

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, October 9, 2023

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Mark Wisenbaker
Commissioner Joyce Evans

Commissioners Scott Orenstein, Demarcus Marshall and Clay Griner were not in attendance.

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

PRESENTATIONS

Colquitt EMC Special Presentation to Fire Rescue (Work Session)

County Manager, Paige Dukes, asked Fire Rescue Chief, Billy Young, to address the Commission. Chief Young introduced Mr. Doug Loftis, the Chief Corporate Officer (CCO) with Colquitt EMC. Mr. Loftis stated Lowndes County has been a great community partner and this was amplified during Hurricane Idalia. Additionally, Mr. Loftis stated there is a process for unclaimed capital credits that are donated back to the community as college scholarships, bright idea grants being donated to teachers, and donating to each of the six counties being served to do educational training with Sparky being used in the Lowndes County Schools. Mr. Loftis presented Chief Young with a donation from Colquitt EMC.

Impending By-Law Changes for Conference Center - David J. Disalvo (Work Session)

County Manager, Paige Dukes, introduced Mrs. Amy Holbrook, the attorney for the James H. Rainwater Conference Center. Mrs. Dukes stated Mrs. Holbrook is here to answer any questions and give an update regarding the by-laws. Mrs. Dukes reminded the Commission, they are not required to vote, but to review the by-laws. Mrs. Holbrook stated from the creation of the tourism authority many changes have occurred and the board members of the tourism authority have reviewed and approved the by-laws for your consideration. Chairman Slaughter stated there are a few questions being sent over for clarification.

MINUTES

The minutes were presented for the work session of September 25, 2023 and the regular session of September 26, 2023. No revisions to the minutes were requested.

PUBLIC HEARING

REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

Projects Assistant, Jason Davenport, presented the item. Mr. Davenport stated there are no new updates regarding this case and the applicants have come forward to rezone back to residential and to subdivide into four lots. The Planning Commission recommended approval and the TRC has no objectionable comments.

REZ-2023-12 GT's Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic, Projects Assistant, Jason Davenport, presented the item. Mr. Davenport stated this request represents a change in zoning on approximately 3.2 acres at 1350 and 1326 Old Clyattville Road from C-H (Highway Commercial) to M-2 (Heavy Manufacturing) zoning, in order for the property to be utilized for a wrecker/towing service. Mr. Davenport stated the Lowndes County Code Enforcement Department has been working with this operation, currently located on 41 South, and the current zoning was not going to work for what they wanted to do. Mr. Davenport stated the wrecker service is a little more than repair, but not quite a full junk salvage operation. Mr. Davenport stated staff recommends using M-1 zoning with six conditions. Mr. Davenport stated the Planning Commission recommended approval and the only update since the Planning Commission meeting, is that there is a new roofing company operating to the west, they own the property to the west and south, and they called out of concern. No one spoke against the request at the Planning Commission meeting. Commissioner Evans stated she had received a call with concerns regarding this rezoning and she referred them to contact Mr. J.D. Dillard.

FOR CONSIDERATION

HVAC Maintenance Agreement

Director of Engineering Services, Chad McLeod, presented the agreement in the amount of \$255,029.00. Mr. McLeod stated this is a renewal agreement with ABM as part of the Bundles Energy Solutions (BES) project where HVAC maintenance was provided for two years as part of the project. Vice Chairman Wisenbaker asked if ABM has this maintenance agreement? Mr. McLeod answered yes.

Solar Panel Maintenance Agreement

Director of Engineering Services, Chad McLeod, presented the agreement. Mr. McLeod stated as part of the Bundled Energy Solution (BES) project with ABM there were four (4) solar arrays installed. This is a no-cost agreement with ABM for one year and the locations of the solar arrays are the Governmental Building, the Jail and Sheriff's Office, the HR Building and the Wastewater Treatment Plant.

Water Treatment Agreement

Director of Engineering Services, Chad McLeod, presented the agreement in the amount of \$23,370.00. Mr. McLeod stated this is an annual agreement and is a renewal agreement with ABM as part of the Bundles Energy Solution (BES) project. This includes a written report of the results and recommendations for the system.

Quarterly Controls Inspection Agreement

Director of Engineering Services, Chad McLeod, presented the agreement. Mr. McLeod stated this renewal agreement is with ABM and includes four (4) inspections per year of the mechanical controls in the buildings owned by Lowndes County. This is a no-cost agreement for one year as part of the Bundles Energy Solutions (BES) project with ABM.

Joint Funding Agreement with USGS for Stream Gauge Maintenance

EMA Director, Ashley Tye, presented the agreement in the amount of \$24,825.00. The stream gauge for the Little River site is \$16,000.00, and the Withlacoochee River site is \$9,725.00. Mr. Tye stated there was an increase of \$1,500.00 from the previous year for the Withlacoochee site, and an increase of \$375.00 for the Little River gauge.

REPORTS - County Manager

There was no additional information to report.

ADJOURNMENT

Vice Chairman Wisenbaker made a motion to adjourn the meeting, Commissioner Evans second. Chairman Slaughter adjourned the meeting at 8:44 a.m.