

September 21, 2010
Statesboro, GA

Regular Meeting

The Board of Commissioners met at 8:30 a.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed guests and called the meeting to order. Commissioner Ray Mosley 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 Rushing, Commissioner Ethridge, Commissioner Mosley, Commissioner Simmons, Commissioner Thompson, and Commissioner Gibson. The following staff were present: County Manager Thomas Couch, Staff Attorney Jeff Akins, Development Services Director Andy Welch, 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 address the Board, and requested that the following amendments be made to the General Agenda: (1) To remove Roxanne Watson's Presentation; (2) To add a Presentation by Lillie Hill regarding the paving of Maria Sorrell Road; and (3) To add Item #2 to the New Business Agenda for the discussion and or action to consider a paving bid for the Neighborhoods First Resurfacing Program. Commissioner Thompson asked to further amend the General Agenda by adding Item #1, as Old Business, for the discussion of deeding land to the Hospital Authority to deed to Ogeechee Area Hospice for an expansion of the current facility. Hearing no further amendments or modifications, Commissioner Mosley 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 that was held on September 21, 2010. 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 of the meeting as presented. Commissioner Rushing seconded the motion, and it carried unanimously.

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 comments from the public, Chairman Nevil moved forward to the scheduled and added Presentations.

The first scheduled Presentation was petitioned by Mrs. Lillie Hill, a resident of Maria Sorrell Road, regarding the paving of Maria Sorrell Road. Mrs. Hill stated that she turned in the paving petition to County Engineer Kirk Tatum in July, but had not heard back from him regarding the paving. Chairman Nevil stated that other roads were ahead of Maria Sorrell on the paving list, and that once funding was secured, paving could take over a year to start. After further discussion, Mrs. Hill gave Chairman Nevil a copy of the paving petition.

The second scheduled Presentation was petitioned by Mr. Aubrey Aldrich and Mr. Allen Aldrich regarding signs and mailboxes that are placed too close to the road. Mr. Aubrey Aldrich discussed how signs and mailboxes located too close to the road on Harville Road were creating traffic problems because large farm equipment and tractors cannot move over to let traffic pass. Mr. Allen Aldrich discussed how driveway curbing on Josh Deal Road was placed too far out into the street that could cause possible traffic accidents or could cause a tractor to flip over if a tire were to hit the curbing. After further discussion regarding the mailboxes, signs, and curbing, Chairman Nevil stated that County Engineer Kirk Tatum would take a look at the issues on Harville Road and Josh Deal Road.

Chairman Nevil stated that the only item of Old Business was discussion of deeding 150 square feet of Old Bulloch Memorial Hospital land to Ogeechee Area Hospice for an expansion of the existing building and additional parking. Chairman Nevil called on Commissioner Thompson to initiate the discussion regarding the matter, and Commissioner Thompson stated that the total land available at the site was 101,360 square feet and that after deeding the 150 square feet to Hospice, 59,360 square feet would be available to build an office building for the Tax Commissioner and Tax

Assessor. Mr. Couch stated that he would speak to Mrs. Nancy Bryant and request that Hospice pay for a survey of the property, and then the Board would be able to vote on the matter of deeding the property to the Hospital Authority. After further discussion, Commissioner Thompson stated that he would like the matter resolved promptly so that Hospice could finish fundraising and start the expansion.

Chairman Nevil stated that the first item of New Business was the discussion and/or action to approve a quote of \$131,288.40 from Ellis Wood Contracting, Inc., of Statesboro, Georgia, for asphalt repairs and new paving on four projects for the Parks and Recreation Department. Chairman Nevil called on County Manager Thomas Couch to initiate the discussion regarding the matter, and Mr. Couch referred to Statesboro Bulloch County Parks and Recreation Director Mike Rollins who stated that the four projects are as follows: (1) \$48,195.00 for paving repairs at Mill Creek Park; (2) \$46,493.50 for the Rocky Ford Boat Ramp paving project; (3) \$14,742.00 for paving repairs at the Stilson Park; and (4) \$21,857.90 for paving at the Gentilly Trail Head site. After further discussion, Commissioner Simmons offered a motion to approve a quote of \$131,288.40 from Ellis Wood Contracting, Inc., of Statesboro, Georgia, for asphalt repairs and new paving on four projects for the Parks and Recreation Department. Commissioner Mosley seconded the motion, and it carried unanimously.

Chairman Nevil stated that the second item of New Business was the discussion and/or action to approve a bid for the Neighborhoods First Resurfacing Project. Chairman Nevil called on County Manager Thomas Couch to initiate the discussion regarding the matter. Mr. Couch stated that the Neighborhoods First Project was estimated to have an aggregate cost of \$800,000.00 to pave ten miles of various roads within the subdivisions of Grove Lakes North and Timberline, Country Club Estates, Hazelwood, and Phase I of Iron Gate. Mr. Couch stated that Ellis Wood Contracting, Inc., of Statesboro, Georgia, presented a low bid for the paving projects of approximately \$441,000.00. Mr. Couch stated that given the difference between the estimate and the apparent low bid the county could resurface Joe Kennedy Boulevard which was intended to be a part of the original bid, but was mistakenly omitted. Mr. Couch stated that since the contract is based on unit cost quantities, Ellis Wood Contracting's prices as low bid could be extended to include Joe Kennedy Boulevard. After further discussion,

Commissioner Gibson offered a motion to approve a bid for the Neighborhoods First Resurfacing Project, including the resurfacing of Joe Kennedy Boulevard. Commissioner Ethridge seconded the motion, and it carried unanimously.

With no further items of New Business, Chairman Nevil called for a five minute recess before starting the scheduled Workshop.

The meeting was reconvened for the Workshop to discuss the development of the new industrial park located near Interstate 16 and U.S. Highway 301, and Chairman Nevil called the Workshop to order. Chairman Nevil asked County Manager Thomas Couch to begin the presentation.

Mr. Couch began the presentation with an overview summarizing what would need to be done at the site regarding the installation of infrastructure and how much water and sewer, roads, and residual infrastructure would cost. Mr. Couch discussed a possible timeline for the development and who would need to be involved in the project. Mr. Couch presented possible funding options for the development that included an advance Special Purpose Local Option Sale Tax (SPLOST), a one year SPLOST, USDA funding for water and sewer infrastructure, a Tax Allocation District (TAD), and applying for available grants. Mr. Couch also discussed the possible funding of debt service with USDA Bonds, SPLOST General Obligation Bonds, and Tax Allocation Bonds. Mr. Couch presented a project timeline scenario and a funding plan scenario.

In conclusion, Mr. Couch listed the following decision points: (1) to commit funds for planning, engineering, and finance and legal expertise now or wait; (2) if a SPLOST would be advanced for 2014 and whether water and sewer would be funded by SPLOST or USDA bonds; and (3) if TAD would be considered, have a parallel referendum on the ballot since it's for the same purpose. After discussion from the Board, Mr. Couch stated that a comprehensive plan is needed for the new industrial park in order to move forward with the development.

With the Workshop concluded, Chairman Nevil asked if there were any comments from the Commission or Staff. 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, Commissioner Mosley, Chairman Nevil, and Vice Chairman

Rushing thanked Mr. Couch for his presentation and further thanked the Staff for their hard work. Commissioner Thompson asked Mr. Couch to prepare a report by January 1, 2011, determining how many employees would be terminated and how many services would be discontinued if the County reduced the mileage rate by one mil. After further discussion, Commissioner Gibson stated that citizens were complaining about trees that were not fully cut down and were hanging underneath power lines near West Hampton subdivision. Without further comments from the Board, Chairman Nevil asked for comments from the Staff. County Manager Thomas Couch stated that a Special Called Meeting would be held on Tuesday, September 28, 2010, at 8:30 am to discuss several items and the Sign Ordinance.

Chairman Nevil asked for further questions or comments from the Board. Hearing none, Commissioner Thompson offered a motion to adjourn the meeting. Commissioner Rushing seconded the motion, and it carried unanimously.

J. Garrett Nevil, Chairman

Attest: Maggie Fitzgerald, Clerk of the Board