

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 26, 2024

COMMISSIONERS PRESENT

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

Vice Chairman Demarcus Marshall was not in attendance.

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

ULDC Text Amendment (TXT-2024-01) Update Presentation (Work Session)

County Planner, J.D. Dillard, presented the Commission with an update with these minor amendments that would be ready for the Commission's consideration in March or April. Mr. Dillard stated there are amendments to the sign regulations, conservation subdivisions, procedures for conducting public hearings and minor amendments related to formatting/typo errors, etc. Additional amendments which could also be considered are related to vehicle repair shops, 30 day notice for variance amendments, Chapter 10 submittal/platting requirements and determination of completeness.

MINUTES

The minutes were presented for the work session of January 22, 2024, the regular session meeting of January 23, 2024 and the work session of February 12, 2024. The regular session of February 13, 2024 was canceled due to lack of a quorum and sickness.

FOR CONSIDERATION

Clyattville Tower Replacement

IT Director, Aaron Kostyu, presented the item. Mr. Kostyu stated the Clyattville tower was destroyed during Hurricane Idalia and this tower provides connectivity for the Clyattville Fire Department. A quote was received from Tower Services of South Georgia, LLC in the amount of \$47,884.00 to replace the tower with grounding and labor to restore connectivity to this location. Mr. Kostyu stated this is for a 120 foot tower.

Kinderlou-Clyattville Road Right of Way Purchases

Director of Engineering Services, Chad McLeod, presented the request in the amount of \$274,765.00, for the right of way purchases. Mr. McLeod stated Lowndes County has negotiated purchase of the right of way for parcels 1-2 and 6A - 43 for the Kinderlou-Clyattville Road TSPLOST project. Mr. McLeod stated the plans and agreements are available for review.

Briggston Road Paving and Drainage Improvements, P.I.0016275 Supplemental Agreement No. 1 Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the original agreement dated March 14, 2021, with the Georgia Department of Transportation has a "not to exceed amount" of \$2,525,000.00 for the Briggston Road paving and drainage improvements. Staff asked the TIA office for an additional funding request to cover the cost difference between the actual cost of the project and the agreement amount, which is \$1,114,709.16. After reviewing, the TIA office agreed to provide additional funds of \$1,115,000.00 to cover the total cost of the project.

Acceptance of Infrastructure for Quarterman Estates Phase 4, Section 2

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Quarterman Estates Subdivision Phase 4, Section 2 is located in the southern portion of Lowndes County, off of White Water Road and includes thirty-three (33) lots. Mr. McLeod stated final inspections of the construction have been completed.

Spring Creek Well Pilot Study

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Spring Creek well has high organic levels in the water being pumped from the aquifer that creates disinfection by-products when the water is chlorinated. This is causing Trihalomethanes and haloacidic acids in our potable water. Staff and Lovell Engineering Associates asked for a RFP for a pilot study to determine the feasibility of installing a water treatment plant to remove the organics for the well water. Harn R/O Systems, Inc, met all requirements and the cost for a three-month pilot study is \$62,650.00 with an extra month being added if needed, for an additional \$8,850.00, with a "not to exceed cost" of \$71,500.00.

BID

Bid to Upgrade the Main Elevator at the Human Resource Building

Purchasing Agent, Amy Woods, presented the item. Mrs. Woods stated bids were solicited to upgrade the elevator in the Human Resources Building. Mrs. Woods stated the elevator is from the late 1980's and parts are no longer available to repair it. Three bids were received with GA Lift Solutions submitting the low bid in the amount of \$91,980.00.

Bid to Repair Buildings at the 4-H Camp

Purchasing Agent, Amy Woods, presented the item. Mrs. Woods stated two bids were received to repair the damaged buildings at the 4-H Camp, due to Hurricane Idalia. Mrs. Woods stated Artesian Contracting Company was the low bidder in the amount of \$73,950.00. Additionally, Mrs. Woods stated FEMA will be reimbursing Lowndes County for approximately 87% of the repairs.

Bid to Repair the Roof of the Governmental Building

Purchasing Agent, Amy Woods, presented the item. Mrs. Woods stated the Lowndes County Governmental Building has portions of the roof damaged due to Hurricane Idalia and repairs are needed. The sole bidder is Chuck Smith and Son Construction, in the amount of \$19,884.00. Additionally, Mrs. Woods stated FEMA would reimburse the county for approximately 87% of the repairs.

Golden Oaks Subdivision Force Main

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Golden Oaks Subdivision is located adjacent to the Val-Tech lift station on Shiloh Road. This is an older subdivision and the septic systems are beginning to fail. Residents have called in requesting to connect to our system. Staff has evaluated the needs and determined that installing an E/One force main is a viable option

for the area. Bids were received with James Warren & Associates submitting the low bid in the amount of \$100,572.45. Commissioner Griner asked how many homes were in this subdivision? Mr. Stalvey responded between 30-35, with some lots being undeveloped.

REPORTS - County Manager

There was no additional information to report.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Wisenbaker second. Chairman Slaughter adjourned the meeting at 8:41 a.m.