



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, JUNE 9, 2025, 8:30 AM  
REGULAR SESSION, JUNE 10, 2025, 5:30 PM  
327 N. Ashley Street - 2nd Floor

**1. Call To Order**

**2. Invocation**

**3. Pledge Of Allegiance To The Flag**

**4. Minutes For Approval**

- a. Work Session and Regular Session, May 27, 2025  
Recommended Action: Approve  
Documents:

**5. Appointment**

- a. Valdosta-Lowndes County Parks and Recreation Authority  
Recommended Action: Board's Pleasure  
Documents:
- b. Lowndes County Division of Family and Children Services (DFCS) Board  
Recommended Action: Board's Pleasure  
Documents:

**6. Public Hearing**

- a. REZ-2025-08 Joseph Williams, 7219 Good Hope Rd., 2.5ac, E-A to E-A and R-A, Well and Septic  
Recommended Action: Approve  
Documents:
- b. REZ-2025-09 All Metal Buildings, 2515 Madison Hwy, ~2 acres, C-G to C-H, Well and Septic  
Recommended Action: Option 2  
Documents:

**7. For Consideration**

- a. Service Agreement with SGRC to Perform Hazard Mitigation Plan Update  
Recommended Action: Approve  
Documents:
- b. Purchase of one (1) Sutphen Heavy Duty Custom Pumper  
Recommended Action: Approve  
Documents:
- c. Highway 94 East Property

Recommended Action: Option 1

Documents:

**8. Bid**

a. A New Facility for Lowndes County Fire Rescue No. 4

Recommended Action: Approve

Documents:

**9. Reports - County Manager**

**10. Citizens Wishing To Be Heard - Please State Your Name and Address**

**11. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Valdosta-Lowndes County Parks and Recreation Authority

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/Reappoint A Member

HISTORY, FACTS AND ISSUES: The term of Mr. Vincent Miller will expire June 30, 2025. Mr. Miller has expressed an interest in continuing to serve with the Valdosta-Lowndes County Parks and Recreation Authority. Mr. Samuel Clemons has also expressed an interest in serving on the board.

OPTIONS: 1. Appoint/Reappoint a Member.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Clerk

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

**Lowndes County Board/Agency Appointee Information Sheet - Submission #183**

Date Submitted: 2/13/2025

Date:

2/14/2025

Board/Agency Applying For:

--

Last Name

Clemons

First Name

Samuel

Street Address

--

City/State/Zip

VALDOSTA, GA

Phone Number

--

Email Address

--

Occupation

Retired Educator/

**Professional Experience**

Served as a Administrator in the Lowndes County Schools and Valdosta City Schools. I am always

**Knowledge & Skills**

I have a working knowledge of the Rainwater Conference Center as I am the chairperson of the annual MLK banquet that is held there every year. Also other events with my Fraternity and church in which I I meet with food service and all management to plan this event.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

**Please list the Board/Agency that you have been or are currently a member of:**

I have served on the zoning board for three years. I have also served on the weed and seed block grant.

**Extra Activities & Community Organizations**

Chair person for the Annual MLK banquet, member of Gtr Pleasant Temple Church and work as a volunteer with the at risk children in my community. Help plan other events held at RainWater Conference center for my Fraternity " Alpha Phi Alpha and my church, Greater Pleasant Temple Baptist Church.

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Lowndes County Division of Family and Children Services  
(DFCS) Board

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Appointnig/Reappointing A Member

HISTORY, FACTS AND ISSUES: Mrs. Lynn Orenstein's term on the DFCS Board will expire June 30, 2025. Mrs. Orenstein has expressed an interest in continuing to serve on the board. Mr. Samuel Clemons has also expressed an interest in serving on the board.

OPTIONS: 1. Appoint/Reappoint a Member.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Clerk

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

**Lowndes County Board/Agency Appointee Information Sheet - Submission #183**

Date Submitted: 2/13/2025

Date:

2/14/2025

Board/Agency Applying For:

--

Last Name

Clemons

First Name

Samuel

Street Address

--

City/State/Zip

VALDOSTA, GA

Phone Number

--

Email Address

--

Occupation

Retired Educator/

**Professional Experience**

Served as a Administrator in the Lowndes County Schools and Valdosta City Schools. I am always

**Knowledge & Skills**

I have a working knowledge of the Rainwater Conference Center as I am the chairperson of the annual MLK banquet that is held there every year. Also other events with my Fraternity and church in which I I meet with food service and all management to plan this event.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

**Please list the Board/Agency that you have been or are currently a member of:**

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**Extra Activities & Community Organizations**

Chair person for the Annual MLK banquet, member of Gtr Pleasant Temple Church and work as a volunteer with the at risk children in my community. Help plan other events held at RainWater Conference center for my Fraternity " Alpha Phi Alpha and my church, Greater Pleasant Temple Baptist Church.

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-08 Joseph Williams, 7219 Good Hope Rd., 2.5ac,  
E-A to E-A and R-A, Well and Septic

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2025-08 Joseph Williams, 7219 Good Hope Rd.,  
10ac, E-A to E-A and R-A, Well & Septic

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to E-A & R-A (Residential Agricultural) zoning in order to create legally conforming lots. The subject property possesses road frontage on Good Hope Road, a County maintained Collector, is within the Rural Service Area and Agricultural and Forestry Character Area, which recommend R-A zoning.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and the factors most relevant to this application, including the neighboring land uses and lot sizes, the viability of a well & septic system, the separation and preservation of land in a cultivated state, and therefore recommends approval of the request for E-A and R-A zoning, as depicted on the submitted survey.

At the GLPC meeting, no one spoke in favor or opposition of the request, and therefore the recommendation to approve was unanimous (8-0).

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

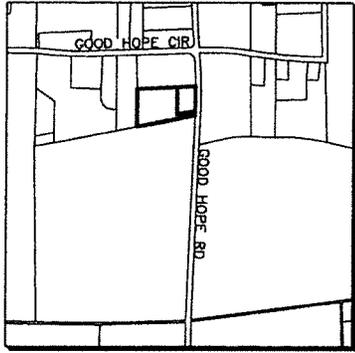


## Rezoning Request

On behalf of Joseph Wesley Williams, I would like to request the rezoning of 7219 Good Hope Road from E-A to R-A. The reason for the rezoning would be for the ability to divide the existing house into a 2.5 acre parcel and then combine the remaining land with adjoining land also owned by Joseph Williams, to meet the minimum acreage allowed for a land covenant.

Thank you,

Cody Califf



VICINITY MAP

NOW OR FORMERLY  
JOSEPH WESLEY WILLIAMS  
DB 6717 PG 60  
PARCEL #0258 008

N 00°09'09" E 570.51'

NOW OR FORMERLY  
JANICE M DUBOSE  
DB 2015 PG 224  
PARCEL #0258 007

POB:  
SOUTHEAST CORNER OF THE TRACT  
DESCRIBED IN DEED BOOK 2015 PAGE 224

N 88°27'07" E 866.96'

591.76'

275.20'

128.59'  
S 07°16'20" W 821.20'  
W 3035.00' S 250.41'

GOOD HOPE RD (80' R/W)

REMAINDER TRACT  
7.50 Acres  
ZONED E-A

TRACT 1  
2.50 Acres  
REZONING E-A TO R-A

N 00°09'09" E 419.85'

S 78°46'48" W 272.77'

S 78°46'48" W 871.77'

NOW OR FORMERLY  
PHILLIP C CONNELL  
DB 691 PG 104  
PARCEL #0259 054



LINE	BEARING	DISTANCE
L1	S 02°19'28" W	60.42'



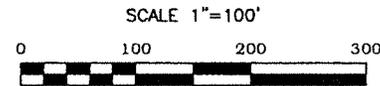
\* THE PURPOSE OF THIS MAP IS TO REQUEST REZONING A 2.5 ACRE PARCEL IN THE  
NORTHEAST CORNER OF PARCEL 00258 008 FROM E-A TO R-A.

P:\AAAA JOBS\2024 SURV 1263 JOSEPH WILLIAMS\1263 REZONE.DWG 4/29/2025 10:56 AM

**INNOVATE** !  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:  
**JOSEPH WILLIAMS**



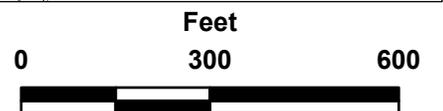
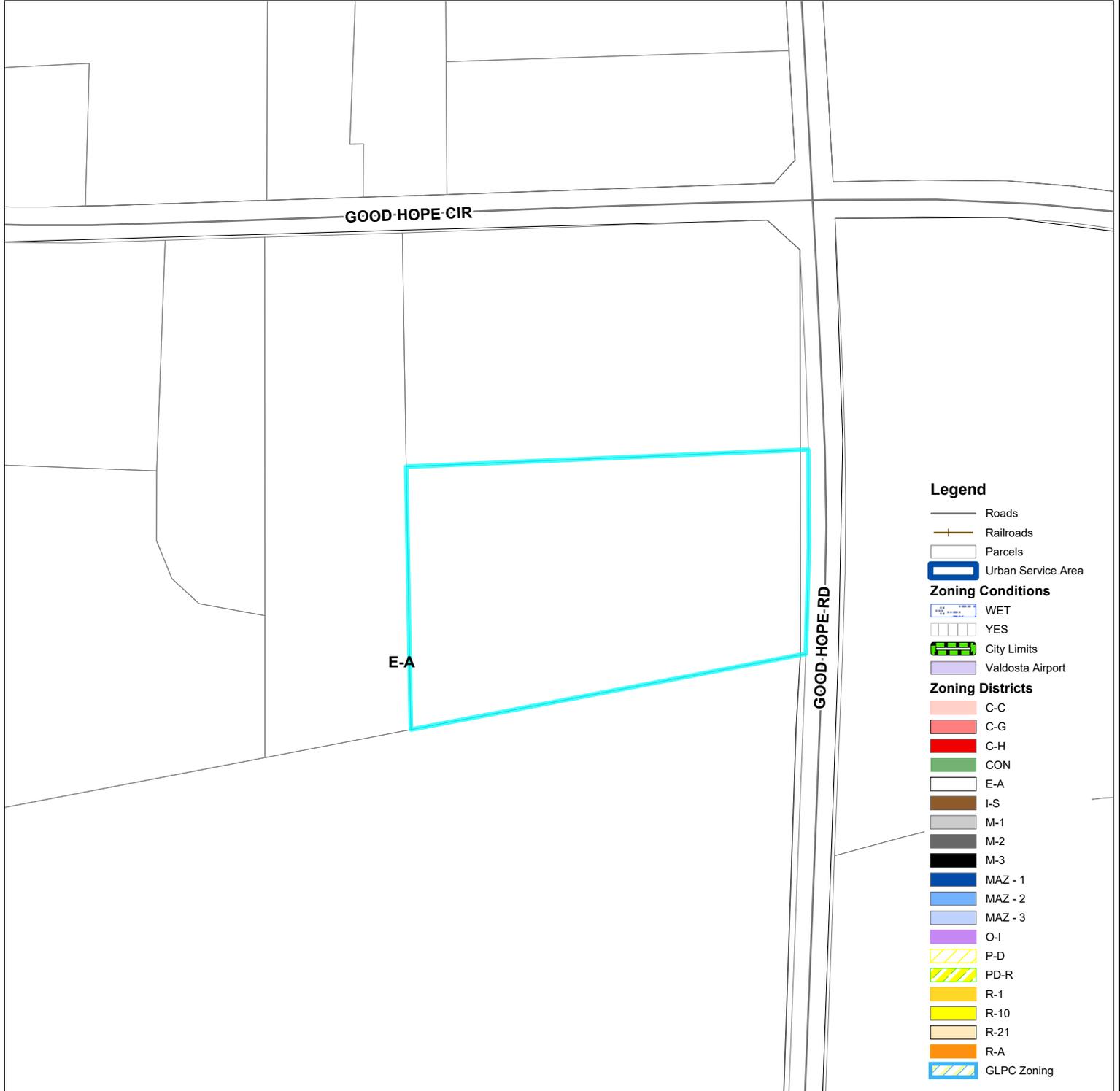
LOCATED IN  
LAND LOT 408  
11th LAND DISTRICT  
LOWNDES COUNTY, GA  
MAP DATE: 4/11/25  
FIELD SURVEY DATE:  
4/11/25

# REZ-2025-08

# Zoning Location Map

Joseph Williams  
Rezoning Request

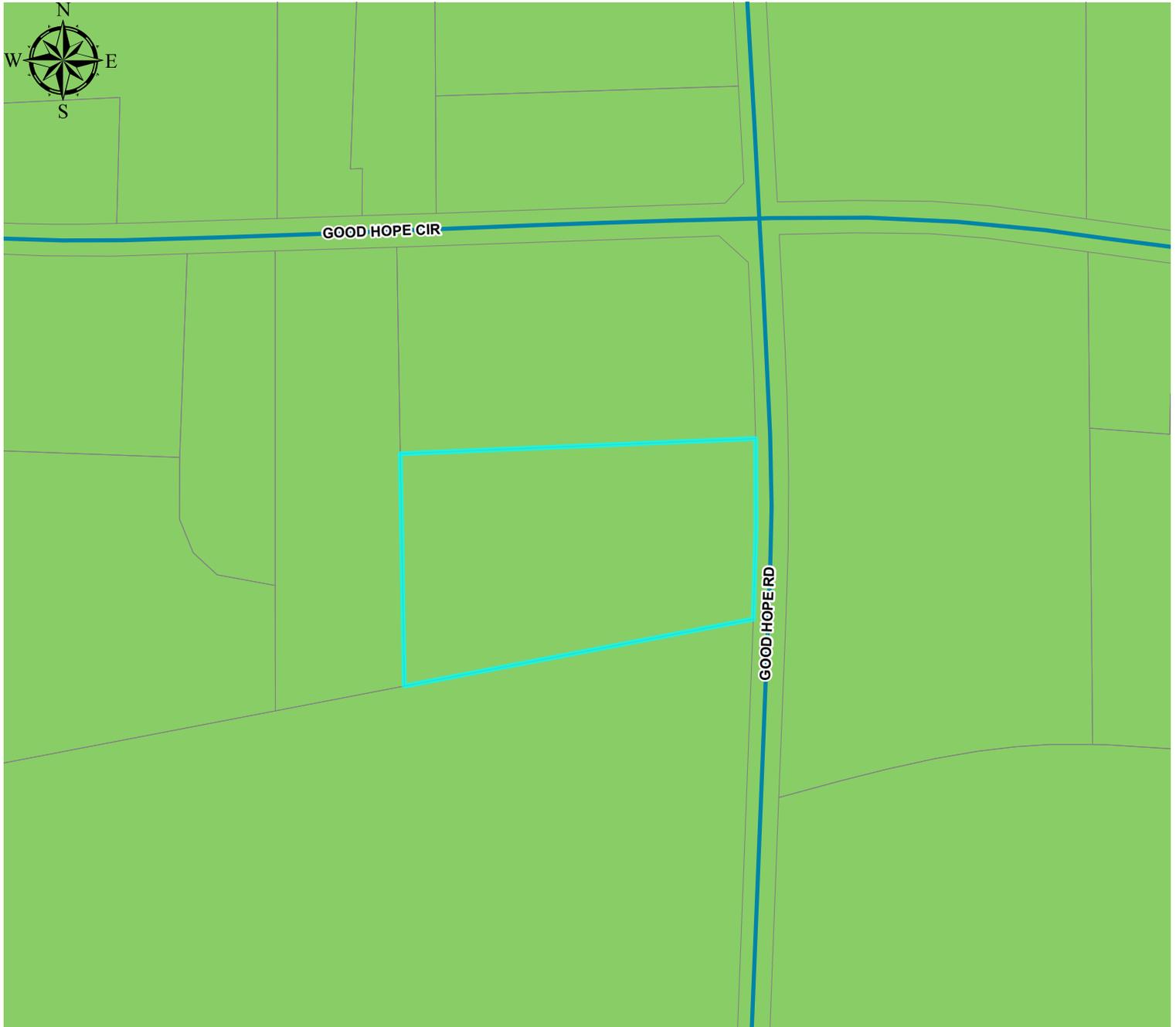
**CURRENT ZONING: E - A**  
**PROPOSED ZONING: R - A**



# REZ-2025-08

# Future Development Map

## Joseph Williams Rezoning Request



0 150 300 600  
Feet



**sgirc** SOUTHERN GEORGIA  
REGIONAL COMMISSION

### Roads

#### Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

### Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

### Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

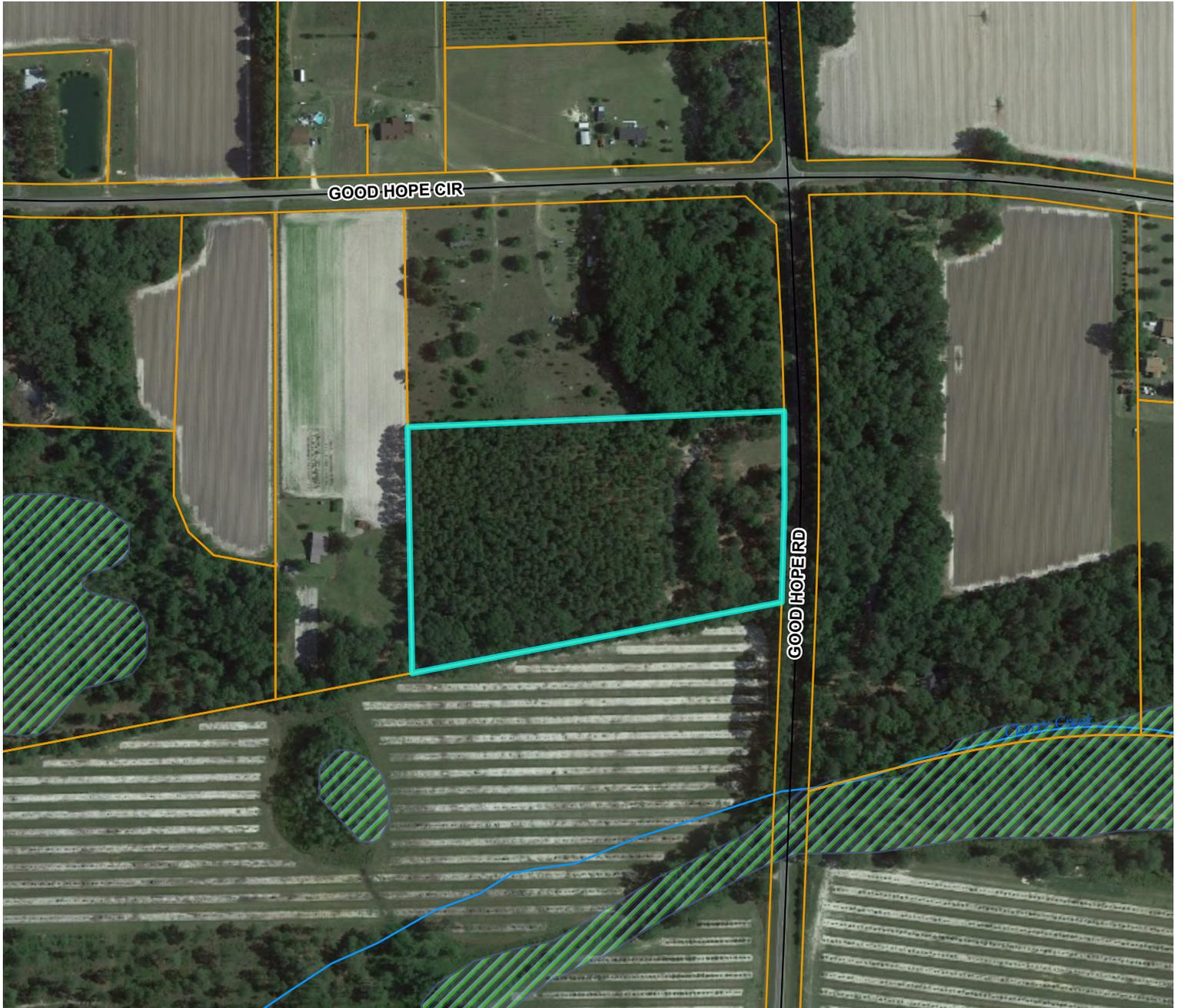
# REZ-2025-08

# WRPDO Site Map

Joseph Williams  
Rezoning Request

### Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-09 All Metal Buildings, 2515 Madison Hwy, ~2 acres, C-G to C-H, Well and Septic

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2025-09 All Metal Buildings, 2515 Madison Hwy, ~2 acres, C-G to C-H, Well and Septic

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from C-G (General Commercial) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to unify the commercial zoning on the properties for their expanding business. The subject property possesses road frontage on Madison Highway, Cannon Avenue, Poole Street, and Douglas Avenue. Madison Hwy is classified as a state maintained minor collector, and shall be considered the primary front for access and setbacks. Douglas Avenue is an improved County Road, while Poole Street and Cannon Avenue remain unimproved County maintained roads.

The property is within the Urban Service Area, Community Activity Center Character Area, the Valdosta Airport Overlay, and a Drastic Groundwater Recharge area. C-H zoning is recommended for this area, and City of Valdosta Utilities are available across Madison Hwy, while Atlanta Gas and Light lines are along Douglas and Cannon Avenues.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the lack of availability of County Utilities, the viability of well and septic systems, the existing and proposed expanding business on the property, and therefore recommends approval of the request for C-H zoning with the following conditions:

1. Any vehicular ingress/egress off of Poole Street or the unimproved portion of Cannon Avenue shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of those sections mentioned above.
2. The eastern property line along Poole Street shall be required to have a landscaped buffer that meets or exceeds ULDC Section 4.07.06.

At the GLPC meeting, no one spoke in opposition to the request while the applicant spoke in support. The GLPC therefore voted unanimously (8-0) to recommend approval, with the conditions as stated.

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny

RECOMMENDED ACTION: Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

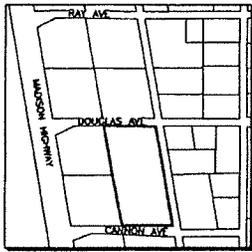


## Rezoning Request

On behalf of All Metal Buildings, I would like to request the rezoning of Parcel 0128B 006 & 008 from C-G to C-H. The reason for the rezoning would be for the ability to expand All Metals Buildings facility to the East, onto parcels currently owned by All Metals Buildings.

Thank you,

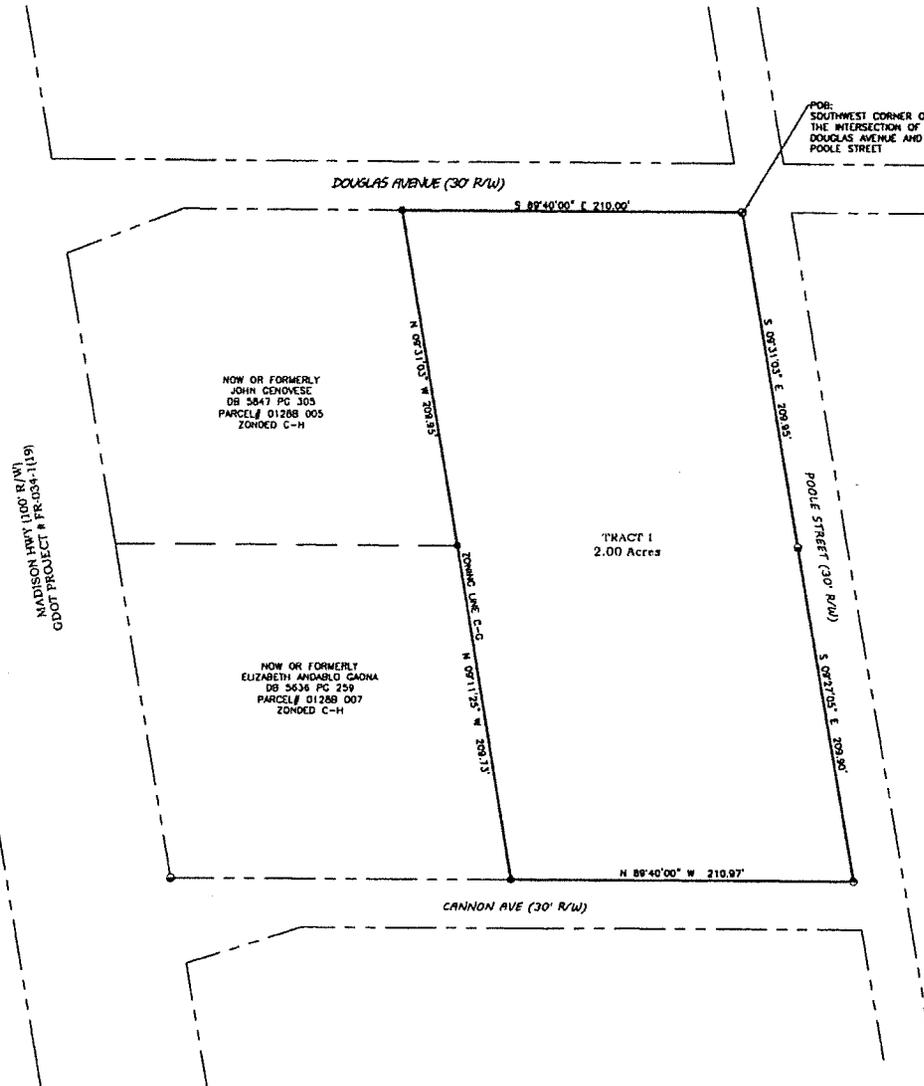
Cody Califf



VICINITY MAP



POB: SOUTHWEST CORNER OF THE INTERSECTION OF DOUGLAS AVENUE AND POOLE STREET



NOW OR FORMERLY JOHN CENOVESE  
DB 5847 PG 305  
PARCEL# 01288 005  
ZONED C-H

TRACT I  
2.00 Acres

NOW OR FORMERLY ELIZABETH ANDABLO GAONA  
DB 5636 PG 259  
PARCEL# 01288 007  
ZONED C-H

MADISON HWY (100' R/W)  
CDDT PROJECT # PR-034-1(19)

CANNON AVE (30' R/W)

POOLE STREET (30' R/W)

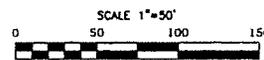
UDM#	5/8" REBAR PLACED WITH CAP #3278
DB	"I" FOUND CHELLED IN TOP OF CURB
DB	5/8" REBAR FOUND WITH CAP "ASA"
DB	1/2" REBAR FOUND
DB	DEED BOOK
DB	PLAT BOOK
PC	PAGE
R/W	RIGHT OF WAY

- THE PURPOSE OF THIS PLAT IS TO REZONE A PORTION OF A RECENTLY COMBINED PARCEL (ULDC CASE COM-2024-28)
- THE NEW PARCEL IS A COMBINATION OF
- PARCEL# 01288 007 (DEED BOOK 5636 PAGE 259) ZONED C-H
- PARCEL# 01288 006 (DEED BOOK 5636 PAGE 259) ZONED C-G TO BE REZONED C-H
- PARCEL# 01288 006 (DEED BOOK 7044 PAGE 56) ZONED C-G TO BE REZONED C-H
- THERE ARE NO WETLANDS ON THIS PARCEL PER GIS
- THIS PROPERTY LIES IN A DRASTIC GROUND WATER RECHARGE AREA
- THIS PROPERTY LIES WITHIN THE VALDOSTA REGIONAL AIRPORT OVERLAY DISTRICT.

**INNOVATE**  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

REZONE MAP FOR:  
**ELIZABETH ANDABLO GAONA**



LOCATED IN  
LAND LOT 74  
11TH LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 3/19/2025  
FIELD SURVEY DATE:  
5/12/2024

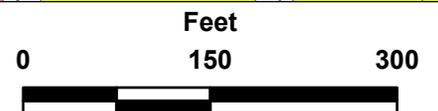
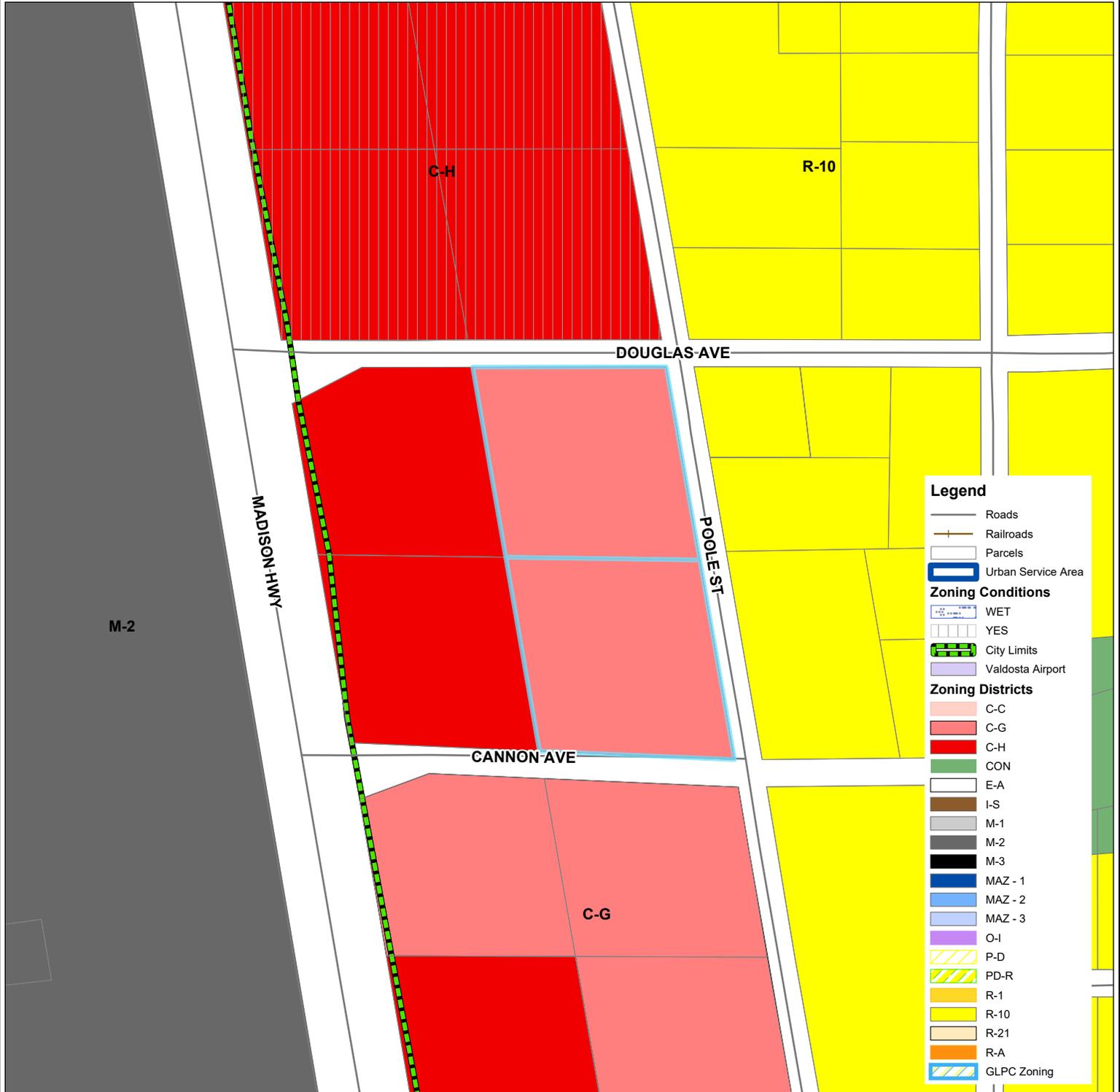
FIELD CLOSURE: 1' IN 40,879'  
ANGLE ERROR: 2" PER ANGLE  
PLAT CLOSURE: 1' IN 628,965  
METHOD OF ADJUSTMENT: NONE  
SURVEYED BY: JB  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRAG+ GNSS ROVER  
CARLSON R13 TABLET DC

# REZ-2025-09

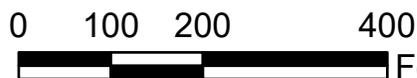
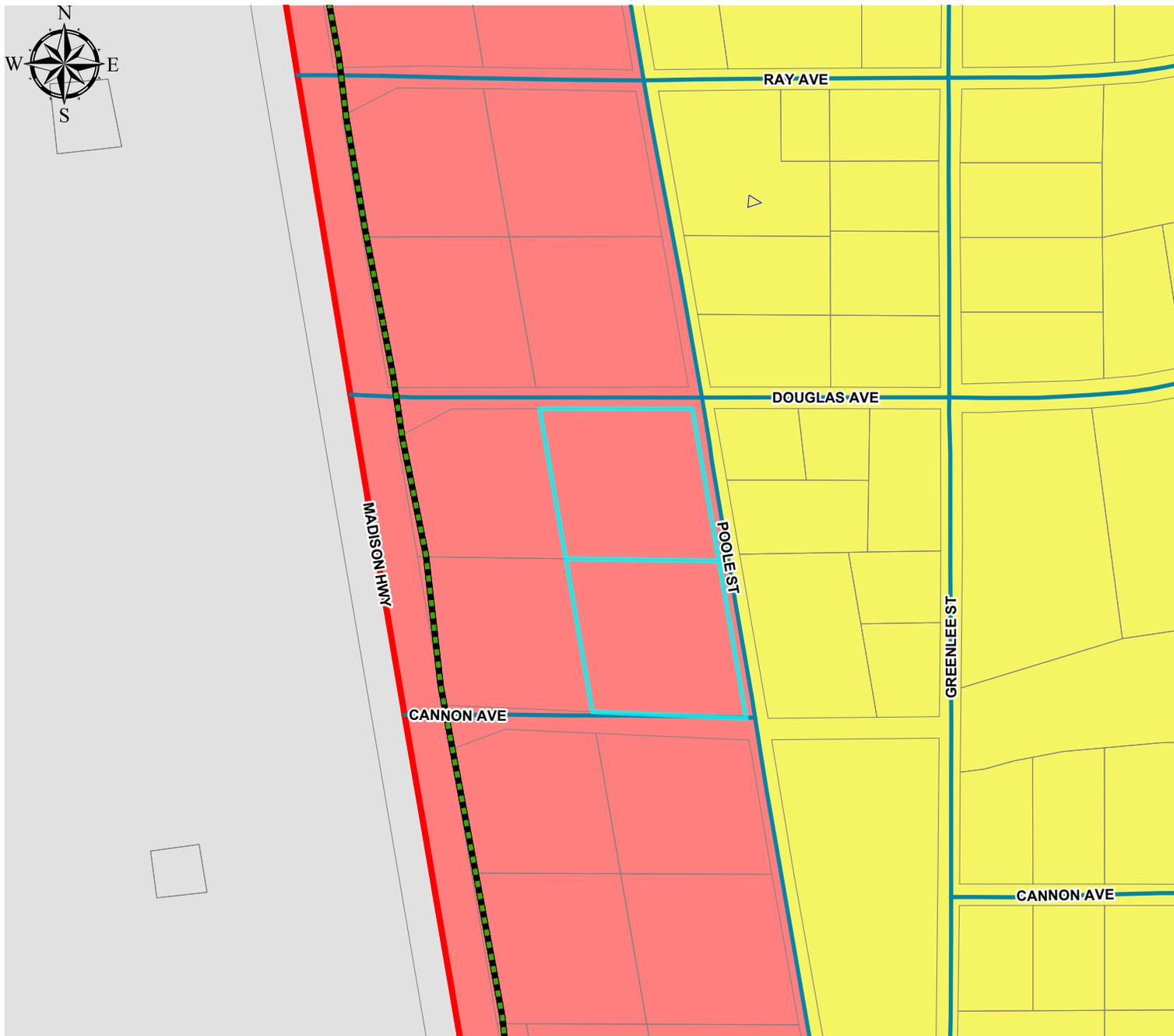
# Zoning Location Map

All Metal Buildings  
Rezoning Request

**CURRENT ZONING: C - G**  
**PROPOSED ZONING: C - H**



## All Metal Buildings Rezoning Request



### Roads

- Functional Classification**
- 1, INTERSTATE
  - 3, OTHER PRINCIPAL ARTERIAL
  - 4, MINOR ARTERIAL
  - 5, MAJOR COLLECTOR
  - 6, MINOR COLLECTOR
  - 7, LOCAL
  - Railroads

### Character Areas

- Agriculture / Forestry
- Community Activity Center
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- Industrial Area

### Legend

- Institutional Activity Center
- Linear Greenspace/Trails
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- Moody Activity Zone
- Neighborhood Activity Center
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- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



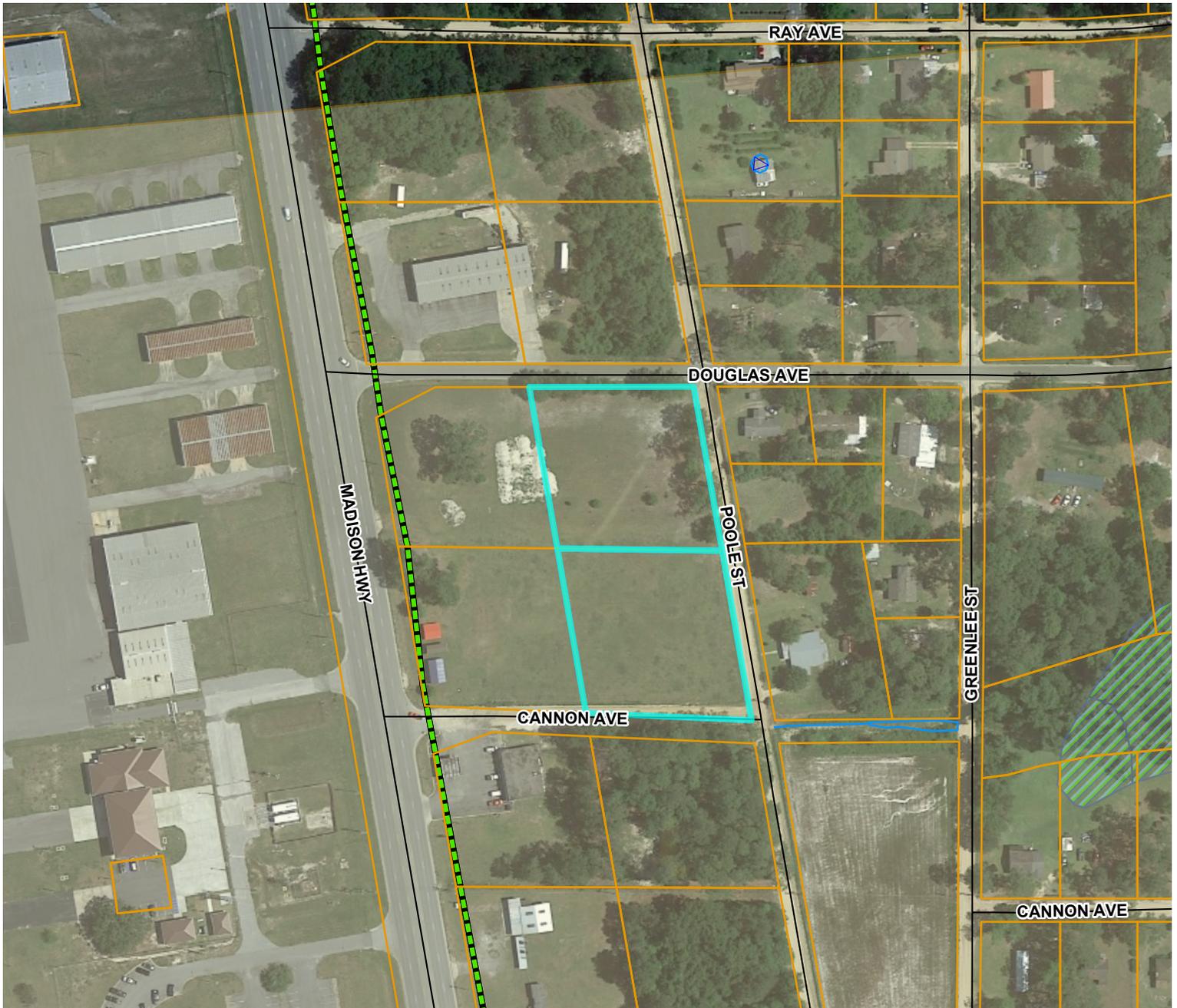
# REZ-2025-09

# WRPDO Site Map

## All Metal Buildings Rezoning Request

### Legend

- |                    |                  |         |
|--------------------|------------------|---------|
| — Roads            | Open Water       | Parcels |
| — Railroads        | Valdosta Airport |         |
| Park               | Wetlands         |         |
| City Limits        | 100 Yr Flood     |         |
| Crashzone          | Hydrology        |         |
| Crashzone West     | Drastic          |         |
| Urban Service Area | Recharge Areas   |         |



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Service Agreement with SGRC to Perform Hazard Mitigation  
Plan Update

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: \$21,000.00 (to be reimbursed by the grant)

FUNDING SOURCE:

- HMGP Funding - \$21,000.00
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Approval of Service Agreement with SGRC to perform  
Hazard Mitigation Plan Update

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HISTORY, FACTS AND ISSUES: Lowndes County was recently awarded funding through the Hazard Mitigation Grant Program (HMGP) for the purpose of updating the Lowndes County Hazard Mitigation Plan. The current plan expires on February 8, 2027. It is important to begin the update process now in order to ensure that the plan can be updated, reviewed and approved by FEMA, GEMA and each of the local governments prior to the current expiration date.

The Southern Georgia Regional Commission (SGRC) has agreed to perform the update, as they have for each of the past two updates. As part of the agreement, SGRC staff will conduct all the necessary meetings to complete the update and submit an updated draft for approval by GEMA and FEMA in time to meet the expiration deadline. The HMGP funds will cover the full cost of the SGRC services, which is \$21,000.00. While there is a \$7,000.00 match required, this will be covered by an in-kind match utilizing labor costs for participating staff.

OPTIONS: 1. Authorize the Chairman to sign the service agreement with SGRC to update the Lowndes County Hazard Mitigation Plan.  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Emergency Management

DEPARTMENT HEAD: Ashley Tye

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**AGREEMENT FOR TECHNICAL ASSISTANCE SERVICES BETWEEN  
THE LOWNDES COUNTY, GA BOARD OF COMMISSIONERS  
AND THE  
SOUTHERN GEORGIA REGIONAL COMMISSION  
FOR  
THE PREPARATION OF A HAZARD MITIGATION PLAN UPDATE**

**THIS AGREEMENT**, made and entered into this 30th day of May, 2025, by and between the **LOWNDES COUNTY BOARD OF COMMISSIONERS**, hereinafter referred to as **LOWNDES COUNTY** and the **SOUTHERN GEORGIA REGIONAL COMMISSION**, hereinafter referred to as “**SGRC.**”

**WITNESSETH THAT:**

**WHEREAS**, the **LOWNDES COUNTY** has requested that the **SGRC** provide direct technical assistance; and

**WHEREAS**, the **SGRC** has professional staff and is agreeable to provide the **LOWNDES COUNTY** with direct technical assistance as requested.

**NOW, THEREFORE**, it is distinctly understood and specifically agreed as follows:

**SECTION 1 – TERMS OF AGREEMENT**

Upon execution by signature of both parties, **SGRC** agrees to perform services as described in Section 2 of this agreement. In consideration for the performance of these services, the **LOWNDES COUNTY** agrees to compensate **SGRC** as prescribed in Section 6 of this agreement. Furthermore, the agent or person(s) executing this agreement by signature below agrees that he/she is authorized by the **LOWNDES COUNTY** to request the services of **SGRC** and to obligate the **LOWNDES COUNTY** for payment of those services.

**SECTION 2 – SCOPE OF SERVICES TO BE PERFORMED BY SGRC**

**SGRC** shall provide the following services and/or products to the **LOWNDES COUNTY**:

**2. SCOPE OF WORK:** The **SGRC** shall provide the County with a final draft plan that meets both **GEMA** and **FEMA** approval guidelines. The Plan shall contain each of the following elements at a minimum:

- a) Executive Summary
- b) Description of the Planning Process and Participants

- Identify any jurisdictions that participated in the planning for the previous plan but did not participate in the update.
  - Describe the process used to review and analyze each section of the plan, as well as the process used to determine if a section warranted an update.
- c) **Goals and Objectives Setting**
- This update is an opportunity for jurisdictions to reconsider the goals and objectives. For goals and actions that remain, the plan must document that they were re-evaluated and deemed valid and effective.
  - Goals and objectives shall include the community’s strategy for new or continued NFIP participation. Continue to use the “STAPLEE Criteria” (Social, Technical, Administrative, Political, Legal, Economic, and Environmental), or incorporate the STAPLEE Criteria if not previously used to assess the value of and develop an understanding of the cost effectiveness of mitigation action steps. Update Action Items. If actions remain unchanged, the updated plan must indicate why changes are not necessary.
- d) **Hazard and Risk Assessment**
- Address any newly identified hazards that pose a more significant threat than was apparent when the previously approved plan was prepared.
  - Discuss new occurrences of hazard events and update the probability of future occurrences.
  - Incorporate new information where data deficiencies were identified in the previous plan, or if the data deficiencies remain unresolved, explain why they remain unresolved and include a schedule to resolve the issue.
  - Include current inventory of existing and proposed buildings, infrastructure, and critical facilities in hazard areas, including existing NFIP repetitive loss structures. The community will determine how far into the future they wish to go in considering proposed buildings and Critical Facilities based on and timed with the data gathering phase of their comprehensive plan or land use plan update.
  - The loss estimate to be updated to reflect any changes to the hazard profile and/or the inventory of structures. Any changes to analysis methodologies must be noted. Any previously noted data deficiencies should be updated or explained.
  - Include a general overview of land uses and types of development occurring within the community and accent any new information.
  - If there are changes in the risk assessment or the vulnerability of the community to the hazards, the information must be attributed to the appropriate jurisdiction(s) or to the whole planning area, whichever applies.
  - Each jurisdiction’s risks must be assessed where they vary from the risks facing the entire county.
  - Continue to use all available tool sets and data as the GMIS is enhanced (for example: repetitive losses...)
- e) **Mitigation Strategies and Activities**
- SGRC shall prepare a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

- The updated hazard mitigation strategy shall include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.
  - The plan should describe vulnerability in terms of providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.
  - Shall include evaluation and prioritization for any new mitigation action steps
- f) Draft and Final Plans
- SGRC shall prepare an action plan describing how the actions identified will be prioritized, implemented, funded, and administered by the local jurisdictions. Since this is a multi-jurisdictional plan, the SGRC shall prepare identifiable action items specific to each jurisdiction.
  - SGRC shall prepare a draft plan for review by the County, other stakeholders and the public.
  - SGRC shall incorporate comments from the draft plan into the final plan for presentation to the County Commission and City Councils of each participating municipality.
- g) Plan Adoption
- SGRC shall continue to work with the communities through the final adoption and approval phases by local and state government, and FEMA.
  - The plan will be submitted to GEMA for review and recommendation prior to adoption.
  - Once approved by GEMA the plan will be submitted for FEMA review and approval.
  - Upon approval from FEMA, the county and participating municipalities will adopt the plan.
- h) Plan Implementation
- SGRC shall work with Lowndes County to prepare cost estimates for all recommended projects and shall identify possible funding sources to implement recommended projects.
  - Describe other planning mechanisms or ordinances that this plan will be incorporated into.
- i) Plan Maintenance
- SGRC shall include a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle and also how the community public participation in the plan maintenance process.
  - SGRC will include an analysis of whether the previously approved plan's method and schedule for monitoring, evaluating, and updating the plan worked, and what elements or processes, if any, were changed; and discuss the method and schedule to be used over the next five years.
  - Describe how the community was kept involved during the plan maintenance process over the previous five years, within the planning process section of the plan update.
  - The plan maintenance section shall describe how the community will involve the public during the plan maintenance process over the next five years.

It should be noted that all sections of the Plan as presented shall be updated and the Plan shall remain in the same format, for update, as the existing Plan. Any additions to the plan shall be approved by the Committee. No deletions in content shall be made to the Plan without approval of the Committee. All charts, graphs, maps, tables, pictures, references, and informational materials, including those in the Appendices, within the Plan, shall be updated to present-day statistics/information.

The SGRC shall conduct at least two public meetings: 1) to identify issues and 2) to present the draft plan. This Plan shall meet the criteria of FEMA's Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 44CFR, Parts 201 and 206, enacted under Sec. 104 of the Disaster Mitigation Act of 2000 (DMA 2000).

Further, the Plan shall be compliant with Lowndes County's Grant Application for funding and the Grantee/Sub grantee Agreement. The Plan must follow GEMA's template for completing the Plan.

Finally, the Plan must be compliant with all requirements of HMGP, PDM-C, and FMA funding sources.

In addition to the plan outlined in the Scope of Work listed above SGRC will also provide Lowndes County with the following:

- A non-proprietary database in ArcView files to contain all the data collected.

### **SECTION 3 – SERVICES TO BE PROVIDED BY LOWNDES COUNTY**

In support of completion of the scope of services, the **LOWNDES COUNTY** shall do or cause to be done the following:

- a) The **LOWNDES COUNTY** agrees to furnish and provide to the **SGRC** any items necessary for the completion of the Scope of Services.
- b) Provide full information and access to the applicable projects and files and provide complete copies of all correspondence and documents pertaining to the project specified in the Scope of Work as amended from time to time.
- c) Make available from the **LOWNDES COUNTY**'s files any and all data and information necessary to complete the project.
- d) Designate a person to act as the **LOWNDES COUNTY**'s representative with respect to the work to be performed under this agreement who shall have complete authority to transmit instructions, receive information, interpret and define the **LOWNDES COUNTY** policies and decisions with respect to the services in this agreement.
- e) Bear all costs incidental to this agreement and the completion of the aforementioned services, including, but not limited to, travel/mileage cost, advertising cost, legal costs and reproduction costs.

- f) Fully disclose to the **SGRC** any and all possible conflict of interest situations pertaining to the Technical Assistance Services as specified in the applicable Scope of Services as amended from time to time.
- g) Timely communication (phone, email, and/or in-person) with **SGRC** staff about the project described in the Scope of Services.

#### **SECTION 4 – PERSONNEL**

The **SGRC** represents that it has, or will secure, all personnel required to perform the services as specified in the Technical Assistance Agreement in a competent, professional and timely manner. All personnel employed shall remain employees of the **SGRC** and shall not be considered employees of the **LOWNDES COUNTY**.

#### **SECTION 5 – ASSURANCES**

The **SGRC** shall comply with Title VI of the Civil Rights Act of 1964 (Pub. L88-352) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States will on the grounds of race, color, sex, age, handicap, political affiliation, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures to achieve this assurance. Section 3 of the Urban Development Act of 1968 will also pertain to this agreement.

#### **SECTION 6 – COMPENSATION**

For performance of services as described in Section 2, the **LOWNDES COUNTY** shall compensate **SGRC** as indicated below:

- a) Contract amount: **\$21,000 Total.**
- b) The **SGRC** shall invoice the **LOWNDES COUNTY** in two equal installments. The first installment will be billed on delivery of the draft plan to Lowndes County; and the remaining installment will be billed upon project completion, which will be defined as approval by GEMA and adoption by each local government body.
- c) All cost incidental to this agreement and the completion of this agreement's services including, but not limited to, travel/mileage cost, advertising cost, legal costs and reproduction costs.
- d) Payments shall be made to **SGRC**, Attn. Jennifer New, Finance Director, 1937 Carlton Adams Drive, Valdosta, GA 31601.

## **SECTION 7 - PAYMENT SCHEDULE**

Payment of the SGRC invoice by the **LOWNDES COUNTY** is due within 30 days from the date of the invoice.

## **SECTION 8 – DELIVERY**

Unless otherwise described in Section 2, and where practical, products shall be delivered via electronic means. Hardcopy products shall be available to be picked up at **SGRC** offices. Should any products require shipment via postal service or overnight delivery, the **LOWNDES COUNTY** agrees to provide for such arrangements and compensate **SGRC** for all delivery fees.

## **SECTION 9 – COMPLETION SCHEDULE**

All activities included in the Scope of Work shall be completed by **January 19, 2027.**

## **SECTION 10 – TERMINATION OF AGREEMENT**

In the event of the **SGRC** and/or the **LOWNDES COUNTY**'s non-compliance with the requirements of this agreement, this agreement may be cancelled, terminated, or suspended in whole or part.

- a) Cancellation: Termination or suspension of this agreement must be in writing and reasons given for the action.
- b) If this agreement is nullified, all finished or unfinished documents prepared by the **SGRC** under this agreement shall, at the discretion of the **LOWNDES COUNTY** become the **LOWNDES COUNTY**'s property.
- c) The **SGRC** shall be entitled to compensation for any work completed on said project to the date of termination. Furthermore, upon termination, the **SGRC** shall be held harmless in the event of nullification, for its said responsibilities for the completion of the project.

## **SECTION 11 – INDEMNIFICATION**

The **LOWNDES COUNTY** shall indemnify and hold harmless the **SGRC** and its subcontractors, employees, agents, and representatives from and against any and all suits, additions, legal proceedings, claims, demands, damages, liabilities, costs and expenses, including attorney's fees arising out of or in connection with OR claimed to arise out of or in connection with any negligent or wrongful error, omission, or act of the **SGRC**, or anyone acting on behalf or in connection with or incidental to this agreement, or as a result of any work product of the **SGRC**.

**SECTION 12 – OTHER SPECIFICATIONS**

*Ownership* - All products produced in whole or in part under this agreement shall become the property of the **LOWNDES COUNTY** upon payment for services. Publication of products - SGRC shall not apply for copyright of any reports or documents produced under this agreement. Should the parties to this agreement decide that it would be advantageous to publish the products of this agreement the determination of same shall be made jointly and agreeable to each party. Publication by either party shall give proper credit to the other party. Entire agreement - This agreement (and all documents incorporated herein) constitute the entire agreement. If any intended changes or events beyond the parties' control require adjustments to the Agreement, the parties shall make a good faith effort to agree on all necessary adjustments. At the discretion of **SGRC**, such adjustments shall be put in writing and added to this agreement.

**SECTION 13 – EFFECTIVE DATE**

The Agreement will become a legally binding document this day of **May 30, 2025**, when properly entered into and executed by each of the parties. The terms and conditions of this Agreement and all obligations incurred hereunder by either party will become effective May 30, 2025.

**LOWNDES COUNTY BOARD OF COMMISSIONERS**

**Signature:** \_\_\_\_\_

**Printed Name:** Bill Slaughter

**Title:** Chairman of the Lowndes County Board of Commissioners

**Date:** \_\_\_\_\_

**SOUTHERN GEORGIA REGIONAL COMMISSION**

**Signature:** \_\_\_\_\_

**Printed Name:** Lee Gowen

**Title:** Southern Georgia Regional Commission Board Chair

**Date:** \_\_\_\_\_

**SOUTHERN GEORGIA REGIONAL COMMISSION**

**Signature:** \_\_\_\_\_

**Printed Name:** **Kimberly Hobbs**

**Title:** **Southern Georgia Regional Commission Executive Director**

**Date:** \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Purchase of one (1) Sutphen Heavy Duty Custom Pumper

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: \$1,063,876.64

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Purchase of one (1) Sutphen Heavy Duty Custom Pumper

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HISTORY, FACTS AND ISSUES: The Lowndes County Fire Department requests approval to proceed with the purchase of one (1) Sutphen Heavy Duty Pumper. This apparatus will be placed in service at Station #9 (Westside) and is essential to maintaining operational readiness. Sutphen was selected based on the ability to meet the department's specific operational and maintenance needs. The apparatus and equipment being purchased will be completed within approximately 36-38 months with receipt of approval.

OPTIONS: 1. Approve the purchase of one (1) pumper from Sutphen Fire Apparatus.  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Lowndes County Fire Rescue

DEPARTMENT HEAD: Billy Young

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



**SUTPHEN**  
**PROPOSAL**

**TO THE:**

Lowndes County Fire Rescue  
Attn: Chief Billy Young  
2981 US Hwy 84  
Valdosta, GA 31601

**DATE:** May 2<sup>nd</sup>, 2025

We hereby propose and agree to furnish the following firefighting equipment upon your acceptance of this Proposal:

**One (1) Sutphen Heavy Duty Custom Pumper Complete and Delivered for the  
Total Sum of .....\$1,063,876.64**

If you elect to make a 100% prepayment within 30 days of receipt of contract or purchase order, you may deduct \$95,748.90 for a final contract amount **\$968,127.74**.

***Proposal via the Sourcewell Co-Operative Purchase Agreement Contract #113021-SUT***

The apparatus and equipment being purchased hereunder shall be completed within approximately 36 - 38 months after the Sutphen's receipt and approval of Purchaser's acceptance of this Proposal.

This Proposal shall be valid for thirty (30) days. If a Purchase Agreement or Purchase Order is not received by Sutphen within 30 days of the date of this Proposal, Sutphen reserves the right to extend, withdraw, or modify this Proposal, including pricing, delivery times, and prepayment discounts, as applicable.

Respectfully submitted,

***Todd Moore***

Todd Moore  
Authorized Representative for Sutphen Corporation  
770-695-3808

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Highway 94 East Property

DATE OF MEETING: June 10, 2025

BUDGET IMPACT: 0

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

Work  
Session/Regular  
Session

COUNTY ACTION REQUESTED ON: Highway 94 East Property

HISTORY, FACTS AND ISSUES: The County owns a 0.86-acre parcel of property located on Georgia State Highway 94 East. It is surrounded by property owned by the Valdosta-Lowndes County Industrial Authority. The County is not using the parcel and has no plans to use it. If the County conveys it to the Industrial Authority, it will be combined with the adjoining Industrial Authority property and used for the Authority's purposes for the benefit of the public. The conveyance is authorized by Georgia law. A proposed quit claim deed of the property to the Industrial Authority is attached hereto.

OPTIONS: 1. Approve proposed conveyance and authorize the Chairman to sign the proposed quit claim deed subject to acceptance by the Industrial Authority.  
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Return Recorded Document To:  
William E. Holland  
Coleman Talley LLP  
109 S. Ashley Street  
Valdosta, GA 31601

**QUIT-CLAIM DEED**

STATE OF GEORGIA  
LOWNDES COUNTY

**THIS INDENTURE**, made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, between **LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia (“Grantor”), and the **VALDOSTA-LOWNDES COUNTY INDUSTRIAL AUTHORITY**, a body corporate and politic (the “Authority”), to include their respective successors and assigns,

**W I T N E S S E T H:**

That Grantor, for and in consideration of the Authority’s agreement to combine the real property described below with adjoining real property owned by the Authority for use for the Authority’s purpose of encouraging, developing, and promoting the expansion of industry, agriculture, trade, commerce, and recreation in Lowndes County, has granted, bargained, sold, and conveyed, and by these presents does remise, release, and forever **QUIT-CLAIM** unto the Authority all the right, title, interest, claim, or demand which Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 122 of the 11th Land District of Lowndes County, Georgia, more particularly described as beginning at a point of reference located at the intersection of the center line of Clay Road and the center line of Georgia State Highway 94 and run thence south 77 degrees 40 minutes east 3009.14 feet to a point; thence south 12 degrees 40 minutes west 50 feet to an iron pin on the southern margin of the right of way of Georgia State Highway 94 which is the point of beginning; from said point of beginning run

thence south 77 degrees 40 minutes east 250 feet to an iron pin; thence south 12 degrees 40 minutes west 150 feet to an iron pin; thence north 77 degrees 40 minutes west 250 feet to an iron pin; thence north 12 degrees 40 minutes east 150 feet to an iron pin on the southern margin of the right of way of Georgia State Highway 94 and the point of beginning. Said tract contains 0.86 acres as shown on a map or plat of survey prepared by Fitzsimons & Associates dated 9/14/83 entitled "Property Survey for Lowndes County" and which tract or parcel also is designated as Parcel Number 0162 021 with the Lowndes County Tax Assessor's Office,

with all and singular the rights, members, and appurtenances to said described property in anywise appertaining and belonging,

**TO HAVE AND TO HOLD** the said described property, so that neither Grantor, nor any other person or persons claiming under Grantor, shall at any time hereafter, by any way or means, have, claim, or demand any right or title to the said described property, or its appurtenances or any part thereof.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this instrument by and through its authorized representatives the day and year first above written.

**GRANTOR:**  
LOWNDES COUNTY, GEORGIA

By: \_\_\_\_\_  
Bill Slaughter, Chairman

Attest: \_\_\_\_\_  
Belinda C. Lovern, County Clerk

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_  
(AFFIX SEAL)

(acceptance on following page)

ACCEPTANCE

IN WITNESS WHEREOF, as authorized representative of the Authority, I have hereunto set my hand to evidence that the Authority hereby accepts this deed and agrees to its terms and provisions regarding the use of the said described property.

This \_\_\_ day of \_\_\_\_\_, 2025.

Valdosta-Lowndes County Industrial Authority

By: \_\_\_\_\_  
D. Bradley Folsom, Chairman

Attest: \_\_\_\_\_  
Terri Lupo, Secretary

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_  
(AFFIX SEAL)

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: A New Facility for Lowndes County Fire Rescue No. 4

DATE OF MEETING: June 10, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: \$4,767,660.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: New Fire Station No. 4 for Lowndes County Fire Rescue

HISTORY, FACTS AND ISSUES: A new facility for Lowndes County Fire Station No. 4 is a 13,296 sq.ft. building that is proposed to be constructed at 4111 Stewart Circle. The new facility includes Fire Rescue living quarters, EMS living quarters, 4 truck bays, and all site work. Lowndes County Fire Rescue currently operates out of the older volunteer station located at 4007 Old US 41 North. This location is temporary and not intended for long-term use. The new station is the next step in the previously approved expansion plan for Lowndes County Fire Rescue.

Staff opened bids on May 23, 2025 and received five bids.

- Kellerman Construction - \$4,767,660.00 in 270 days
- SC Baker Construction Company - \$4,830,000.00 in 300 days
- Slone Associates - \$4,904,000.00 in 300 days
- Quillian Powell Construction - \$4,995,000.00 in 300 days
- Plumbine Construction, LLC - \$6,410,282.45 in 540 days

OPTIONS: 1. Approve Kellerman Construction as the low bidder and authorize the Chairman to sign the contract.  
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# Bid Tabulation Form

Bid Date: May 23, 2025 @ 10:00 am

## A New Facility

FOR

## Lowndes County Fire Station No. 4

4111 Stewart Circle

Valdosta, Georgia 31602

COMPANY	BID AMOUNT	DAYS	REMARKS
BARBER CONTRACTING COMPANY			
CHUCK SMITH AND SON CONSTRUCTION			
KELLERMAN CONSTRUCTION, INC.	4,767,660.00	270	
MCDOWELL CONSTRUCTION			
PLUMBLINE CONSTRUCTION, LLC	6,410,222.95	540	
PRO CONSTRUCTION			
QUILLIAN POWELL CONSTRUCTION	5,075,000.00	300	NET 80,000 <sup>00</sup>
SC BARKER CONSTRUCTION COMPANY	4,830,000.00	300	
SLONE ASSOCIATES	4,904,000 <sup>00</sup>	300	
STANDARD CONTRACTORS, INC.			