

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
MONDAY, MAY 23, 2005
8:30 A.M.

COMMISSIONERS PRESENT

Rodney N. Casey, Chairman
J. Edgar Roberts, District 1
Richard C. Lee, District 2
G. Robert Carter, District 3, Vice Chairman

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

Minutes for Approval

The minutes presented for consideration were from the Work Session, May 9, 2005 and the Regular Session, May 10, 2005.

DOT Presentation

Robert Metts, Georgia Department of Transportation, thanked the Commissioners for their cooperation with the DOT and for the opportunity to let them about new requirements for culvert installation on state highways. Mr. Metts commended the Lowndes County Public Works Department for the excellent job they do installing culverts on State Highways. A discussion ensued.

Appointment

Appointment to the Lowndes County DFCS Board – Chairman Casey noted that the Department of Family and Children Services Board recommended reappointing Dr. Martha Giddings to serve an additional term to expire on June 30, 2010.

Appointment of the Public Facilities Authority Members (Resolution #05-1130) – Chairman Casey presented five names recommended for initial appointment to the Authority:

<u>NAME</u>	<u>EXPIRATION DATE</u>
J. Stephen Gupton, Jr.	5/31/08
Rodney N. Casey	5/31/08
Antonio C. Henderson	5/31/07
Harry B. Sullivan	5/31/07
Joseph G. Stevens	5/31/06

Request for Proposal

RFP for Lease Purchase Financing – Stephanie Black, Finance Director, presented two proposals for Lease Purchase Financing: Banc of America Leasing & Capital LLC and Branch Bank and Trust Company. Ms. Black recommended approval of Banc of America Leasing & Capital, LLC. and noted that approval of Banc of America would be a continuation of the two previous lease purchases.

RFP for Banking Services – Stephanie Black, Finance Director, presented five proposals for banking services:

<u>Institution</u>	<u>Online Monthly Fee</u>	<u>Deposit Banking</u>	<u>Deadline</u>	<u>Availability of Funds</u>
Regions Bank	Waived	Yes	5:00	Immediate or next day
First State Bank	Waived	Yes	2:00	May be delayed 2-11 days Per Reg CC
Bank of America	\$843.90	Yes	8:00	Various depending on routing and fed district
Branch Bank & Trust	\$1,000.00	Yes	2:00	On-us Immediate Local/In State—one day Out of State 2-3 days
Heritage Community	Waived	Yes	2:00	May be delayed 2-11 days Per Reg CC

Ms. Black recommended approval of Regions Bank, based on pricing and services.

Resolution# 05-1131 – Water-Sewer Bond Issue Reimbursement

Harrison Tillman, Financial Consultant, reminded the Commissioners that, as had been discussed at the Commissioners Retreat, bond funding would be needed to provide for water/sewer projects. Continuing Mr. Tillman stated that originally, the bonds were to be issued through the Utilities Department, but it had been determined that to reduce costs, avoid tying up funds in the Utilities Department and avoid sinking funds, etc. the bonds should be issued utilizing the Public Facilities Authority. According to Mr. Tillman, \$12.5 million would cover most of the projects discussed at the Retreat and would repay some of the old revenue bonds. Mr. Tillman explained that by approving the Reimbursement Resolution, County General Funds could be used fund water/sewer projects before the bond proceeds became available; once the then bond proceeds were available, those funds would reimburse the County for those funds expended.

Mr. Tillman spoke briefly about the possibility of using the Public Facilities Authority for short-term financing for jail construction and use SPLOST V to repay those loans.

Request For Variance

Request for Variance to Subdivision Regulations for Paul Lilly Estate – Mike Fletcher, County Engineer, presented the request for variance to the Subdivision Regulation that requires each lot to have 60’ frontage on a public road. The request from the Lilly Estate would subdivide two additional tracts from the 500+ Lilly Family Farm for family members. Continuing, Mr. Fletcher pointed out that the two lots would be accessed by a private easement of forty feet and sixty feet in width. Mr. Fletcher emphasized that the Lilly family had been notified that if the 500+ acre tract were to be developed in the future, the easement would need to be a full sixty feet wide throughout the entire easement.

Request for Variance to Subdivision Regulations for Fred Wetherington – Mike Fletcher, County Engineer, reported that Fred Wetherington was selling 554 acres of a 704-acre tract to the Moody Family Housing Privatization project. Mr. Wetherington requested a variance to the subdivision regulations for road frontage for the remaining 150 acres that

would be landlocked. Mr. Fletcher noted that the 150 acre tract is comprised of wetlands inside Grand Bay, is not now accessible and no future access would be required.

Request for Variance to Subdivision Regulations for Raymond Upchurch – Mike Fletcher, County Engineer, presented a request from Raymond Upchurch to subdivide five acres from an existing 20+-acre tract for the construction of a home. According to Mr. Fletcher, his children would subdivide the remaining 15.27 acres later. The property currently to be subdivided would be accessed by a sixty foot access easement.

Request for Median Cuts

Joe Pritchard, County Manager, presented a request from Mr. Holland concerning median cuts on St. Augustine Road for ease of access to his development. Mr. Pritchard noted that Public Works had received a proposal from Rountree Construction of \$99,000.00 per median cut. Bob Gardner, Director of Construction and Operations, pointed out that AASHTO standards provides that there may be a median cross-over every 160 feet, measured centerline to centerline and that the request from both Mr. Cowart and Mr. Holland are compliant with that. Mr. Gardner expressed strong opposition, due to safety concerns, to a request that the raised median be eliminated and a two-way left turn lane installed. Mr. Gardner pointed out that if the median cut project were funded, projects of equal dollar value would have to be eliminated from the paving list. A discussion ensued. It was pointed out that the County had not participated in this type project in the past, and if approved, could set a precedent. Mr. Gardner noted that most projects require construction on public right-of-way and of the thirty-fifty projects received each year, the County had not participate in any of these. A discussion ensued.

Rezoning Ordinances for Introduction

Jason Davenport, Associate Planner, presented the Zoning Ordinances for Adoption and offered to answer any questions the Commissioners might have.

- #05-1306 – LO-2005-18 – Franklin Walden, Jr. Special Exception for a Church in an R-1 District, Shiloh Road
- #05-1307 – LO-2005-19 – Bruce Roberts, A-U to R-10, 3.515 Acres on Lake Park Road
- #05-1308 – LO-2005-20 – William Touchton, A-U to R-10 and R-15, 204 ± Acres on White Water Road
- #05-1309 – LO-1005-21 – Riverbirch Investments, LLC, R-10 to R-P, 1.279 Acres at 3824 Mulligan Road
- #05-1310 – LO-2005-23 – Ken Corbett c/o William P. Langdale, Jr, A-U to C-H, 4 Acres on Inner Perimeter
- #05-1311 – LO-2005-24 – Evelyn Tillman, A-U to C-H, 2.003 Acres on Old U.S. 41 North
- #05-1312 – LO-2005-25 – Mae Frances Dykes, A-U to S-A, 2 Acres on Green Spur
- #05-1313 – LO-2005-26 – Hannah Stafford, S-A to R-15, 14.532 Acres on Westside Road
- #05-1314 – LO-2005-27 – Joseph L. Weldon, A-U to S-A, 4.947 Acres on Site Road
- #05-1315 – LO-2005-28 – David D. Bassford, A-U to R-10, 48.5 Acres Jericho Road and Tillman Crossing Road

Reports

Nick Lacey 911/Emergency Management Center Director reported on:

1. PSRS – discussed plans to eliminate interference from a cell phone provider
2. 911 Center – commended 911 staff for handling largest volume of Calls for Service; 486 calls in April
3. Emergency Management – finalizing pre-disaster mitigation plan
4. Emergency Operations Center – scheduled to begin soon
5. Local Emergency Operations Plan – Valdosta, the last entity to do so, approved the plan

Bob Gardner, Director of Construction and Operations gave a short PowerPoint presentation on drainage ditches that emphasized:

1. Ditches are designed to drain stormwater from roads, not draining water from property
2. Water standing in ditches does not mean the ditch is not working
3. Tail (or outfall) ditches are constructed to direct run-off into lower areas or streams
4. The sole function of these ditches is to carry water away from a road
5. If private run-off directed to County ditches does not negatively affect those ditches, the County takes no action to correct.

Joe Pritchard, County Manager:

Gave a brief presentation on the progress of the North Lowndes Recreation Project; stated that the project was about 50% complete; and expected a late summer completion.

Discussed initial budget meeting with the Commissioners for June 1, 8:30 a.m.

Discussed a proposed meeting with the Board of Elections.

Motion by Commissioner Lee to go into Executive Session to discuss future acquisition of real estate, second by Commissioner Carter. Motion carried.

The meeting adjourned at 9:45 a.m.

Rodney N. Casey, Chairman

Phyllis Waters, County Clerk