

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, March 23, 2026

COMMISSIONERS PRESENT:

Chairman Bill Slaughter
Vice Chairman Scott Orenstein
Commissioner Joyce Evans
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Michael Smith

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

MINUTES

The minutes were presented for the work session of March 9, 2026, and the regular session of March 10, 2026. No revisions to the minutes were requested.

APPOINTMENTS

Valdosta-Lowndes County Zoning Board of Appeals

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the terms of Mr. John McCall and Mr. John Hogan have expired. Both are interested in being reappointed. Mr. Travis Cox has also expressed an interest in serving.

Lowndes County Development Authority

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated Mr. Robert Green was appointed in July 2025 to fill an unexpired term. That term expired January 9, 2026. Mr. Green would like to be reappointed and Dr. Beverly Richardson-Blake is also interested in being appointed.

Valdosta-Lowndes County Land Bank Authority

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated that James Miller's term expired January 31, 2026, and Mr. Miller would like to be reappointed. Mr. Jack Oliver's term in the at-large position also expired January 31, 2026. The Land Bank Authority would like to recommend Mr. Ken Overman for the at-large position. The at-large position needs the approval of both the Lowndes County Board of Commissioners and the City of Valdosta.

South Georgia Community Service Board

County Manager, Paige Dukes, presented the item. Mrs. Cindy Vickery's term expired March 10, 2026. Mrs. Vickery does not wish to be reappointed. Ms. Casey Horne and Ms. Chanel Randolph have both expressed an interest in being appointed.

FOR CONSIDERATION

Beer and Wine License - Alexander Clay Tyson of JayBoys LLC, DBA JayBoys #1, 3661 Madison Highway, Valdosta, GA 31601

Finance Licensing Technician, Shelby Clance, presented the item. Mrs. Clance stated this request is for JayBoys, LLC, located at 3661 Madison Highway in Valdosta. This request is for a license for the sale of beer and wine for consumption off the premises. This is a newly constructed convenience store. Commissioner Smith asked if this store was currently open. Mrs. Clance responded that the projected date to open is mid April.

JayBoys Easement Exchange Tax Parcel 0134 051 Whitewater Road & Madison Hwy

Cobrod 1, LLC owns real property (tax parcel 0134 051) at the intersection of Whitewater Road and Madison Highway that is being developed into JayBoys gas station/travel center. Lowndes County has an existing utility easement affecting Cobrod 1, LLC's property, which was granted in 2000 and is 0.211 acres in size. Cobrod 1, LLC has asked that Lowndes County release a portion of the easement area that is not currently being used by Lowndes County, as it would like to erect certain improvements in that area as part of the development of the property. In exchange for a release of the requested portion from Lowndes County's easement, Cobrod 1, LLC has offered to grant an additional easement area to Lowndes County, with the net result being Lowndes County will possess a larger easement than before. The total easement area, if approved, will be 0.49 acres. Staff recommends approval of the easement exchange and authorizes the Chairman to sign the documents.

Advanced Disposal Services Residential Solid Waste Franchise Renewal

Human Resources Director, Kevin Beals, presented the item. Mr. Beals stated this is the annual renewal process for non-exclusive residential solid waste collection services in the unincorporated areas of Lowndes County. The current term ends March 31, 2026, with the new term beginning April 1, 2026. Advanced Disposal has submitted its application to continue providing service. Mr. Beals stated Advanced Disposal currently serves 8,410 households at a monthly rate of \$21.62. Commissioner Wisenbaker asked whether a fuel surcharge was still being charged. Mr. Beals responded that it is not, explaining that an adjustment made in 2023 established a not-to-exceed amount from \$20.00 to \$25.00 per month. Commissioner Smith inquired regarding a citizen's concern regarding a collection truck leaking fluid. Mr. Beals responded that he had spoken with the general manager and, to his knowledge, no additional issues have been reported. Commissioner Smith also asked about staffing at the collection centers and the handling of recycling materials. Mr. Beals responded that the amendment in 2023 addressed collection center hours and that both vendors have been notified regarding recycling, with further discussions planned. Commissioner Marshall asked whether the collection of materials from residential sites is a service provided by the hauler or an expectation. Mr. Beals clarified that it is expected to be handled either through curbside pickup or at the collection centers, with additional discussions to follow after the renewal process. Chairman Slaughter noted ongoing challenges with recycling, stating that the market for recyclable materials remains weak, making it a losing proposition for franchisees. Chairman Slaughter also mentioned issues with contamination. Commissioner Marshall asked to confirm that the fee for an additional container is \$5.00, and Mr. Beals responded that is correct.

Deep South Sanitation, LLC, Residential Solid Waste Franchise Renewal

Human Resources Director, Kevin Beals, presented the item. Mr. Beals stated this is the annual renewal process for non-exclusive residential solid waste collection services in the unincorporated areas of Lowndes County. The current term ends March 31, 2026, with the new term beginning April

1, 2026. Deep South Sanitation, LLC has submitted their application to continue providing service. Deep South Sanitation, LLC currently serves 8,637 households at a monthly rate of \$22.00. Commissioner Marshall inquired whether Deep South Sanitation utilizes the landfill in Thomasville. Mr. Beals responded that they will use that landfill but will also utilize additional landfills. Deep South has 23,000 households in all with all of their contracts with the other surrounding communities. Chairman Slaughter stated they were hauling to Thomas County previously.

REPORTS - County Manager

County Manager, Paige Dukes, stated that quarterly letters have been sent to residents regarding water quality testing in the unincorporated areas. Mrs. Dukes asked Utilities Director, Steve Stalvey, to give the Commission an update. Mr. Stalvey explained that the letters address the chlorine disinfection byproducts, specifically Trihalomethanes (THMs) and Haloacetic Acids (HAAs) and mentioned that distribution of these notices is required. Mr. Stalvey further stated that in Lowndes County, the water supply is influenced by sinkholes and nearby rivers in various locations. As a result, the water must be chlorinated, which leads to the formation of disinfection byproducts. Mr. Stalvey added that Lowndes County is currently in the process of developing a nanofiltration plant for the Spring Creek water treatment system. Mr. Stalvey stated the Georgia Environmental Protection Division requires notification to all customers on the North Lowndes System. Commissioner Smith asked who authorizes these requirements, Mr. Stalvey responded that the regulations originate at the federal level and are enforced through a combination of federal and state oversight. Mrs. Dukes stated that the language included in the letters is mandated and cannot be revised. Mr. Stalvey added that an additional letter will be distributed in the upcoming weeks. Chairman Slaughter asked whether there are alternative technologies available to treat water other than chlorine. Mr. Stalvey responded that while other treatment methods do exist, they present their own challenges and chlorine remains the most effective option.

ADJOURNMENT

Commissioner Smith made a motion to adjourn the meeting, seconded by Commissioner Evans. Chairman Slaughter adjourned the work session meeting at 8:47 a.m.