

March 1, 2011
Statesboro, GA

Regular Meeting

The Board of Commissioners met at 5:30 p.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed guests and called the meeting to order. Commissioner Walter Gibson gave the invocation and the pledge of allegiance.

Ms. Maggie Fitzgerald, Clerk of the Board, performed the roll call of the commissioners and staff. The following commissioners were present: Chairman Nevil, Vice Chairman Mosley, Commissioner Ethridge, Commissioner Simmons, Commissioner Rushing, Commissioner Thompson, and Commissioner Gibson. The following staff were present: County Manager Thomas Couch, County Attorney Jeff Akins, Chief Financial Officer Harry Starling, Development Services Director Andy Welch, Area Road Superintendent Mike Boyett, Area Road Superintendent Therman Fail, Buildings and Facilities Director Bob Hook, Capital Projects Director and County Engineer Kirk Tatum, Purchasing Director Kenneth Trapnell, Statesboro Bulloch County Parks and Recreation Director Mike Rollins, and Zoning Administrator Randy Newman.

After Roll Call, the first item of business was the approval of the General Agenda. Chairman Nevil asked for amendments or modifications of the General Agenda. County Manager Thomas Couch asked to amend the General Agenda by adding Item #4 to the New Business Agenda for the discussion and/or action to consider the award of a beverage concessions and vending bid for the Parks and Recreation Department. Hearing no further amendments or modifications, Commissioner Ethridge offered a motion to approve the General Agenda as amended. Commissioner Simmons seconded the motion, and it carried unanimously.

The next item of business was the approval of the Minutes for the Regular Meeting held on February 15, 2011. Chairman Nevil called for corrections or modifications to the Minutes. Without hearing any corrections or modifications, Commissioner Gibson offered a motion to approve the minutes as presented. Commissioner Mosley seconded the motion, and it carried unanimously.

Chairman Nevil stated that the Board would conduct a Public Hearing to accept comments on the proposed closure of a portion of Bohler Rimes Road where notice to the

public has been duly given according to County requirements and O.C.G.A. 32-7-2 (See Exhibit #2011-15), and called for a motion to open the Public Hearing for citizen input. Commissioner Simmons offered a motion to open the Public Hearing. Commissioner Mosley seconded the motion, and it carried unanimously. Chairman Nevil called on County Attorney Jeff Akins to initiate the discussion regarding the matter, and Mr. Akins stated that the property owners on Bohler Rimes Road submitted a petition to close a portion of the road in order to prevent the Georgia Department of Transportation from paving the road while widening A. J. Riggs Road. After further discussion from the Staff, Chairman Nevil called for comments and/or questions from the public. Mr. Joe Franklin, a property owner on Bohler Rimes Road, stated that the three families living on the road do not want the 1/10th of a mile paved because of the increased traffic and dumping of trash it would create. Mr. Franklin also stated that the residents would obtain a motor grader in order to maintain the road, and eventually create an entry way for the road. Hearing no further comments, Chairman Nevil called for a motion to close the Public Hearing. Commissioner Gibson offered a motion to close the Public Hearing. Commissioner Rushing seconded the motion, and it carried unanimously.

Next, Chairman Nevil stated that the Board received two petitions to appear before the Board for Public Comments. Chairman Nevil stated that the first appearance would be from Ms. Brenda Smiley who wishes to discuss the paving of Old Happy Road. Ms. Smiley was not present, but Ms. Shannon Mixon stated that the road is dangerous and damages vehicles. Mr. William Farrell agreed with Ms. Mixon and stated that the road stays in bad condition whether it is wet or dry because of the heavy amount of cut through traffic that travels the road. Chairman Nevil stated that all of the right-of-ways would need to be acquired before Old Happy Road would even be considered for paving. After further discussion, Chairman Nevil stated that the Board and Staff would try to find a way to improve the road.

Chairman Nevil stated that the second appearance would be from Mrs. Laurie Muldrew who wishes to discuss the progress of the Ag Arena project. In place of Mrs. Muldrew, Mr. Michael Muldrew represented a group of citizens eager to learn the progress of the arena project, and he summarized the history of the project, the 1997 SPLOST, and the steering committee that was formed for the project. Mr. Muldrew

stated that the money for the project was approved by the voters, and now the public would like for the County to get the arena project started. Mr. Couch asked Mr. Muldrew to give the County some feedback about other arenas in Georgia, and stated that once there was more of a consensus regarding the plans for the arena, the County would feel more at ease about moving forward with the project. After lengthy discussion regarding the arena, Chairman Nevil thanked the crowd for the input and stated that the Staff would look into the project in the future.

Chairman Nevil asked for public comments from the audience at large or in writing. Clerk of the Board Maggie Fitzgerald and County Manager Thomas Couch both stated there were no formal requests or petitions received in writing. Hearing no further comments from the public, County Manager Thomas Couch asked to address the Board, and stated that due to time constraints regarding the Zoning Meeting, the Board would need to recess for about 5 minutes, and then reconvene for the Zoning Agenda. Without further discussion, Commissioner Ethridge offered a motion to recess for 10 minutes and to table the remaining items on the Regular Meeting Agenda, which would be heard after the Zoning Meeting. Commissioner Mosley seconded the motion, and it carried unanimously.

The meeting was reconvened for the Public Hearings regarding Zoning and Land Use matters, and Chairman Nevil welcomed the guests and called the Zoning and Land Use meeting to order. Chairman Nevil asked for any modifications before the approval of the Zoning and Land Use Agenda. Zoning Administrator Randy Newman stated that Item #2 should be removed from the Agenda. Hearing no further amendments, Commissioner Ethridge offered a motion to approve the Zoning and Land Use Agenda as amended. Commissioner Mosley seconded the motion, and it carried unanimously. Chairman Nevil asked Zoning Administrator Randy Newman to present the only item of business.

Zoning Administrator Randy Newman presented Item #1 which was an application submitted by Burkhalter Investments requesting a rezone from Residential 25,000 square feet (R-25) to Planned Unit Development 1 (PUD 1). Mr. Newman stated that the intent is to develop the property into a combination of single family homes and townhomes. Mr. Newman stated that the property consists of 49.90 acres and is located

on Burkhalter Road, tax map #093 000004 000. The Staff recommended and the Planning and Zoning Commission voted to approve the request based on the proposed site plan with conditions. Acting as Agent, Mr. John Dotson stated that the developer believed the conditions were acceptable, and agreed to move the entrance from the development onto Burkhalter Road instead of using the dirt road, Burkhalter Circle. Mr. Newman stated that Mr. Roscoe Hill signed up to speak regarding the request. Mr. Hill stated that he would support the development as long as the entrance and exit did not open onto Burkhalter Circle. Without further discussion, Commissioner Thompson offered a motion to approve a rezone from R-25 to Planned Unit Development 1 (PUD1) for Burkhalter Investments with the conditions as set forth in Exhibit #2011-16. Commissioner Simmons seconded the motion, and it carried unanimously.

Sign-in sheets for Zoning Matters are shown in Exhibit #2011-17.

With no further Zoning Matters, Chairman Nevil stated that the Board must reconvene the Regular Meeting, and proceed with the Regular Agenda. Chairman Nevil stated that the next item on the Agenda was to approve the Consent Agenda as follows: (1) to dispense with the reading and adopt a resolution to accept the Staff recommendation for the final budget amendment to the Fiscal Year 2010 (See Exhibit #2011-18); (2) to award a purchase order and contract with change order #1 to adjust for prevailing wage rates on a federally funded project based on the lowest and most responsible bid to JD Heating and Air of Statesboro for thermostat replacements in various County buildings (See Exhibit #2011-19); (3) to award a purchase order and contract with change order #1 to adjust for prevailing wage rates on a federally funded project based on the lowest and most responsible bid to Red B Power Company of Statesboro for lighting replacements in various County buildings (See Exhibit #2011-20); (4) to award a purchase order and contract renewal with Stubbs Oil Company of Statesboro for Bulk Oil and Grease for a one year period (See Exhibit #2011-21); and (5) to dispense with the reading and adopt a resolution to forward local legislation to the Georgia General Assembly regarding the Georgia Redevelopment Powers Law (See Exhibit #2011-22). Without discussion, Commissioner Gibson offered a motion to approve the Consent Agenda as presented. Commissioner Ethridge seconded the motion, and it carried unanimously.

Without any Old or Unfinished Business, Chairman Nevil stated that the first item of New Business was the discussion and/or action to consider an amendment to the County Financial Policies by adding Section 8 concerning investments. Chairman Nevil called on County Manager Thomas Couch to initiate the discussion regarding the matter, and Mr. Couch asked that the matter be deferred until a later meeting in order for the County Attorney to further research the policies. Without discussion, Commissioner Ethridge offered a motion to defer an amendment to the County Financial Policies by adding Section 8 concerning investments until a later meeting date. Commissioner Simmons seconded the motion, and it carried unanimously.

The second item of New Business was the discussion and/or action to update the Bulloch County Service Delivery Strategy for submission to the Georgia Department of Community Affairs. Chairman Nevil called on County Manager Thomas Couch to initiate discussion regarding the matter, and Mr. Couch stated that the City of Statesboro recently annexed over 300 acres on Old Register Road for future development and to provide water and sewer to the Clubhouse. Mr. Couch stated that as a result of the annexation and subsequent update of the City of Statesboro's Comprehensive Plan, a revision to the Service Delivery Strategy is required by the Department of Community Affairs. Without further discussion, Commissioner Mosley offered a motion to update the Bulloch County Service Delivery Strategy for submission to the Georgia Department of Community Affairs (See Exhibit #2011-23). Commissioner Simmons seconded the motion, and it carried unanimously.

The third item of New Business was the discussion and/or action to dispense with the reading of a resolution to authorize the closure of a portion of Bohler Rimes Road in Unincorporated Bulloch County. Chairman Nevil called on County Manager Thomas Couch to initiate discussion regarding the matter, and Mr. Couch stated that the issues had been discussed during the Public Hearing. Without further discussion, Commissioner Ethridge offered a motion to approve the resolution to authorize the closure of a portion of Bohler Rimes Road in Unincorporated Bulloch County (See Exhibit #2011-24). Commissioner Simmons seconded the motion, and it carried unanimously.

The fourth item of New Business was the discussion and/or action to award a purchase order and contract based on the most advantageous proposal for beverage and vending concessions for the Parks and Recreation Department. Chairman Nevil called on Statesboro Bulloch County Parks and Recreation Director Mike Rollins to initiate discussion regarding the matter, and Mr. Rollins stated that with the additional sponsorships for the 4th of July and Swing into Spring, plastic stadium cups, and t-shirt funding, the Coke bid would be much less than Pepsi. After further discussion, Commissioner Thompson offered a motion to award a purchase order and contract to Coke based on the most advantageous proposal for beverage and vending concessions for the Parks and Recreation Department (See Exhibit #2011-25). Commissioner Ethridge seconded the motion, and it carried unanimously.

With no further items of New Business, Chairman Nevil asked each Commissioner to take thirty seconds for any general comments or statements, beginning with Commissioner Ethridge and then proceeding down the bench accordingly. Commissioner Ethridge thanked all the citizens for the presenting their issues and thanked the Pepsi representative for bidding on the beverage and concessions for the Parks and Recreation Department. Commissioner Thompson asked the Staff to meet with the City regarding water and sewer infrastructure for the Ag Arena Project. After further discussion, Chairman Nevil asked for comments from the Staff, and Clerk of the Board Maggie Fitzgerald reminded the Board about an upcoming ribbon cutting for the Transfer Station and the Employee Appreciation Luncheon.

Chairman Nevil asked if there were any further comments from the Commission or Staff. Hearing no further comments from the Board or Staff, Chairman Nevil asked for a motion to adjourn. Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Gibson seconded the motion, and it carried unanimously.

J. Garrett Nevil, Chairman

Attest: Maggie Fitzgerald, Clerk of the Board