 pm hearing regarding the millage. Chairman Slaughter asked if the hearing is regarding both or only one of the items, to which Ms. Black responded the hearing is about the M & O millage but the unincorporated fire millage will also be discussed. Commissioner Wisenbaker asked Chairman Slaughter if it is possible to move items 5a and 5b to the end of the agenda for tomorrow night's meeting. Chairman Slaughter asked if there were any objections to the items being moved to the end of the agenda. There were no objections. The items will be moved to the end of the agenda.

Beer, Wine, and Liquor License - Damian Hari of Ansuya Hari, LLC., DBA South Lowndes Bottle Store - 5120 Jewell Futch Rd., Lake Park, GA, Finance Director, Stephanie Black presented the item. Ms. Black stated this is for beer, wine, and liquor for consumption off premise. She further stated this is a new establishment, but it was previously a Taco Bell location that has been closed for some

time. Commissioner Wisenbaker asked what the establishment will be and Ms. Black responded, it will be a liquor store.

Beer and Wine License - Damian Hari of Ramjidada Properties, LLC., DBA Bigfoot - 6872 Lake Park Bellville Rd., Lake Park, GA, Finance Director, Stephanie Black presented the item. Ms. Black stated this item is for beer and wine for consumption off premise. Ms. Black further stated this is a new establishment and the previous establishment has been closed since 2015.

Approval of Easement Documents for Hightower Road, Director of Engineering Services, Chad McLeod presented the item. Mr. McLeod stated as part of the TIA-03 Hightower Road and Cooper Road NE project, Lowndes County has to acquire 3.038 acres of right of way from the United States of America. Mr. McLeod further stated the process for the right of way is on-going. He also stated the United States of America has agreed to a Grant of Easement to Lowndes County to construct the project and when the project is complete, the United States of America will grant the right of way to Lowndes County. Chairman Slaughter stated that this basically allows the project to move along on the timeline that is set.

Approval of Lease Amendment Number Three to Bellsouth Telecommunications, LLC., Director of Engineering Services, Chad McLeod presented the item. Mr. McLeod stated this item is for amendment number three to the original lease dated November 5, 1981 in order for Bellsouth to place a seven foot six inch by ten foot six inch building including roof overhang in the southeast corner of Lowndes County property for the purpose of housing electronic equipment, installing and maintaining underground duct, manholes and telephone cables, parking, ingress and egress on the property located at Georgia State Highway 135 and the CSX Railroad right-of- way in Land Lot 377 - 11th Land District, Lowndes County, Georgia, which is the property where the Naylor Fire Station is located. Mr. McLeod further stated the term of lease shall be extended five additional years commencing November 1, 2021 and expiring October 31, 2026. The annual rent will be \$2,520.00.

Adopt Resolution Accepting Infrastructure for Val Del Estates Subdivision Phase I, Director of Engineering Services, Chad McLeod presented the item. Mr. McLeod stated staff has made the final inspection of the construction of Phase I, and the work is substantially complete. He further stated a punch list of items to be addressed has been provided to the contractor and the final paperwork is in process. In addition, Mr. McLeod stated the final plat will not be signed for recording until all punch list items have been addressed and all paperwork is received.

Adding Dispatch Consoles 11 and 12 for the 911 Center, 911 Director Danny Weeks presented the item. Mr. Weeks stated the request is for the installation of consoles eleven and twelve, which will complete the last two dispatch positions at the 911 center. Mr. Weeks also stated this will allow the 911 center to have twelve fully functioning dispatch positions. In addition, Mr. Weeks stated, the new consoles will provide the ability to move a dispatcher from one console to another and somewhere to put people in case of an emergency. Mr. Weeks stated these items are in the budget. Commissioner Orenstein asked if there will be a time to use all twelve consoles. County Manager, Paige Dukes replied, we have discussed adding additional personnel to 911 and there is a need for additional personnel right now. Mrs. Dukes further stated Danny and Tonya are doing a job that many may not be able to do with COVID, being short staffed, short some positions, and not being able to find people

to fill the positions. In addition, Mrs. Dukes stated, once they return to a full staff, they will return to the commission to ask for additional positions.

Alapaha Plantation Proposed Consent Order for Water, Utilities Director, Steve Stalvey presented the item. Mr. Stalvey stated, trihalomethanes and haloacetic acids continue to be a problem at Lake Alapaha, due to naturally occurring organics in the aquifer. He further stated, after several meetings and discussions with staff, Lovell Engineering, and the EPD district office out of Albany, nano-filtration was deemed to be the best option to remove the organics and meet the permit requirements. In addition, Mr. Stalvey stated, as part of the process, EPD has issued a proposed consent order for the nano-filtration pilot study. He also stated staff recommends approval and to authorize the Chairman to sign the proposed consent order.

Whitewater Road Manhole Emergency Repair, Utilities Director, Steve Stalvey presented the item. Mr. Stalvey stated, a manhole near the Whitewater Road lift station collapsed. Mr. Stalvey further stated, that staff met at the site with James Warren and Associates and Radney Plumbing, Inc. to discuss repair options. Staff sent an RFP to both contractors for the emergency repairs and staff recommends approving the RFP submitted by RPI for the base bid amount of \$162,308.45. Commissioner Wisenbaker asked where exactly this is located, Mr. Stalvey replied, it is located just before you get to the lift station going south on Whitewater Road. Commissioner Wisenbaker asked if Warren and Associates responded to the bid and Mr. Stalvey replied, they did and the amount was \$176,500.00. Mr. Stalvey stated that he had also called Standard Contracting and they did not respond.

Mud Swamp Road and Swamp Edge Drive Private Road Dedication Advisement, Director of Engineering Services, Chad McLeod presented the item. Mr. McLeod stated Mud Swamp Road and Swamp Edge Drive are currently private dirt roads that are not in the road inventory and are not maintained by Lowndes County. He further stated that staff received signed petitions on August 16, 2021 from the citizens that they agree to donate and convey the necessary right of way and easements to Lowndes County for improvements and maintenance. Mr. McLeod also stated that staff has verified that Mud Swamp Road and Swamp Edge Drive have all of the signatures needed. In addition, Mr. McLeod stated that the Resolution, Regarding Dedications of Private Roads to Become County Roads states, the County Manager will advise the Board of Commissioners of a proposed dedication of a private road to Lowndes County by owners of properties adjoining the private road and the Board of Commissioners will provide the County Manager with direction regarding the process to be employed under the circumstances regarding the proposed dedication preliminary to the Board of Commissioners determining whether to accept the dedication.

BID

TIA-03 Hightower Road and Cooper Road NE, Director of Engineering Services, Chad McLeod presented the item. Mr. McLeod stated, the TIA-03 Hightower Road and Cooper Road NE grading, drainage, base and paving project was approved in the T-SPLOST referendum. Mr. McLeod further stated that staff received and opened bids from The Scruggs Company, who is the low bidder (\$2,775,068.91) and Reames and Son Construction (\$3,436,429.45) on July 28, 2021.

REPORTS - County Manager

County Manager, Paige Dukes requested an executive session for attorney client privilege to discuss pending or potential litigation. Mrs. Dukes requested that the executive session be held on the third floor in the Commissioners' Conference Room due to the number of department heads and attorneys that will be needed in the executive session. Commissioner Orenstein made a motion to go into executive session at 8:43 a.m., Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

ADJOURNMENT

Commissioner Wisenbaker made a motion to adjourn the executive session meeting at 9:26 a.m., Commissioner Evans second.

Chairman Slaughter reconvened the work session meeting at 9:26 a.m. Commissioner Griner made a motion to adjourn the meeting, Commissioner Orenstein second. Chairman Slaughter adjourned the work session meeting at 9:27 a.m.