

April 18, 2006
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Jackson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Tom Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated two items needed to be added under New Business- an intergovernmental agreement with the Development Authority and a bid from the recreation department for shade structures. Also, the Executive Session needed to be withdrawn. Chairman Nevil asked for a motion to approve the General Agenda with the three changes. Commissioner Simmons offered a motion to approve the General Agenda with the changes. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the regular minutes of April 4, 2006. Commissioner Gibson offered a motion to approve the minutes of April 4, 2006. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the County Manager's Executive Summary and Financial Report. Commissioner Jackson offered a motion to approve the executive summary and financial report. Commissioner Tankersley seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) a resolution for a proposed annexation by the City of Statesboro – see exhibit #2006 - 74; (2) an agreement with the Georgia Department of Transportation which provides for Bulloch County to provide for the on-going costs of energy, maintenance and operation for the pedestrian tunnel to be located under the East Statesboro – see exhibit #2006 - 75; (3) a bid for 10 roll-off containers from Lewis Steel Works, Inc. in the amount of \$33,950 to be paid from 1997 SPLOST funds for Solid Waste; (4) a bid for road maintenance

stone products and aggregates from Jackie Lovett Trucking for a one-year fixed price agreement; (5) a purchase order to the Coastal Georgia RDC to develop local population projections with Georgia Tech on a pro-rated cost-share; (6) a bid for trophies/awards for activities and events from Gailey Trophy in the amount of \$13,013; and (7) a bid for the purchase of 2 14-passenger activity buses from Bus Group in the amount of \$79,222. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

Under Old Business was a discussion of the economic incentive study. Mr. Charles Brown stated the resolution concerning the Development Authority and future prospects is a draft. Bulloch County wants to grow jobs and the tax base. According to the latest study, Bulloch County's per capita income is \$19,872 a year, which puts the county in 127th place of 159 counties. Georgia's per capita income is \$29,000. Georgia non-metro per capita income is \$21, 763. The southeast per capita income is more than \$28,000 and the U.S. per capita income is more than \$31,000. In the last ten years, while the state per capita income has gone up almost 15%, Bulloch County's has gone up less than 12%. Arguments have been that we are a college town. Other towns that have colleges have a higher per capita income than Bulloch County. He also spoke about how for years different plants have chosen not to locate in Georgia because the state declined to get into tax incentives programs. The resolution passed by the Board in March deals with these issues but it also makes the Development Authority have to come before the Board before any action/decision can be made. Many issues are time sensitive. Mr. Brown also went over the taxation of the property. The taxation could be spread over years until the property is taxed at its full value. All incentives shouldn't be available from the beginning unless there is a significant capital investment of so many dollars. Nor should it be available unless the industry is providing new jobs in the amount of some significant number. The way the resolution is drawn, it's available not only to new industry but also to present industries, provided if they expand. A third qualifier in the resolution is the industry would not receive the benefit unless it paid 100% of the average wage then prevailing in Bulloch County. He interprets that the wages to use are the wages established by the Georgia Department of Labor, which is presently around \$13 an hour.

Mr. Couch stated that one thing that needs to be resolved is the lease hold interest. We don't want to offer these incentives to anyone that comes along. They have to be scrutinized thoroughly. This issue will be targeted to be discussed again during the second meeting in May.

Commissioner Tankersley asked if there was protection for the County if the industry did not come through with their plans. Mr. Brown stated there is a clawback phase and it's a matter of the contractual relationship with the prospect. Another level of comfort is that in order for the Development Authority bonds to be marketed, the payment capacity never comes from the Development Authority. It comes from the lease payments for the industry. The bondholder is very interested in the financial ability of that company as well. Three ways of protection: there's a lot of vetting of financial capacity; the shorter the lease term, the less risk you take; and you address those issues in the particular contract that's entered into with that industry.

Mr. Brown talked about an example in Gwinnett County of how the county is being scrutinized because they voted to buy property in closed session.

Commissioner Smith asked if setting the minimum wage to go along with the Department of Labor may limit the number of industries that will locate here. Mr. Brown stated the wage doesn't define "in the plant" number or by "line employee" number. His language was abstracted from the consultant's report. The report says "...the average wage in the county as determined by Georgia State Department of Labor."

Mr. Couch stated that the Development Authority should be given some latitude to manipulate the framework when it comes to determining if it will benefit the county.

First item under New Business was a resolution calling for the imposition and referendum for approval of a 1% Special Purpose Local Option Sales Tax in the Special District of Bulloch County. Mr. Couch stated that this was the next step in placing the referendum on the ballot. All municipalities have executed the Intergovernmental Agreement for the 2007 SPLOST projects. Commissioner Gibson offered a motion to approve the resolution. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2006 - 76.

Next item under New Business was discussion regarding the Bulloch County Occupational Tax Ordinance with regard to setting the tax and administrative fee

structure. Mr. Couch stated it would take 1.5 – 2.0 fulltime equivalents to administer the program which includes intake of applications, processing of renewals, and enforcement. There will be some cross-over coordination with zoning. There are four revenue structures for collecting the tax: (1) flat tax plus employee using a graduated discount; (2) employee method with graduated increase; (3) flat tax only; and (4) flat rate up to 99 employees and graduated discount after 100 employees. This issue was discussed a few more minutes but no formal decision was made.

Next item under New Business was an intergovernmental agreement between the Board of Commissioners, the City of Statesboro, and the Development Authority. The Development Authority has a prospect that wants to place a metal shop business on property located near the airport. If the sale goes through, the proceeds shall be deposited into the airport funds. Commissioner Tankersley offered a motion to approve the intergovernmental agreement. Commissioner Jackson seconded the motion and it carried unanimously. See exhibit #2006 - 77.

Last item under New Business was a bid for shade canopies for the recreation department. The bidder could price any or all of the six items listed on the bid sheet. Also, Bulloch County could award any or all of the items to any vendor. Eight bids were sent out and three vendors responded. Sun Ports was the only vendor that bid on all items except concrete. They had Dabbs & Williams bidding on the concrete. Waterloo Tent & Tarp Co. did not bid on items 2, 4, 5 and only partial bids on other items. Dabbs & Williams bid on items 4 & 5 only. Sun Ports bid on all items except 4 & 5. The Recreation Department decided not to accept bids on all items on the bid form. Only on items #1, ½ of item #2 and item #3. Also, the Recreation Department has decided to do all of the concrete work in-house. It was recommended to award the bid to Sun Ports in the amount of \$43,800.00. This is the total cost for the complete job except for the cost of doing the concrete work in-house. Commissioner Tankersley offered a motion to approve the award to Sun Ports. Commissioner Simmons seconded the motion and it carried unanimously.

Chairman Nevil asked for any public comments or staff comments.

The meeting in May needs to be rescheduled from the 2nd to the 4th. Commissioner Simmons offered a motion to approve the change in the meeting date. Commissioner Tankersley seconded the motion and it carried unanimously.

The meeting in July needs to be rescheduled from the 4th to the 6th. Commissioner Simmons offered a motion to approve the change in the meeting date. Commissioner Jackson seconded the motion and it carried unanimously.

Commissioner Gibson stated that he has received calls from residents in Hunter Pointe concerning the traffic jam coming out of Akins Pond Road during the morning rush hour. He asked that the County notify the DOT and ask them to perform a feasibility study near Hunter's Pointe and Williams James School. Commissioner Gibson offered a motion for the County to ask the DOT for a feasibility study. Commissioner Smith seconded the motion and it carried unanimously.

Mr. Couch stated that workshop needed to be held within the next week or so to discuss a few issues. The Board agreed to meet on April 26 at 8:30 a.m. Also, during the week of May 8th, budget interviews will be going on with all the department heads and the Commissioners are encouraged to sit in on them.

Commissioner Thompson mentioned he has received calls from employees concerning the personnel policy on sick leave accrual. The complaints are about switching to accruing 8 hours a month no matter how long an employee has been here. Mr. Couch stated he has received some complaints also and the issue will be looked at again.

Chairman Nevil asked for other business or comments. Commissioner Gibson offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion and it carried unanimously.