

July 2, 2013  
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 Rushing gave the invocation and the pledge of allegiance.

Ms. Christy Strickland, Clerk of the Board, performed the roll call of the commissioners and staff. The following commissioners were present: Chairman Nevil, Commissioner Ethridge (came in at 5:55 P.M.), Commissioner Simmons, Commissioner Rushing, Commissioner Thompson and Vice Chairman Gibson. The following staff were present: County Manager Thomas Couch, County Attorney Jeff Akins, Developmental Services Director Andy Welch, Chief Financial Officer Harry Starling, Public Safety Director Ted Wynn, Chief Deputy Jared Akins, Bulloch County Sheriff's Captain Rick Rountree, Transportation Director Dink Butler, Statesboro-Bulloch County Parks and Recreation Director Mike Rollins, and Zoning Administrator Randy Newman.

After Roll Call, Chairman Nevil opened the meeting for Public Hearings regarding Zoning and Land Use matters. Chairman Nevil called on Zoning Administrator Randy Newman to present the first item of business. Mr. Newman presented Item #1, which was an application submitted by Earl M. Woodcock for a Conditional Use for the following multiple uses on a single lot in a Highway Commercial (HC) zoning district: Woodcock Small Engine Repair Shop, Woodcock Builders, and Highway 67 Tire Service. He stated the property consists of 0.57 acres and is located on Highway 67 Map Par # D01 000007 000. The Planning and Zoning Commission recommended approval of the request. Mr. Woodcock was present and stated they would use the existing building on the property for the tire business. Hearing no further discussion, Commissioner Thompson offered a motion to approve the Conditional Use request for multiple uses on a single lot. Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, and Commissioner Simmons voting in favor of the motion.

Sign-in sheets for Zoning Matters are shown in Exhibit #2013-067.

Chairman Nevil closed the Public Hearing regarding Zoning and Land Use matters, and asked for amendments or modifications to the General Agenda. Commissioner Thompson asked to modify the General Agenda and add under New Business Item # 3 for Discussion/Action for Automated Time Clocks and Item # 4 for Discussion/Action concerning the Fire Agreement with the City of Statesboro. Hearing no further modifications Commissioner Rushing offered a motion to approve the General Agenda with modifications. Commissioner Simmons seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, and Commissioner Simmons voting in favor of the motion.

Next, Chairman Nevil stated there was a presentation concerning ISO Containers. He called on Ms. Cindy Jackson to initiate discussion on the matter. She stated she lives on Olliff Road and would like to be able to use ISO Containers as habitable residences and would like the Commissioners' input before she goes through the expense of filing an application with the zoning office. Ms. Jackson passed out a presentation of some examples of different ISO Containers that have been turned into residences and discussed the advantages. Zoning Administrator Randy Newman stated Ms. Jackson would have to file for a text amendment to the Zoning Ordinance because currently there is nothing that addresses ISO containers in any zoning district. County Attorney Jeff Akins asked Ms. Jackson if she was going to request for ISO containers to be a permitted use or a conditional use in the zoning ordinance. Ms. Jackson stated she had met with Attorney Laura Marsh but they have not made a decision, and she wanted to hear the Commissioners' opinions before any of those decisions were made. County Attorney Jeff Akins suggested she and Mrs. Marsh discuss it further and come up with a plan if they choose to file an application with the Zoning Department. Chairman Nevil thanked Ms. Jackson for her presentation.

Next, Chairman Nevil asked for public comments from the audience at large or in writing. Mr. Harry Jackson of Pope Road asked to address the Board to discuss the condition of his road. He stated first there was not a sign on the road and he would like to see one put up. Mr. Jackson stated secondly, Pope Road was in terrible condition and that Mr. Fred White with the Transportation Department had been out there approximately six (6) weeks ago but has not been back and the problem was still there. He stated that

thirdly, there was a house that burnt over three (3) years ago that has never been torn down and he would like to see it cleaned up. Zoning Administrator Randy Newman stated Code Enforcement Officer Sidney Alston has been working on the situation with the owners but they are having some personal difficulties. Chairman Nevil thanked Mr. Jackson for his thoughts and concerns. He asked if there were anymore comments for the audience at large or in writing. County Manager Tom Couch and Clerk of the Board Christy Strickland both stated that there were no formal requests or petitions received in writing. Hearing nothing further, Chairman Nevil moved on to the next item.

Chairman Nevil stated the next item on the agenda was for a Public Hearing and Action on a proposed abandonment of a portion of County Road # 435 a/k/a Allen Lee Road. He called on County Attorney Jeff Akins to initiate discussion on the matter. Mr. Akins stated the request had been advertised in the Statesboro Herald on June 20, 2013 and June 27, 2013 and the property owners had been notified via certified letters. He stated there was no one present in opposition to the request and nothing in writing had been received. After hearing no further discussion, Commissioner Thompson offered a motion to adopt a Resolution to abandon a portion of County Road # 435 a/k/a Allen Lee Road.(See Exhibit # 2013-068) Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the next item on the agenda was for a Public Hearing and Action on a proposed abandonment of a portion of County Road No # 414 a/k/a C. Scott Road. He called on County Attorney Jeff Akins to initiate discussion on the matter. Mr. Akins stated the request had been advertised in the Statesboro Herald on June 20, 2013 and June 27, 2013 and the property owners had been notified via certified letters. Mr. Jim Franklin Conner of Midway, Georgia stated he had property on C. Scott Road that has been in his family for a long time and has family members that live in the area. He stated he was against a portion of the road being closed because he is concerned with where his family would access the property, where equipment would turn around, and what it would do to the property values. After discussion on the matter, Commissioner Gibson offered a motion to not abandon the subject portion of County Road No # 414 a/k/a C.

Scott Road and for C. Scott Road to remain a public county-maintained road in its entirety. Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the next item on the agenda was for a Public Hearing and Action on a proposed abandonment of County Road # 201 a/k/a Bradley Road. He called on County Attorney Jeff Akins to initiate discussion on the matter. Mr. Akins stated the request had been advertised in the Statesboro Herald on June 20, 2013 and June 27, 2013 and the property owners had been notified via certified letters. Mr. Jay Clark stated he is a farmer and used Bradley Road frequently with his farm equipment. He stated he submitted a petition (See Exhibit #2013-069) from owners in the area who opposed closing the road. Clerk of the Board Christy Strickland also stated there were two (2) letters submitted from property owners opposed to closing the road (See Exhibit # 2013-070). Mr. Will Anderson stated he was also a farmer and also traveled the road frequently with his farm equipment. Mr. James Darnell Anderson stated he was the one who filed the petition to have Bradley Road closed because of the condition of the road and how water runs from one side to another. After some discussion on having another pipe placed in the road to help with the drainage, Commissioner Gibson offered a motion to not abandon County Road # 201 a/k/a Bradley Road and for Bradley Road to remain a public county- maintained road. Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the next item on the agenda was for a Public Hearing and Action on a proposed abandonment of a portion of County Road # 357 a/k/a Rozier Road. He called on County Attorney Jeff Akins to initiate discussion on the matter. Mr. Akins stated the request had been advertised in the Statesboro Herald on June 20, 2013 and June 27, 2013 and the property owners had been notified via certified letters. Mr. & Mrs. Harry Williams stated they had petitioned for the portion of the road to be closed and stated they were the only ones who accessed it. Hearing no further discussion, Commissioner Ethridge offered a motion to adopt a Resolution to abandon a portion of

County Road # 357 a/k/a Rozier Road (See Exhibit # 2013-071). Commissioner Thompson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the next item was to approve the Consent Agenda as follows: (1) To approve the minutes of the Regular Meeting and Executive Session held on June 18, 2013; (2) To reappoint Mr. Bing Phillips to the Department of Family and Children Services Board; (3) To reappoint Mr. Bruce Yawn, Mrs. Beth Matthews, Mr. Terry Reeves, and Mr. Doug Lambert to the Development Authority of Bulloch County Board; (4) To reappoint Mr. Russell Keen to the Coastal Regional Council; (5) To approve an agreement for the Board of Elections to conduct elections for the Town of Register, Georgia (See Exhibit #2013-072). Commissioner Gibson offered a motion to approve the Consent Agenda as presented. Commissioner Ethridge seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the first item under New Business was for Discussion/Action for an Intergovernmental Agreement for a grant proposal for updating the Sheriff's Office Equipment. He called on Captain Rick Rountree with the Bulloch County Sheriff's Office. Captain Rountree stated they were planning on purchasing a Utility Terrain Vehicle and needed the Commissioners' approval for the grant. Hearing no further discussion, Commissioner Ethridge offered a motion to approve the Intergovernmental Agreement for a grant proposal for updating the Sheriff's Office Equipment (See Exhibit # 2013-073). Commissioner Simmons seconded and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the second item under New Business was for Discussion/Action to adopt a Resolution for the Fiscal Year 2014 General Appropriations Budget. He called on County Manager Tom Couch to initiate discussion on the matter. Mr. Couch reviewed the Resolution concerning the budget, and stated that the

expenditures would be limited again this year as they were in FY 2013 and everyone will still need to be responsible for helping limit their expenses. Mr. Couch stated that the goal was to have a cleaner audit for FY 2014. Hearing no further discussion, Commissioner Simmons offered a motion to adopt the Resolution for the Fiscal Year 2014 General Appropriations Budget as submitted by the County Manager (See Exhibit# 2013-074). Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the third item under New Business was for Discussion/Action concerning automated time clocks. He called on Commissioner Thompson to initiate discussion on the matter. Commissioner Thompson stated he has brought this item before the board thirty (30) days ago and would like for the Human Resources Director or the Clerk of the Board to do some preliminary research on brands and cost on automated time clocks. He says he still believes this would cut down on keeping up with staff and the hours they work. County Manager Tom Couch stated he explained when this item was brought up before that he believes it would be very beneficial to the county but is waiting on the new system that should be installed in September or October of this year and hopefully it will be able to be tied into the payroll system. No action was taken on the item.

Chairman Nevil stated the fourth item under new business was for Discussion/Action about the Fire Agreement with the City of Statesboro. He called on Commissioner Thompson to initiate discussion on the matter. Commissioner Thompson stated for over eight (8) years the Fire agreement with the City of Statesboro has been a two (2) year agreement but now the city wants to make it a twenty-five (25) year agreement. He stated he had spoken with City Councilman Travis Chance about a ten (10) year agreement but thinks they need to show a future plan before a long term agreement is approved. Commissioner Thompson stated he would like to see a five (5) year agreement and allow the City of Statesboro to come up with a proposal of what the future plans are for fire services. He also stated he would like to propose to reinstate the \$10,000 a month for fire suppression back to the city, and that the county would use the funds collected over the last two years to purchase the proper equipment to help those

property owners that have a higher ISO rating to get a lower one. Commissioner Rushing said he could not commit the county to an agreement longer than five (5) years without a plan. After additional discussion, County Attorney Jeff Akins stated he would draft up an agreement with the provisions suggested by the Commissioners for review and possible action at the next regular meeting. No action was taken on the item.

Chairman Nevil asked each Commissioner for any general comments or statements. Commissioner Ethridge, Commissioner Simmons, Commissioner Rushing, and Commissioner Gibson thanked the staff for all their hard work and dedication. Commissioner Thompson stated he would like to see the Commissioners and Staff have workshops that are held quarterly. Chairman Nevil stated there is a ribbon cutting for Manzano's on July 9, 2013 at 11:45 a.m. and asked if someone could attend because he would be out of town.

Next, Chairman Nevil asked for comments from the Staff. Mr. Couch stated he would see about getting a workshop set up for the Commissioners and Staff. Hearing no further comments from the Board or Staff, Chairman Nevil stated that there was no further business expected for the open session of the regular agenda, and the Board must close the meeting and enter into Executive Session to discuss future Real Estate Acquisition and Personnel Matters. Chairman Nevil stated that at the conclusion of the Executive Session, which was expected to last about fifteen minutes, the Board would reconvene and in all likelihood move for adjournment. Chairman Nevil called for a motion to adjourn into Executive Session in accordance with the provisions of O.C.G.A. 50-14-3(b)(1) and O.C.G.A. 50-14-3(b)(2) and other applicable laws, pursuant to the advice of the County Attorney, Jeff Akins, for the purpose of discussing future Real Estate Acquisition and Personnel Matters. Without further discussion, Commissioner Ethridge offered a motion to enter into Executive Session to discuss future Real Estate Acquisition and Personnel Matters. (See Exhibit #2013-075). Commissioner Thompson seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

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Chairman Nevil asked if there were any further comments from the Commissioners or Staff. Hearing none from the Board or Staff, Chairman Nevil asked for a motion to adjourn. Commissioner Ethridge offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion, and it carried unanimously with Commissioner Ethridge, Commissioner Simmons, Commissioner Mosley, Commissioner Rushing, Commissioner Thompson, and Commissioner Gibson voting in favor of the motion.

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J. Garrett Nevil, Chairman

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Attest: Christy Strickland, Clerk of the Board