



**Bulloch County  
Board of  
Commissioners  
Special Called  
Meeting**

**10.04.2016  
Estimated Time: 2 Hours  
North Main Annex Community Room  
Statesboro, Georgia  
4:00 PM**

Meeting Function:	<b>Board of Commissioners</b>	Type of Meeting:	<b>Regular Meeting</b>
Meeting Chair:	<b>Chairman, Garret Nevil (Presiding)</b>	Recorder:	<b>Clerk of the Board, Olympia Gaines</b>
Parliamentarian:	<b>County Attorney, Jeff Akins</b>	Ex-Officio:	<b>Tom Couch, County Manager; Andy Welch, Assistant County Manager; Whitney Richland, Chief Financial Director; Randy Newman, Zoning Administrator; Kathy Boykin, Statesboro-Bulloch Airport Director; Faye Bragg, Purchasing Manager; Chief Chris Ivey, Ted Wynn, Public Safety Director; Chief Deputy Jared Akins</b>

ITEM	RESOURCE PERSON/FACILITATOR	TIME	REFER
Call to Order; Welcome Media and Visitors	Chairman Nevil	4:00 PM	
Invocation and Pledge of Allegiance	Commissioner Thompson	4:02 PM	
Roll Call	Clerk	4:07 PM	
Approval of General Business Agenda	Chairman Nevil	4:10 PM	
Public Comments	Audience	4:12 PM	
Public Comments- Doug Meyer- Chief Brooklet Police		4:14 PM	
Proclamation- Red Ribbon Week (Heather Carr)	Chairman Nevil	4:20 PM	
Consent Agenda	Chairman Nevil	4:22 PM	
Approve the minutes of the Regular Meeting and Executive Session held on September 20, 2016	Clerk of the Board		Tab A
Approve Work Authorization for project design for Runway remarking and fuel truck containment	Airport		Tab B
Approve replacement of the 911 Log-in Recorder Upgrade	E-911		Tab C
Authorize sole source contract for Hurst rescue tools	Fire		Tab D
Approve rejections of a bid for the old DFACS building	Buildings & Facilities/Purchasing/Capital		Tab E
New Business			
Discussion and/or Action: to adopt a resolution authorizing execution of a lease agreement with the Association County Commissioners of Georgia (ACCG) and the Issuance of Certificates of Participation	Legal/Finance	4:25 PM	Tab F
Commission and Staff Comments	Chairman, et al.	4:35 PM	
Recess	Chairman Nevil	4:45 PM	
Reconvene	Chairman Nevil	5:30 PM	
Approval of Zoning Agenda	Planning and Zoning	5:32 PM	
Public Hearing: Rezone Request	GA I-16 Bulloch, LLC	5:34 PM	Tab G

Adjourn

Chairman Nevil

6:34 PM

**Additional Information:** TBD

Background information in Board packets - TBD

September 20, 2016  
Statesboro GA

## Regular Meeting

The Board of Commissioners met at 8:30am in the Community Room of the North Main Annex. Chairman Nevil welcomed guests and called the meeting to order. Commissioner Gibson gave the invocation and Pledge of Allegiance.

Mrs. Olympia Gaines, Clerk of the Board, performed the roll call of the commissioners and staff. The following commissioners were present: Chairman Nevil, Commissioner Thompson, Commissioner Rushing, Commissioner Gibson, Commissioner Mosley, and Commissioner Simmons. Commissioner Ethridge was absent. The following staff was present: County Manager Tom Couch, County Attorney Jeff Akins, Assistant County Manager Andy Welch, Chief Financial Officer Whitney Richland, Assistant Chief Financial Officer Kristie King, Transportation Director Dink Butler, Public Safety Director Ted Wynn, Human Resources Director Cindy Mallett, Aquatics Director Steve Brown, Purchasing Manager Faye Bragg, Tax Assessor John Scott, GIS Coordinator Paul Conner, and Chief Deputy Jared Akins.

Chairman Nevil asked for changes or modifications to the General Agenda. Mr. Couch asked to modify the agenda by adding the following items to the Consent Agenda: (1) authorize appointments to the Animal Shelter Advisory Committee; (2) approve a sole source contract with Pictometry International Corp. for aerial imagery; and (3) accept the lowest and most responsible bids for rail spur construction in Gateway Industrial Park. Mr. Couch requested that the agenda be further modified by adding an Executive Session to discuss personnel matters. After hearing no further modifications or amendments, Commissioner Gibson offered a motion to approve the General Agenda with the modifications requested by Mr. Couch. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley and Commissioner Simmons all voting in favor of the motion.

Chairman Nevil called for public comments from the audience at large or in writing. Hearing none, he stated the next item on the agenda was approval of the Consent Agenda as follows: (1) to approve the minutes of the Regular Meeting and Executive Session held on September 20, 2016; (2) to approve a bid from Weinberger's Business Interiors in the amount of \$11,668.15 for the replacement of furnishings for the Honey Bowen Building (See Exhibit

#2016-157); (3) to approve a contract with Pope Construction Company as a Construction Manager at Risk for the Bulloch County Agricultural Center (See Exhibit #2016-158); (4) to authorize the appointments of Dr. Richard Marz, Jody Warwin, Carrie Mitchell, Dr. Janice Grumbles, and Carole Smith to the Animal Shelter Advisory Committee; (5) to approve a sole source contract with Pictometry International Corp. for aerial imagery (See Exhibit #2016-159); (6) to accept the lowest and most responsible bids for rail spur construction in Gateway Industrial Park from Queen City Railroad Construction, Inc. in the amount of \$449,519.00 and for constructing the rail spur subgrade from R.B. Baker in the amount of \$221,119.00 (See Exhibit #2016-160). Without further discussion, Commissioner Simmons offered a motion to approve the Consent Agenda as presented. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley and Commissioner Simmons all voting in favor of the motion.

Chairman Nevil stated the first item under New Business was for Discussion and/or Action to approve and adopt a resolution to amend the General Appropriations Budget and Work Program for FY2016. Chairman Nevil called on Mrs. Richland to initiate discussion on the matter. Mrs. Richland stated the purpose of the amendment was to mitigate adverse audit notes to the annual financial statements. After some discussion, Commissioner Simmons offered a motion to approve and adopt a resolution to amend the General Appropriations Budget and Work Program for FY2016 (See Exhibit #2016-161). Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley and Commissioner Simmons all voting in favor of the motion.

Chairman Nevil called for general comments or statements from the commissioners and staff. The commissioners thanked everyone for attending the meeting and the employees for all they do. Commissioner Rushing thanked Mr. Butler and the Roads Department for all their efforts in maintaining the county roads. Mr. Couch introduced Cindy Mallett as the new Human Resources Director. Mrs. Mallett thanked everyone for the warm welcome. Mr. Butler introduced Craig Lee as the Maintenance Superintendent and informed the board of the passing of Mike Boyett. Mr. Scott thanked the Board for their continued support. Chairman Nevil stated the Board and staff will remember the family of Mr. Boyett in their prayers.

Hearing no further comments from the Board or staff, Chairman Nevil stated 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 Personnel Matters. 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) (2), and other applicable laws, pursuant to the advice of County Attorney Jeff Akins, for the purpose of discussing and deliberating on Personnel Matters. Without further discussion, Commissioner Gibson offered a motion to adjourn and enter into Executive Session to discuss and deliberate on Personnel Matters (See Exhibit #2016-162). Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Rushing voting in favor of the motion.

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The meeting was reconvened, and Chairman Nevil asked if there were any further comments from the commissioners or staff. Hearing no further comments from the Commissioners or staff, Chairman Nevil asked for a motion to adjourn. Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Rushing, Commissioner Thompson, Commissioner Simmons, and Commissioner Mosley all voting in favor of the motion.

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J. Garrett Nevil, Chairman

Attest: \_\_\_\_\_  
Olympia Gaines, Clerk

**BULLOCH COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM SUMMARY**

**DEPARTMENT MAKING REQUEST:**

Airport

**MEETING DATE: 10/4/2016**

**RESOLUTION ATTACHED?**

**YES**

**NO**

**x**

**REQUESTED MOTION OR ITEM TITLE:**

Approve Work Authorization for Project Design for Runway Remarketing and Fuel Truck Containment

**SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED:**

This is to request approval for Work Authorization for Runway Remarketing and Fuel Truck Containment design fees. GDOT has reviewed W K Dickson's proposed design fees and has agreed to participate in \$32153.68 for fuel truck containment area design, and \$31715.00 for design fees for remarketing runway 14/32.

AGENDA CATEGORY (CHECK ONE)		FINANCIAL IMPACT STATEMENT					
PRESENTATION		BUDGETED ITEM?	YES		AMENDMENT REQUIRED?	YES	
			NO			NO	
PUBLIC HEARING		ATTACH DETAILED ANALYSIS, IF NEEDED:					
CONSENT	<b>x</b>						
NEW BUSINESS							
OLD BUSINESS							
OTHER							

**APPROVED FOR AGENDA**

DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		COUNTY CLERK		COUNTY STAFF ATTORNEY		COUNTY MANAGER	
YES	<b>x</b>	YES	<b>✓</b>	YES	<b>✓</b>	YES	<b>✓</b>	YES	<b>✓</b>	YES	<b>✓</b>
NO		NO		NO		NO		NO		NO	
INITIAL KMB		INITIAL <b>JB</b>		INITIAL <b>CS</b>		INITIAL <b>OS</b>		INITIAL <b>OS</b>		INITIAL <b>OS</b>	
DATE 9/19/16		DATE <b>9/28/2016</b>		DATE <b>9.28.16</b>		DATE <b>9.28.16</b>		DATE <b>9/28/16</b>		DATE <b>9.28.16</b>	

**COMMISSION ACTION AND REFERRAL (Box 9)**

APPROVED		DATE TO BE RETURNED TO AGENDA
DENIED		
DEFERRED		NOTES
OTHER		

**WORK AUTHORIZATION #7**  
Crack Seal & Re-Mark Airfield (Design Phase)  
Statesboro-Bulloch County Airport (TBR – Statesboro, GA)

**1. Scope of Services**

The scope of work under this work authorization includes the Design Phase services as required by the FAA and GDOT for construction of the Crack Seal & Re-Mark Airfield project at the Statesboro-Bulloch County Airport (Statesboro, GA).

**A. Basic Services:**

Provide Design Phase services in accordance with the General Provisions of the Master Agreement, dated August 28, 2012, including the following (and as described in more detail on the enclosed “Exhibit A – Scope of Work”):

- Element 1 – Project Formulation
- Element 4 – Construction Plans
- Element 5 – Contract Documents
- Element 6 – Engineers Report (N/A)
- Element 8 – Coordination, Review and Comments

**B. Special Services:**

- Element 2 – Survey Work (N/A)
- Element 3 – Geotechnical Investigation (N/A)
- Element 7 – DBE Plan (N/A)

**C. Additional Services that may be provided upon written request of OWNER:**

- Make any changes to the scope of the project.
- Make any changes to the current set of plans.
- Make any changes to the current set of contract documents and technical specifications.
- Pay application and/or permit fees.
- Prepare renderings or models depicting the proposed project.
- Provide Bid Phase services.
- Provide Construction Phase services, including contract administration and/or construction observation

## 2. Basis of Compensation

### A. Project Budget:

Element	Description	Compensation Type	Budget Amount
1	Basic Services: Project Formulation	Lump Sum	\$ 7,890.00
2	Special Services: Survey Work (N/A)	N/A	\$ 0.00
3	Special Services: Geotechnical Investigation (N/A)	N/A	\$ 0.00
4	Basic Services: Construction Plans	Lump Sum	\$13,600.00
5	Basic Services: Contract Documents	Lump Sum	\$ 7,000.00
6	Basic Services: Engineers Report (N/A)	N/A	\$ 0.00
7	Special Services: DBE Plan (N/A)	N/A	\$ 0.00
8	Basic Services: Coordination, Review, & Comments	Lump Sum	\$ 3,225.00
<b>TOTAL BUDGET AMOUNT</b>			<b>\$31,715.00</b>

- B.** For Lump Sum elements, a percentage of the Lump Sum Fee shall be billed on the last day of each month, based on the percentage of work estimated to be complete as of the day of billing.
- C.** For Hourly elements, fees shall be billed on the last day of each month based on hours spent to-date.
- D.** Additional Services: The OWNER shall pay the ENGINEER for additional services which are not specifically outlined in the Scope of Services above in accordance with the ENGINEER's standard hourly rates.
- E.** Premium Rate Adjustment: Should the OWNER request an accelerated schedule, requiring the ENGINEER to work overtime hours, then a 1.25 premium rate adjustment shall be applied to the ENGINEER's standard hourly rates or lump sum fees, as appropriate. Accelerated schedule and premium rate adjustment shall be approved as part of compensation at the time of the contract execution or by written amendment.

### 3. Project Schedule

ENGINEER shall begin work within ten (10) days of receipt of Notice to Proceed (NTP) from OWNER. A signed copy of this Work Authorization shall serve as said NTP.

All work and compensation under this Work Authorization shall be in accordance with the Master Agreement (Contract for Professional Services Between Owner and Engineer) dated August 28, 2012, which is incorporated herein by reference.

OWNER:  
Bulloch County, GA

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

ENGINEER:  
W.K. Dickson & Co., Inc.

Signature: Philip R. Cannon

Name: Philip R Cannon

Title: Vice President

Date: 08/23/2016

**WORK AUTHORIZATION #8**  
Fuel Truck Containment Area (Design Phase)  
Statesboro-Bulloch County Airport (TBR – Statesboro, GA)

**1. Scope of Services**

The scope of work under this work authorization includes the Design Phase services as required by GDOT for construction of the Fuel Truck Containment Area project at the Statesboro-Bulloch County Airport (Statesboro, GA).

**A. Basic Services:**

Provide Design Phase services in accordance with the General Provisions of the Master Agreement, dated August 28, 2012, including the following (and as described in more detail on the enclosed “Exhibit A – Scope of Work”):

- Element 1 – Project Formulation
- Element 4 – Construction Plans
- Element 5 – Contract Documents
- Element 6 – Engineer’s Report (N/A)
- Element 8 – Coordination, Review and Comments

**B. Special Services:**

- Element 2 – Survey Work
- Element 3 – Geotechnical Investigation
- Element 7 – DBE Plan (N/A)

**C. Additional Services that may be provided upon written request of OWNER:**

- Make any changes to the scope of the project.
- Make any changes to the current conceptual site plan.
- Pay application and/or permit fees.
- Design retaining walls greater than 4’ in height.
- Prepare tree protection and replacement plan and/or landscaping plan.
- Prepare renderings or models depicting the proposed project.
- Provide bid phase services.
- Provide construction phase services, including construction administration and/or construction observation.
- Prepare a Spill Prevention, Control, and Countermeasure (SPCC) Plan.

**2. Basis of Compensation**

**A. Project Budget:**

<b>Element</b>	<b>Description</b>	<b>Compensation Type</b>	<b>Budget Amount</b>
1	Basic Services: Project Formulation	Lump Sum	\$ 7,890.00
2	Special Services: Survey Work	Lump Sum	\$ 3,350.00
3	Special Services: Geotechnical Investigation	Lump Sum	\$ 2,150.00
4	Basic Services: Construction Plans	Lump Sum	\$13,000.00
5	Basic Services: Contract Documents	Lump Sum	\$ 6,000.00
6	Basic Services: Engineer's Report (N/A)	N/A	\$ 0.00
7	Special Services: DBE Plan (N/A)	N/A	\$ 0.00
8	Basic Services: Coordination, Review, & Comments	Lump Sum	\$ 2,600.00
<b>TOTAL BUDGET AMOUNT</b>			<b>\$34,990.00</b>

- B.** For Lump Sum elements, a percentage of the Lump Sum Fee shall be billed on the last day of each month, based on the percentage of work estimated to be complete as of the day of billing.
- C.** For Hourly elements, fees shall be billed on the last day of each month based on hours spent to-date.
- D.** Additional Services: The OWNER shall pay the ENGINEER for additional services which are not specifically outlined in the Scope of Services above in accordance with the ENGINEER's standard hourly rates.
- E.** Premium Rate Adjustment: Should the OWNER request an accelerated schedule, requiring the ENGINEER to work overtime hours, then a 1.25 premium rate adjustment shall be applied to the ENGINEER's standard hourly rates or lump sum fees, as appropriate. Accelerated schedule and premium rate adjustment shall be approved as part of compensation at the time of the contract execution or by written amendment.

**3. Project Schedule**

ENGINEER shall begin work within ten (10) days of receipt of Notice to Proceed (NTP) from OWNER. A signed copy of this Work Authorization shall serve as said NTP.

All work and compensation under this Work Authorization shall be in accordance with the Master Agreement (Contract for Professional Services Between Owner and Engineer) dated August 28, 2012, which is incorporated herein by reference.

OWNER:  
Bulloch County, GA

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

ENGINEER:  
W.K. Dickson & Co. Inc.

Signature: 

Name: DAVID C. PEELER

Title: PRESIDENT/CEO

Date: 8-29-16

**Statesboro-Bulloch County Airport (TBR)  
Statesboro, Georgia**

**EXHIBIT A  
SCOPE OF WORK**

**ENGINEERING DESIGN FOR  
FUEL TRUCK CONTAINMENT AREA**

**GDOT Project Number APXXX-XXXX-XX(XXX) Bulloch County  
PID-TXXXXXX**

Bulloch County will provide Engineering Planning and Design services for the following project(s) at Statesboro-Bulloch County Airport:

1. Construct concrete fuel truck containment area for two (2) fuel trucks – one 2,200 gallon Jet A truck and one 1,200 gallon AvGas truck.
2. Construct open-air shelter to protect the two fuel trucks from inclement weather.
3. Construct one-way asphalt access drive from Airport Road to the existing and proposed containment areas.

The Engineering Planning and Design Services will consist of the preparation of construction drawings and specifications necessary to complete the project, including the necessary documents to advertise for bids, receive construction proposals, and award the construction contract. The design phase services will include the following elements of work:

- **Element 1 – Project Formulation** shall include the preparation of work scope, fees, pre-design/scoping meeting with the Georgia Department of Transportation (GDOT), and funding assistance, including preparation of pre-applications and/or applications for state assistance grants. Element includes one (1) project team meeting with the Sponsor and GDOT to define scope of project, and for the Engineer to assess current airport conditions.
- **Element 2 – Survey Work** shall include field-run topographic survey (on Georgia State Plane Coordinate System) as needed in the project area, including the following items:
  1. Topographic survey of entire project area (approximately 1.50 acres).
  2. Locate buildings, fencing, trees, and all other above-ground structures in area.
  3. Locate all above-ground utility items (manholes, cleanouts, junction boxes, valve boxes, storm drainage structures, etc.).
  4. Locate approximate underground utility routes, as marked by the “811” utility locate service.
  5. Locate centerline and edge of pavement on both sides of existing access road.
  6. Locate edge of apron pavement.
- **Element 3 – Geotechnical Investigation** shall include a site reconnaissance of the proposed project area and performing two (2) DCP borings to a depth of 8 feet below existing grade, as well as two (2) DCP borings to a depth of 4 feet below existing grade. Subsurface samples will be collected, as well, for laboratory testing. A report will be prepared that will include recommendations for site preparation, excavation and grading, backfilling, compaction, concrete and asphalt pavement design, and construction. Report will also include classification tests and a summary of the laboratory results.

- **Element 4 – Construction Plans** shall include the preparation of:
  1. Cover Sheet listing the name of the airport, description of the project, vicinity and location maps, project number, and index of drawings.
  2. Summary of Quantities with item number, specification numbers, description of work item, unit, and quantity.
  3. Project Layout Plan/General Notes/etc.
  4. Construction Sequence and Safety Plan.
  5. Grading and Drainage Plan.
  6. Soil Erosion, Sedimentation, and Pollution Control Plan.
  7. Paving Plan and Profile.
  8. Spill Containment Pad Structural Plans and Details.
  9. Typical Sections and Construction Details.
  10. Clearing and Grassing Plan.
  
- **Element 5 – Contract Documents** (booklet) shall include the preparation of the advertisement for bids, instructions to bidders, bid documents, contract documents, bid bond, performance bond, payment bond, and GDOT specifications to include GDOT Special Provisions to published specifications. This element shall include preparation of an engineering cost estimate for the project.
  
- **Element 6 – Engineers/Design Report** (N/A)
  
- **Element 7 – DBE Plan** (N/A)
  
- **Element 8 – Coordination, Review, and Comments** shall be addressed after the 90% submittal to GDOT and the Sponsor. This includes preparation of submittals to GDOT and the Sponsor for review and approval.

Subsequent Elements of Work may include the following, and will be detailed in an amendment to this Scope of Work at a later date:

1. Bidding Assistance
2. Construction Administration
3. Construction Observation
4. Spill Prevention, Control, and Countermeasure (SPCC) Plan

This project will be designed in accordance with the Code of Federal Regulations, Chapter 40, Part 112, "Oil Pollution Prevention," all applicable fire codes and building codes, as well as GDOT Standards and Specifications (current edition), where applicable.

Deliverables will consist of the following:

- Design Phase: One (1) electronic copy of the plan set in PDF format and one (1) full-size set of plans and specifications to GDOT for review and comment prior to the bidding phase. Four (4) sets of the final plans, one (1) electronic copy of the final plan set in PDF format, and one (1) electronic copy of the final plan set in MicroStation or AutoCAD format will be provided to GDOT. Construction contract from GDOT will not be initiated until receipt of all deliverables.

**Exhibit 1**

**Cost Summary**

**ELEMENT 1. PROJECT FORMULATION**

Labor Subtotal \$6,586.72  
Direct Cost \$1,303.28

TOTAL (Lump Sum) **\$7,890.00**

**ELEMENT 2. SURVEY WORK**

Labor Subtotal \$3,322.00  
Direct Cost \$28.00

TOTAL (Lump Sum) **\$3,350.00**

**ELEMENT 3. GEOTECHNICAL INVESTIGATION**

Labor Subtotal \$2,090.00  
Direct Expenses \$60.00

TOTAL (Lump Sum) **\$2,150.00**

**ELEMENT 4. CONSTRUCTION PLANS**

Labor Subtotal \$12,641.45  
Direct Expenses \$358.55

TOTAL (Lump Sum) **\$13,000.00**

**ELEMENT 5. CONTRACT DOCUMENTS**

Labor Subtotal \$5,709.23  
Direct Expenses \$290.77

TOTAL (Lump Sum) **\$6,000.00**

**ELEMENT 6. ENGINEERS/DESIGN REPORT**

Labor Subtotal \$0.00  
Direct Expenses \$0.00

TOTAL (Lump Sum) **\$0.00**

**ELEMENT 7. DBE PLAN**

Labor Subtotal \$0.00  
Direct Expenses \$0.00

TOTAL (Lump Sum) **\$0.00**

**ELEMENT 8. COORDINATION, REVIEW AND COMMENTS**

Labor Subtotal \$2,338.26  
Direct Expenses \$261.74

TOTAL (Lump Sum) **\$2,600.00**

**ENGINEERING DESIGN TOTAL \$34,990.00**

## BULLOCH COUNTY BOARD OF COMMISSIONERS AGENDA ITEM SUMMARY

DEPARTMENT MAKING REQUEST: E-911	MEETING DATE: October 4, 2016
	RESOLUTION ATTACHED?
	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

REQUESTED MOTION OR ITEM TITLE:

911 Log-in Recorder Upgrade

SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED:

The 911 recorder needs to be upgraded when replace the 911 Telephone System. This will allow us to record radio traffic, audio, photo, video and text messaging from the current and future next-gen 911 systems. By upgrading the recorder, it will allow us to re-use telephone cards but most importantly it will allow us access to the years of 911 recording that I am required to keep and make available for legal and civil court cases. This upgrade was in the budget and is the amount that was budgeted.

AGENDA CATEGORY (CHECK ONE)	FINANCIAL IMPACT STATEMENT						
PRESENTATION	BUDGETED ITEM?	YES	X	AMENDMENT REQUIRED?	YES	NO	
		NO	<input type="checkbox"/>		NO	X	
PUBLIC HEARING	ATTACH DETAILED ANALYSIS, IF NEEDED:						
CONSENT							X
NEW BUSINESS							
OLD BUSINESS							
OTHER							

APPROVED FOR AGENDA											
DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		COUNTY CLERK		COUNTY STAFF ATTORNEY		COUNTY MANAGER	
YES	X	YES	✓	YES	✓	YES	✓	YES	✓	YES	✓
NO		NO		NO		NO		NO		NO	
INITIAL <i>KB</i>		INITIAL <i>AB</i>		INITIAL <i>CS</i>		INITIAL <i>OB</i>		INITIAL <i>CP</i>		INITIAL <i>MS</i>	
DATE <i>09/15/16</i>		DATE <i>09/28/2016</i>		DATE <i>9.28.16</i>		DATE <i>9.28.16</i>		DATE <i>9/28/16</i>		DATE <i>9.28.16</i>	

COMMISSION ACTION AND REFERRAL (Box 9)

APPROVED	DATE TO BE RETURNED TO AGENDA
DENIED	
DEFERRED	NOTES
OTHER	

**CAPITAL PROJECTS AUTHORIZATION: FORM C-2  
BULLOCH COUNTY, GEORGIA BOARD OF COMMISSIONERS**

<b>DATE</b>	9/20/2016	<b>PROJECT ID #</b>	
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**GENERAL PROJECT INFORMATION**

<b>Contract or Project Name</b>	Call Recorder Upgrade		
<b>Period of Project</b>			
	<i>Name</i>	<i>Department</i>	
<b>Project Requested By</b>	Kelly Barnard	E-911	

**TYPE OF ACTIVITY REQUESTED (Check "X" appropriate boxes)**

<b>Planning</b>	
<b>Architecture/Engineering</b>	
<b>Acquisition</b>	
<b>Construction</b>	
<b>Vehicles/Equipment</b>	X Equipment Upgrade

**DESCRIPTION OF PROPOSED PROJECT (attach supplemental information, if necessary):**

With the replacement of the 911 Telephone System we will need to upgrade the call-log recorder. This is an upgrade to the current system. The parts of the current system that will be used will be the software, hardware, including system cards and call database and license. By upgrading the system, it will allow us to keep all old data like old 911 calls and radio system recordings.

**TYPE OF PURCHASE (Check "X" appropriate boxes)**

<b>Bid Project Out</b>	
<b>Sole Source</b> (If so, please submit sole source form)	X

**FUNDING SOURCE**

**AMOUNT**

<b>SPLOST</b>	
<b>GRANT-IN-AID</b>	
<b>OPERATING BUDGET</b>	
<b>OTHER</b>	\$118,849.32
<b>TOTAL</b>	\$118,849.32

**COUNTY ROUTING APPROVAL**

ARCHITECT-ENGINEER	DEPARTMENT DIRECTOR	PURCHASING OFFICER	CAPITAL PROJECTS	COUNTY STAFF ATTORNEY	COUNTY MANAGER
YES	YES	YES	YES	YES	YES
NO	NO	NO	NO	NO	NO
<i>INITIAL</i>	<i>INITIAL</i>	<i>INITIAL</i>	<i>INITIAL</i>	<i>INITIAL</i>	<i>INITIAL</i>
<i>DATE</i>	<i>DATE</i>	<i>DATE</i>	<i>DATE</i>	<i>DATE</i>	<i>DATE</i>

**REFERRAL AND APPROVAL**

<b>APPROVED</b>	<b>DATE TO BE RETURNED:</b>
<b>DENIED</b>	<b>NOTES:</b>

06/30/16 **Quality Recording Solutions, LLC**  
780 Kingridge Drive  
Roswell, Georgia 30075  
Tel: 770-993-4793 Fax: 770-993-5038



Prepared for: Bulloch County 911  
Attn: Kelly Barnard  
17245 Hwy 301 North  
Statesboro, GA 30458

www.QRSworld.com

**System**

**Hardware/Software**

Model No.	Description	Unit Price	QTY	Total Price
NexLog 740	NexLog 740 Base System - Hot Swap 3TB RAID5, DVD Drive, Intel Core2 Quad CPU, Dual NIC, Embedded Linux, NexLog base software	\$20,442.00	1	\$20,442.00
105301	Integrated 7 Color LCD Touch Screen Display "	included	1	\$0.00
271089	Analog ATLAS-to-NexLog Channel Transfer (72 Analog Channels)	included	72	\$0.00
324469	Add Single-port 100/GB PCI Network Card	included	1	\$0.00
271088	ATLAS-to-NexLog Server Upgrade License	included	1	\$0.00
209029	NENA ANI/ALI Integration	included	1	\$0.00
271077	Quality Factor Software: 20 Agents	\$2,500.00	1	\$2,500.00
271052	VoIP/RoIP Base Software and 8 IP Channels licenses	\$3,850.00	1	\$3,850.00
271035	Add-on VoIP/RoIP License Pack with 8 Channel Licenses	\$1,523.08	4	\$6,092.32
1173-000	4-Concurrent Decoder Unit for P25	\$10,000.00	1	\$10,000.00
271085	AIS/SDK license fee: ASTRO 25 Syst. Release	\$49,995.00	1	\$49,995.00
271084	Integration to ASTRO 25 system via AIS	\$11,995.00	1	\$11,995.00
271066	NG911 SIPREC License	\$1,850.00	1	\$1,850.00
271067	System License: NG911 Logging Web Service	\$4,000.00	1	\$4,000.00

**Hardware/Software Sub-Total**

**\$110,724.32**

**Services**

Services	Description	Rate	QTY	Total Price
IT	Installation and Training	\$3,500	1	\$3,500
ITMFR	Manufacturer Installation Prep for ASTRO 25/AIS	\$4,500	1	\$4,500

**Services Price**

**\$8,000**

**Summary**

Solution Components	Price
System Price	\$110,724.32
Services Price	\$8,000
Shipping	\$125
Tax	\$0
<b>Total Price</b>	<b>\$118,849.32</b>

Price quotation does not include sales tax. These amounts will be added to the invoice amount as applicable.

**Other Conditions of Sale:**

**Quote Expires in 90 Days**

The VR725 server will be removed after the upgrade has been completed and the existing database will be transferred to the NexLog740 server.

Installation to be provided by QRS to customer installed RJ21X or 66 Block

Customer is responsible for installation of RJ21X or 66 Block within 6 feet of the recorder for telephone, radio and electrical connections prior to installation by QRS. Customer is responsible for programming VoIP/RoIP switch to deliver the necessary audio and data to the recorder prior to installation by QRS. Additional charges may apply if the VoIP codec is anything other than G.711 PCM codec or encryption is turned on

Service if needed may be obtained by calling (877) 733-7771 ext. 2

Software upgrades furnished at no charge while under service contract with QRS

Equipment will be ordered and installed 30 days ARO unless agreed upon other wise, in which a written letter with requested install date will be required

Payment terms are net 30 days from invoice / installation

If the end user is not ready for the installation on the agreed upon date, the system will be shipped to end user and an invoice will be sent for 50% of total purchase price. Upon completion of the install and training, the remaining balance will be invoiced.

Accepted By:

Signature:

Name & Title:

Date:

**CAPITAL PROJECTS AUTHORIZATION: FORM C-2  
BULLOCH COUNTY, GEORGIA BOARD OF COMMISSIONERS**

<b>DATE</b>	8/29/2016	<b>PROJECT ID #</b>	
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**GENERAL PROJECT INFORMATION**

<b>Contract or Project Name</b>	Call Recorder Upgrade		
<b>Period of Project</b>			
	<i>Name</i>	<i>Department</i>	
<b>Project Requested By</b>	Kelly Barnard	E-911	

**TYPE OF ACTIVITY REQUESTED (Check "X" appropriate boxes)**

<b>Planning</b>	
<b>Architecture/Engineering</b>	
<b>Acquisition</b>	
<b>Construction</b>	
<b>Vehicles/Equipment</b>	X Equipment Upgrade

**DESCRIPTION OF PROPOSED PROJECT (attach supplemental information, if necessary):**

With the replacement of the 911 Telephone System we will need to upgrade the call-log recorder. This is an upgrade to the current system. The parts of the current system that will be used will be the software, hardware, including system cards and call database and license. By upgrading the system, it will allow us to keep all old data like old 911 calls and radio system recordings.

**TYPE OF PURCHASE (Check "X" appropriate boxes)**

<b>Bid Project Out</b>	
<b>Sole Source (If so, please submit sole source form)</b>	X

**FUNDING SOURCE**

**AMOUNT**

<b>SPLOST</b>	
<b>GRANT-IN-AID</b>	
<b>OPERATING BUDGET</b>	
<b>OTHER</b>	\$118,849.32
<b>TOTAL</b>	\$118,849.32

**COUNTY ROUTING APPROVAL**

<b>ARCHITECT-ENGINEER</b>	<b>DEPARTMENT DIRECTOR</b>	<b>PURCHASING OFFICER</b>	<b>CAPITAL PROJECTS</b>	<b>COUNTY STAFF ATTORNEY</b>	<b>COUNTY MANAGER</b>
YES	YES <input checked="" type="checkbox"/>	YES	YES	YES	YES
NO	NO	NO	NO	NO	NO
<b>INITIAL</b>	<b>INITIAL</b> KB	<b>INITIAL</b>	<b>INITIAL</b>	<b>INITIAL</b>	<b>INITIAL</b>
<b>DATE</b>	<b>DATE</b> 08/29/16	<b>DATE</b>	<b>DATE</b>	<b>DATE</b>	<b>DATE</b>

**REFERRAL AND APPROVAL**

<b>APPROVED</b>	<b>DATE TO BE RETURNED:</b>
<b>DENIED</b>	<b>NOTES:</b>

TO: PURCHASING

# REQUISITION

BULLOCH COUNTY, GEORGIA

DATE: 8-29-16

THE FOLLOWING ITEMS ARE REQUESTED TO BE PURCHASED:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE	VENDOR QUOTATIONS					
				NO. 1	NO. 2	NO. 3			
				UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	Upgrade to our Eventide 911 Log in Records								
	PLUS FREIGHT								
	TOTALS			X	118,849.32	X		X	

REQUESTING DEPARTMENT: 911

DEPARTMENT HEAD/DESIGNEE: [Signature]

DEPT. ACCOUNT NO.: \_\_\_\_\_

NOTES: \_\_\_\_\_

AWARD TO: \_\_\_\_\_

(IF NOT LOW QUOTATION STATE REASON)

PURCHASE ORDER NO.: \_\_\_\_\_

SOLE SOURCE JUSTIFICATION FORM BULLOCH COUNTY PURCHASING OFFICE			
DATE	08/29/2016	REQUISITION NO.	
DEPARTMENT INFORMATION			
Department	E-911	Department Head	Kelly Barnard
VENDOR INFORMATION			
Vendor Name	Quality Recording Solutions, LLC		
Street Address	780 Kingridge Drive		
City	Roswell		
State and Zip Code	GA, 30075		
Telephone	770-993-4793		
Fax Number	770-993-5038		
E-mail or Web Site Address	aspencer@qrsworld.com		
<p>With the replacement of the 911 telephone system, the new system will require an upgrade to the current log-in recorder. This is the system used to record the 911 telephone calls and radio traffic. We will re-use part of the current system with the upgrade. The parts be re-used will be the software, some hardware like the cards and the call database and license. This will allow the old recordings of telephone calls and radio traffic to continue to work on the upgraded recorder system.</p> <p>This is a sole source due to the need to keep the old data. If we were to replace the system, the old database will not be usable on another vendors' system. We have more than 5 years of data that would be lost.</p>			
CHECK	SOLE SOURCE CONSIDERATIONS		
X	<b>Exclusive Rights:</b> Item is proprietary under patent or copyright; or possesses a unique function or capability held by single vendor possessing capabilities critical for use (if item is proprietary but available from more than one source, competitive proposals are required).		
	<b>Replacement Parts, Equipment or Accessories:</b> Needed for repair of existing equipment where compatibility is essential for integrity of results and there are no other dealers or distributors.		
	<b>Technical Service:</b> Service provided is of a highly specialized or scientific nature where proposed vendor is the only resource available or within the geographic area.		
	<b>Continuation of Prior Work:</b> Additional item, service or work required, but not known to have been needed when the original order was placed with vendor		
	<b>Other:</b> Otherwise, due to special scientific, technological, or extraordinary specifications and circumstances, the goods or services is available from only one vendor.		
<b>ATTACH THE FIRM PRICE QUOTATION AND PURCHASE REQUISITION FORM FROM THE SOLE SOURCE VENDOR. QUOTED PRICES SHALL BE FIRM FOR 30 DAYS AND SHALL BE DELEIVERED FOB: BULLOCH COUNTY.</b>			
<b>IF THE PUCHASE IS \$10,000.00 OR MORE, APPROVAL IS REQUIRED BY THE BOARD OF COMMISSIONERS</b>			

**BULLOCH COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM SUMMARY**

DEPARTMENT MAKING REQUEST: *Fire*

MEETING DATE: *October 4, 2016*

RESOLUTION ATTACHED? Yes

YES

X

NO

REQUESTED MOTION OR ITEM TITLE: *Hurst Rescue Tools*

SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED: *The fire dept. is in need of a second set of rescue tools (battery operated).*

AGENDA CATEGORY (CHECK ONE)		FINANCIAL IMPACT STATEMENT					
PRESENTATION		BUDGETED ITEM?	YES NO	X	AMENDMENT REQUIRED?	YES NO	
PUBLIC HEARING		ATTACH DETAILED ANALYSIS, IF NEEDED:					
CONSENT	X						
NEW BUSINESS							
OLD BUSINESS							
OTHER							

**APPROVED FOR AGENDA**

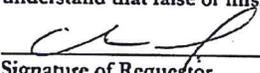
DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		COUNTY CLERK		COUNTY STAFF ATTORNEY		COUNTY MANAGER	
YES	X	YES	✓	YES	✓	YES	✓	YES	✓	YES	✓
NO		NO		NO		NO		NO		NO	
INITIAL	<i>CI</i>	INITIAL	<i>JB</i>	INITIAL	<i>CS</i>	INITIAL	<i>OS</i>	INITIAL	<i>OS</i>	INITIAL	<i>W</i>
DATE	<i>9/26/2016</i>	DATE	<i>09/28/2016</i>	DATE	<i>9.28.16</i>	DATE	<i>9.28.16</i>	DATE	<i>9/28/16</i>	DATE	<i>9.28.16</i>

**COMMISSION ACTION AND REFERRAL (Box 9)**

APPROVED	DATE TO BE RETURNED TO AGENDA
DENIED	
DEFERRED	NOTES
OTHER	

**CAPITAL PROJECTS AUTHORIZATION: FORM C-2  
BULLOCH COUNTY, GEORGIA BOARD OF COMMISSIONERS**

DATE	9/15/2016	PROJECT ID #			
<b>GENERAL PROJECT INFORMATION</b>					
Contract or Project Name	Hurst Rescue Tools				
Period of Project					
	<i>Name</i>	<i>Department</i>			
Project Requested By	Christopher Ivey	Fire			
<b>TYPE OF ACTIVITY REQUESTED (Check "X" appropriate boxes)</b>					
Planning					
Architecture/Engineering					
Acquisition					
Construction					
Vehicles/Equipment			X		
<b>DESCRIPTION OF PROPOSED PROJECT (attach supplemental information, if necessary):</b>					
New set of Hurst rescue tools. Cutter, spreader, ram, chains. and external power supply.					
Note: Need Commissioner Approval for amount.					
<b>TYPE OF PURCHASE (Check "X" appropriate boxes)</b>					
Bid Project Out					
Sole Source (If so, please submit sole source form)			X		
<b>FUNDING SOURCE</b>		<b>AMOUNT</b>			
SPLOST	32A-30000-542501		\$15,000		
GRANT-IN-AID					
OPERATING BUDGET	272-35200-542500		\$12,817		
OTHER					
<b>TOTAL</b>			\$27,817.00		
<b>COUNTY ROUTING APPROVAL</b>					
ARCHITECT-ENGINEER	DEPARTMENT DIRECTOR	PURCHASING OFFICER	CAPITAL PROJECTS	COUNTY STAFF ATTORNEY	COUNTY MANAGER
YES	YES	YES	YES	YES	YES
NO	NO	NO	NO	NO	NO
INITIAL	INITIAL CI	INITIAL	INITIAL CS	INITIAL	INITIAL
DATE	DATE 9-15-16	DATE	DATE 9.15.16	DATE	DATE 9.15.16
<b>REFERRAL AND APPROVAL</b>					
APPROVED	DATE TO BE RETURNED:				
DENIED	NOTES:				

SOLE SOURCE JUSTIFICATION FORM BULLOCH COUNTY PURCHASING OFFICE			
DATE	9/14/2016	REQUISITION NO.	
DEPARTMENT INFORMATION			
Department	Fire	Department Head	Christopher Ivey
VENDOR INFORMATION			
Vendor Name	Municipal Emergency Services (MES)		
Street Address	6701-C Northpark Blvd.		
City	Charlotte		
State and Zip Code	NC 28216		
Phone Number	800-868-8584		
Fax Number			
E-mail or Web Site Address	www.mcsfire.com		
Please specifically justify why the items or services to be approved for sole source treatment:			
<p>Hurst, is the only company at this time, to offer Edraulic tools, which work in any type weather/climate. MES, is the only dealer at this time, that sales Hurst products, in the state of Georgia.</p>			
CHECK	SOLE SOURCE CONSIDERATIONS		
	<b>Exclusive Rights:</b> Item is proprietary under patent or copyright; or possesses a unique function or capability held by single vendor possessing capabilities critical for use (if item is proprietary but available from more than one source, competitive proposals are required).		
	<b>Replacement Parts, Equipment or Accessories:</b> Needed for repair of existing equipment where compatibility is essential for integrity of results and there are no other dealers or distributors.		
	<b>Technical Service:</b> Service provided is of a highly specialized or scientific nature where proposed vendor is the only resource available or within the geographic area.		
	<b>Continuation of Prior Work:</b> Additional item, service or work required, but not known to have been needed when the original order was placed with vendor		
X	<b>Other:</b> Otherwise, due to special scientific, technological, or extraordinary specifications and circumstances, the goods or services is available from only one vendor.		
<b>ATTACH THE FIRM PRICE QUOTATION AND PURCHASE REQUISITION FORM FROM THE SOLE SOURCE VENDOR. QUOTED PRICES SHALL BE FIRM FOR 30 DAYS AND SHALL BE DELEIVERED FOB: BULLOCH COUNTY.</b>			
I hereby declare that the information provided herein to be true and accurate to the best of my knowledge and I understand that false or misleading information may be a violation of County Purchasing Policies.			
 _____ Signature of Requestor			
<b>IF THE PUCHASE IS \$10,000.00 OR MORE, APPROVAL IS REQUIRED BY THE BOARD OF COMMISSIONERS</b>			

TO: PURCHASING

# REQUISITION

## BULLOCH COUNTY, GEORGIA

DATE: 7-14-16

THE FOLLOWING ITEMS ARE REQUESTED TO BE PURCHASED:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE	Municipal Emergency Services		VENDOR		NO.3	
				NO.1	NO.2	NO.1	NO.2	NO.1	NO.2
		UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	Hurst S700E2 Cutter			\$9,285.00					
1	Hurst SP333E2 Spreader			\$9,957.00					
1	Hurst R421E2 Ram			\$7,253.00					
1	Hurst 110V Power Supply			\$510.00					
1	Hurst KSV11 Chain Set			\$812.00					
	PLUS FREIGHT			\$0					
	TOTALS		\$27,817.00						

REQUESTING DEPARTMENT <div style="text-align: center;">Fire</div>	NOTES 1st Quarter \$15,000. 272-35200-542500 \$12,817
DEPARTMENT HEAD/DESIGNEE 	AWARD TO:
DEPT. ACCOUNT NO.:	PURCHASE ORDER NO.:
<IF NOT LOW QUOTATION STATE REASON>	



6701-C Northpark Blvd  
Charlotte, NC 28216

# Quote

Date 9/13/2016  
 Quote # QT1045908  
 Expires 10/13/2016  
 Sales Rep Zamudio, Robert D  
 PO #  
 Shipping Method FedEx Ground

**Bill To**  
 BULLOCH COUNTY FIRE / EMA  
 17245 HWY 301 NORTH  
 Statesboro GA 30458

**Ship To**  
 BULLOCH COUNTY FIRE / EMA  
 17245 HWY 301 NORTH  
 Statesboro GA 30458

Item #	Description	Qty	Unit Price	Total Price
272085000	Hurst S700E2 w/EXL Batts&Chgr	1	9,285.00	9,285.00
271333000	SP 333E2 Spreader Package w/ charger and 2 EXL batteries	1	9,957.00	9,957.00
274085000	Hurst R421E2 w/EXL Batts&Chgr	1	7,253.00	7,253.00
272080412	Hurst 110v eDraulic Pwr Supply	1	510.00	510.00
81-67-20	Chain Set (KSV 11)	1	812.00	812.00

**Subtotal** 27,817.00  
**Shipping Cost (FedEx Ground)** 0.00  
**Total** \$27,817.00

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current local tax information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1045908

## ELECTRO-HYDRAULIC CUTTER

1. The tool is designed to be a hydraulically operated piston activating mechanical joints symmetrically to open or close a set of two opposite blade arms whereby cutting surfaces go on top of each other without making contact thus enabling objects to be cut.
2. Electro-hydraulic devices do not need to be connected to an external hydraulic source, generation of the required hydraulic pressure takes place within the body of the device by either a quick exchange lithium/ion battery or an external power supply.
3. The electro-hydraulic tool is equipped with light-emitting diodes attached on the operating side to facilitate work under poor lighting conditions. For simplicity, the lights must be powered by the same Lithium-Ion battery that powers the electro-hydraulic tool and not a secondary battery
4. The cylinder of the tool shall be made of anti-corrosive light aluminium alloy for its lightweight, strength and long life. The body of the tool shall have a high impact, non-metallic housing. The housing shall have ventilation holes on both sides of the unit for cooling the motor.
5. The maximum cutter opening at the tips will be 7.6 in (192 mm).
6. The cutter will be of slightly curved blade geometry for pulling the debris away and to the center with intelligent cutter geometry reducing tool movement and providing maximum cutting performance.
7. The blades shall be made of investment cast dropped-forged steel which has a glass-pearl blasted finish and are regrind able. The blades of the tool should be attached to the piston rod via removable links for ease of repair, efficient power transmission and smooth operation. The pivot points of the blades shall have a rubber boot hand guard for safety purposes.
8. The engineered curved blades with sophisticated geometry close at the tips and then pull the object to be cut towards the point where the maximum cutting force is applied to the relevant working range providing superior cutting performance and significantly reducing cutter wear.
9. The cutting performance of the tool shall be able to cut up to 1.57 in (40 mm) diameter round stock steel.
10. The tool shall have a dual pilot check valve to prevent accidental movement of the blades in the event of power loss.
11. The control mechanism shall feature a star-grip control actuator for ease of operation by allowing 360 ° operations in any position. The mechanism shall be separate and independent from the handle to provide added control in close-quarter operation.
12. The tool must provide a non-interflow shear seal “dead man” actuator, whereby the unit stops functioning when thumb pressure is released.
13. The opening and closing positions are clearly marked.
14. The tool shall be protected by a pressure relief valve that prevents it from being over pressurized.
15. The tool dimensions without the battery shall not be any longer than 36.2 (920 mm), wider than 11.7 in (296 mm) or higher than 10.3 in (262 mm).
16. The maximum operating pressure to the tool will be 11,603 psi (80 MPa) (800 bar).
17. The nominal electrical voltage (with power supply) is 24 V. The nominal electrical voltage (with lithium/ion battery) is 25.2 V.
18. The current consumption should be 12 amp in idle mode and 45 amp at maximum load.
19. The tool shall be able to tolerate an ambient temperature range of -4°F (-20°C) up to +131°F (+55°C).
20. The tool must be NFPA 1936; 2015 Edition certified and shall be labelled as such bearing the mark of the testing agency.
21. Cutting classification should no less than A8 / B9 / C8 / D9 / E9 as defined in NFPA 1936; 2010 and certified by a 3<sup>rd</sup> party testing agency.
22. The tool will not weigh more than 49.4 lbs (21.8 kg) excluding the power supply.

## ELECTRO-HYDRAULIC SPREADER

1. The tool is a designed hydraulically activated piston with two equal, opposite light metal alloy spreader arms that are symmetrically opened by mechanical joints, thereby spreading objects. Closing the spreader arms is also carried out hydraulically and mechanically by reverse order of the piston.
2. Electro-hydraulic devices do not need to be connected to an external hydraulic source. Generation of the required hydraulic pressure takes place within the body of the device by either a quick exchange lithium/ion battery or an external power supply.
3. The electro-hydraulic tool is equipped with lights to facilitate work under poor lighting conditions. For simplicity, the lights must be powered by the same Lithium-Ion battery that powers the electro-hydraulic tool and not a secondary battery.
4. The cylinder of the tool shall be a one piece design made of anti-corrosive light aluminium alloy for its lightweight, strength and long life. The body of the tool shall have a high impact, non-metallic housing. The housing shall have ventilation holes on both sides of the unit for cooling the motor.
5. The spreader can produce a maximum spreading force of up to 187,940 lbf. (836 kN).
6. The tool shall produce a maximum spreading distance of 23.6 in (600 mm).
7. According to NFPA testing standards the HSF test point produced 14,162 lbf (63 kN), the LSF test point produced 8,768 lbf (39 kN).
8. To maximize the capability of the spreader the unit should include an optional chain and shackle package for pulling operations, use only HURST chain set KSV 11. This should not require the removal of the tips for attachment. According to NFPA testing standards the HPF test point produced 9,667 lbf (43 kN), the LPF test point produced 5,171 lbf (23 kN).
9. The tool shall produce a pulling distance of 17.3 in (440 mm).
10. The tips are to be removable, multifunctional tips that can be used for spreading, squeezing and pulling without the need to be changed.
11. The removable tips shall have a machined "Sharks Tooth" aggressive 4 row design for maximum performance and gripping capability
12. The tips shall be easily removed by depressing spring loaded "button" style detent pins.
13. The arms of the tool should be made of aluminium alloy and attach via removable links for ease of repair, efficient power transmission and smooth operation. The arms shall include include a metal protective and gripping squeezing plate on both the inside and the outside of each arm.
14. The control mechanism shall feature a star-grip control actuator for ease of operation by allowing 360 ° operations in any position. The tool must provide a non-interflow shear seal "dead man" actuator, whereby the unit stops functioning when thumb pressure is released. The star grip automatically returns to the central position, guaranteeing the full load-holding.
15. The tool shall have two handles. One located at the center of the tool and the other located below the control mechanism. The center crossbar handle allows easy ergonomic manipulation from the center or either side.
16. The tool will be equipped with a dual pilot check valve. This is to prevent accidental movement of the arms in the event of power loss.
17. The tool shall be protected by a pressure relief valve that prevents it from being over pressurized.
18. The tool dimensions without the battery shall not be any longer than 35.6 in (905 mm), wider than 10 in (255 mm) or higher than 11.2 in (285 mm).
19. The nominal electrical voltage (with power supply) is 24 V. The nominal electrical voltage (with lithium/ion battery) is 25.2 V.
20. The tool shall be able to tolerate an ambient temperature range of -4°F (-20°C) up to +131°F (+55°C).
21. The tool must be NFPA 1936; 2015 Edition certified and shall be labelled as such bearing the mark of the testing agency.
22. The tool shall have an IP protection class rating of IP54.
23. The tool will not weigh more than 38.1 lbs (17.3 kg) excluding the power supply.

## RESCUE RAM

1. The rescue ram is a double-acting hydraulic cylinder. Extension and retraction is carried out hydraulically.
2. The rescue ram is a multi-stage cylinder for applying pressure with varying pressure forces depending on the piston stage. The pressure force remains constant within one piston stage.
3. The ram shall extend to a distance of up to 53 in (1347 mm). The retracted length is to be no less than 23.5 in.(313 mm).
4. The ram shall feature a two stage stroke. The maximum stroke for piston 1 shall be 15.2 in (387 mm) producing up to 28,600 lbf (127 kN) force. The maximum stroke for piston 2 shall be 14.3 in (363 mm) producing up to 13,500 lbf (60 kN) force. The piston stroke overall shall be 29.5 in (750 mm).
5. The tool shall include heat-treated, investment-cast steel ram claw feet on the piston side and on the cylinder side for durable gripping and minimizing slippage.
6. The tool shall have a dual pilot check valve to prevent accidental movement of the piston rod in the event of power loss.
7. The control mechanism shall feature a star-grip control for ease of operation by allowing 360° operation in any position. The mechanism shall be separate and independent from the handle to provide added control in close-quarter operation.
8. The tool must provide a “dead man” actuator whereby the unit stops functioning when hand pressure is released.
9. The extend piston and retract piston are clearly marked.
10. The tool must be NFPA 1936; 2015 Edition certified and shall be labelled as such bearing the mark of the testing agency.
11. The tool will not weigh more than 41.9 lbs (19 kg) excluding the power supply.
12. Electro-hydraulic devices do not need to be connected to an external hydraulic source, generation of the required hydraulic pressure takes place within the body of the device by either a quick exchange lithium/ion battery or an external power supply.
13. The electro-hydraulic tool is equipped with lights to facilitate work under poor lighting conditions.
14. The cylinder of the tool shall be made of anti-corrosive light aluminium alloy for its lightweight, strength and long life. The body of the tool shall have a high impact, non-metallic housing. The housing shall have ventilation holes on both sides of the unit for cooling the motor.
15. The tool shall be able to tolerate an ambient temperature range of -4°F (-20°C) up to +131°F (+55°C).

# Product Specifications

110V E2 Power Supply with Plug - 272085412

## Power Supply

1. The power supply should be able to convert the voltage of the external power source in such a way that it can be used instead of a battery.
2. With the power supply, the devices shall operate the tool in order to complete the vehicle rescue when connecting them to an external power source. The device is not designed for a continuous use or industrial application.
3. The power supply should have an adapter on one side which can be simply inserted into the connection slot of the devices and locked. The other side of the power supply should have a 26.2' (8m) cord with a NEMA 5-15 Grounded Plug.
4. The mains plug should be a NEMA 5-15 - 125 volt.
5. The mains plug and adapter should both be connected by a cable to the inverter box. The cable connecting the adapter to the inverter box should be 26.2 ft (8 m) and the cable connecting the plug to the inverter box should be 16.4 ft (5 m).
6. The cables are type H 07RNF, with a cross section  $3 \times 1.5\text{mm}^2$ .
7. The cables connecting to the filter box should be able to withstand an axial pulling force of min. 112.4 lbs (500 N).
8. The inverter box should be made out of aluminum and have an IP rating of 67 or greater.
9. The integrated inverter is appropriate for the conversion of AC voltage to DC voltage. The input voltage shall be 110v, input frequency shall be 50 Hz/60Hz, and the output voltage shall be 25.2 Volt DC.
10. The weight of the power supply shall not exceed 9.26 lbs (4.2 kg).

## Chain Set

1. The set will contain two pulling chains with shortening hooks; each pull chain will be 6.6 ft. (2.01 m) in length.
2. The set will contain two adaptor connection chains with a shortening hook on each adaptor chain, each connection chain will be 3.2 ft (10 mm) in length including the shortening hook. The connection end of the chain includes an insert locking bolt that must go through specially designed bore on the spreader tip.
3. Chain links will be of an oblong design, diameter of the chain links will be 0.39 in (10 mm).
4. The chain material will be of an alloy heat treated steel.
5. Chain set and related components will have a maximum permissible pulling force of 13,500 lbs (60 kN).



HURST Jaws of Life, Inc.  
711 North Post Road  
Shelby, NC 28150  
www.jawsoflife.com



Dinglee  
Hurst  
Lukas  
Vetter

September 13, 2016

Bulloch County Fire / EMA  
Chief Ivey  
17245 Hwy 301 North  
Statesboro, GA 30458

This will confirm that, as of the date hereof, the following Hurst dealer is the only Hurst dealer whose sales territory for Hurst® Low Pressure (5,000 psi), Hurst® High Pressure (10,000 psi), Hurst® eDRAULIC and Vetter™ lifting rescue equipment includes the State of Georgia and whose personnel have been factory trained and certified by Hurst Jaws of Life, Inc. on operation, maintenance and service and are approved by Hurst Jaws of Life, Inc. to perform warranty repairs, warranty required annual maintenance and other service on Hurst® Low Pressure (5,000 psi), Hurst® High Pressure (10,000 psi), Hurst® eDRAULIC and Vetter™ lifting rescue equipment:

**MES - Southeast**  
**Charlotte, NC 28216**  
**Phone Number: 800-868-8584**  
**Fax Number: 704-599-4605**

Thank you for your interest in our rescue equipment.. Feel free to contact us at 1-800-537-2659 or 704-487-6961 should you have any further questions or concerns.

Sincerely,

Mike Canon  
Director of Rescue Sales  
Hurst Jaws of Life, Inc.

tar

Cc: Barry Hopper, Southeast Regional Sales Manager, Hurst Jaws of Life, Inc.



## BULLOCH COUNTY BOARD OF COMMISSIONERS AGENDA ITEM SUMMARY

DEPARTMENT MAKING REQUEST:	MEETING DATE: 10.04.2016		
Buildings and Facilities/Purchasing/Capital Projects	RESOLUTION ATTACHED?	YES NO	<input type="checkbox"/> <input checked="" type="checkbox"/>

REQUESTED MOTION OR ITEM TITLE:

Approve rejection of a bid for the old DFACS building.

**SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY:**  
 This building, which is rented by the county for a private medical office, was determined to have a roof failure requiring replacement. The county's roofing consultant, Lyon and Associates formed the scope for the work but has recommended rejecting the sole bid in favor of re-bidding the project due to the bid being over budget. Approval to reject the bid, and then to re-bid, is recommended.

AGENDA CATEGORY	FINANCIAL IMPACT STATEMENT					
(CHECK ONE)	BUDGETED ITEM?	YES	X	AMENDMENT OR TRANSFER REQUIRED?	YES	NO
PRESENTATION				ATTACH DETAILED ANALYSIS, IF NEEDED:  Detailed analysis attached.  This project, under SPLOST Schedule VI: Facility Improvements has \$175,000 budgeted for the project. The apparent sole bid had a aggregate price of \$216,703.		
PUBLIC HEARING						
CONSENT	X					
NEW BUSINESS						
UNFINISHED BUSINESS						
OTHER						

AGENDA ITEM REVIEW AND APPROVAL											
DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		COUNTY CLERK		COUNTY STAFF ATTORNEY		COUNTY MANAGER	
YES		YES	✓	YES	✓	YES	✓	YES	✓	YES	✓
NO		NO		NO		NO		NO		NO	
INITIAL		INITIAL <i>JR</i>		INITIAL <i>CS</i>		INITIAL <i>CS</i>		INITIAL <i>JL</i>		INITIAL <i>✓</i>	
DATE		DATE <i>09/28/2016</i>		DATE <i>9.28.16</i>		DATE <i>9.28.16</i>		DATE <i>9/28/16</i>		DATE <i>9.28.16</i>	

COMMISSION ACTION AND REFERRAL	
APPROVED	DATE TO BE RETURNED TO AGENDA:
DENIED	NOTES:
DEFERRED	

# Lyon & Associates

Roofing and Waterproofing Consultants

September 22, 2016

Ms. Faye M. Bragg  
Bulloch County Board of Commissioners  
Purchasing Manager  
115 N Main Street  
Statesboro, GA 30458

RE: Old DFACS Bid Results

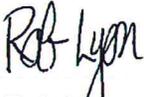
Dear Ms. Bragg:

As you are aware, the County received a single for the replacement of the roof at the Old DFACS Building.

We do not recommend accepting this bid because it far exceeds our estimate for the project. Furthermore, we strongly believe, through rebidding that we can garner better participation and create a competitive environment that will result in more satisfactory results.

If you have any questions, please feel free to me.

Sincerely,



Rob Lyon  
Registered Roof Consultant

P.O. Box 722  
White Rock, SC 29177  
O: 803-386-0301  
F: 866-521-6257  
lyonandassociates.net

Bid Envelope Properly Labeled?	Addendum #1 Acknowledged?	Lump Sum Bid	Unit Price #1: Lightweight Concrete Replacement - Match existing with polyisocyanurate (SF)	Unit Price #2: Steel deck replacement (SF)	Unit Price #3: Steel Deck Rehabilitation (SF)	Unit Price #4: Steel Plate Installation (SF)	Unit Price #5: Wood nailer replacement (LBF)
No Bid							
No Bid							
No Bid							
Yes	Yes	\$216,703.00	\$5.00	\$4.20	\$3.00	\$10.00	\$3.00
No Bid							
No Bid							
No Bid							
No Bid							
No Bid							
No Bid							
No Bid							
No Bid							

**Old DFACS Building**

September 19, 2016 11:00 AM

Bidder

## BULLOCH COUNTY BOARD OF COMMISSIONERS AGENDA ITEM SUMMARY

<b>DEPARTMENT MAKING REQUEST (Box 1)</b>		<b>MEETING DATE (Box 2)</b> October 4, 2016			
Legal/Finance		<b>RESOLUTION ATTACHED? (Box 3)</b>		<b>YES</b>	<b>X</b>
				<b>NO</b>	
<b>REQUESTED MOTION OR ITEM TITLE (Box 4)</b>					
Resolution Authorizing Execution of a Lease Agreement with the Association County Commissioners of Georgia ("ACCG") and the Issuance of Certificates of Participation					
<b>SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED (Box 5)</b>					
The attached resolution authorizes the lease-purchase transaction with ACCG and the issuance of Certificates of Participation for the financing of improvements to Splash in the 'Boro. The complete resolution with exhibits and attachments will be presented for adoption at the meeting. Approval is recommended.					
<b>AGENDA CATEGORY (CHECK ONE) (Box 6)</b>		<b>FINANCIAL IMPACT STATEMENT (Box 7)</b>			
<b>PRESENTATION (6a)</b>		<b>BUDGETED ITEM? (7a)</b>		<b>YES</b>	<b>AMENDMENT REQUIRED? (7b)</b>
				<b>NO</b>	
<b>PUBLIC HEARING (6b)</b>		<b>ATTACH DETAILED ANALYSIS, IF NEEDED (7c)</b>			
<b>NEW BUSINESS (6d)</b>		<b>X</b>			
<b>OLD BUSINESS (6e)</b>					
<b>OTHER (6f)</b>					
<b>APPROVED FOR AGENDA (Box 8)</b>					
<b>DEPARTMENT DIRECTOR</b>		<b>PURCHASING OFFICER</b>		<b>OTHER</b>	
<b>COUNTY CLERK</b>		<b>COUNTY STAFF ATTORNEY</b>		<b>COUNTY MANAGER</b>	
YES		YES		YES	✓
NO		NO		NO	
INITIAL		INITIAL		INITIAL <i>OLS</i>	INITIAL <i>Opn</i>
DATE		DATE		DATE 9.28.16	DATE 9/27/16
<b>COMMISSION ACTION AND REFERRAL (Box 9)</b>					
<b>APPROVED</b>		<b>DATE TO BE RETURNED TO AGENDA</b>			
<b>DENIED</b>					
<b>DEFERRED</b>					
<b>OTHER</b>					
		<b>NOTES</b>			

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
BULLOCH COUNTY, GEORGIA, AUTHORIZING THE EXECUTION  
OF A LEASE AGREEMENT WITH ASSOCIATION COUNTY  
COMMISSIONERS OF GEORGIA AND THE ISSUANCE OF  
CERTIFICATES OF PARTICIPATION RELATING TO SUCH LEASE  
AGREEMENT**

WHEREAS, Association County Commissioners of Georgia (“ACCG”) and Bulloch County, Georgia (the “County”) propose entering into a lease-purchase transaction (the “Lease-Purchase Transaction”) relating to the waterpark currently operated by the County (the “Project”); and

WHEREAS, ACCG will lease the Project to the County pursuant to a Lease Agreement, dated as of October 1, 2016 (the “Lease”); and

WHEREAS, ACCG will authorize the County to make certain improvements to the Project pursuant to the Lease and an Agency Agreement, dated as of October 1, 2016 (the “Agency Agreement”); and

WHEREAS, ACCG will assign its interest in the Lease to Regions Bank (the “Trustee”) for the benefit of the holders of the Certificates (as hereinafter defined) pursuant to an Indenture of Trust and Assignment of Lease, dated as of October 1, 2016 (the “Indenture”); and

WHEREAS, the Trustee, together with ACCG, will issue certificates of participation in the Lease (the “Certificates”) on the County’s behalf; and

WHEREAS, ACCG will grant to the Trustee for the benefit of the holders of the Certificates a lien on and security interest in the Project pursuant to a Deed to Secure Debt and Security Agreement, dated as of October 1, 2016 (the “Security Deed”); and

WHEREAS, the Certificates will be sold to Raymond James & Associates, Inc. (the “Underwriter”) pursuant to a Certificate Purchase Agreement, dated October 4, 2016 (the “Purchase Agreement”), among the County, ACCG and the Underwriter; and

WHEREAS, it is necessary for the County to approve the use and distribution of a Preliminary Official Statement (the “Preliminary Official Statement”) and approve the use, distribution and execution of a final Official Statement (the “Official Statement”) pertaining to the Certificates; and

WHEREAS, it is also necessary for the County to convey certain real property (the “Site”) to ACCG pursuant to a Limited Warranty Deed, dated as of October 1, 2016 (the “Limited Warranty Deed”); and

WHEREAS, attached hereto are forms of the following documents:

1. the Lease,
2. the Indenture,
3. the Security Agreement,
4. the Agency Agreement,
5. the Purchase Agreement,
6. the Preliminary Official Statement, and
7. the Limited Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Bulloch County Board of Commissioners (the "Board of Commissioners"), as follows:

Section 1. Authorization of Lease-Purchase Transaction. The Lease-Purchase Transaction is hereby authorized and approved.

Section 2. Findings. The obligation of the County to make payments under the Lease is annually renewable as provided therein. Neither the obligation of the County to make such payments nor the Certificates will constitute a debt of the State of Georgia or any political subdivision of the State of Georgia. The issuance of the Certificates does not directly or contingently obligate the County to make any payments beyond those appropriated for the County's then current calendar year. The Certificates do not constitute an indebtedness within the meaning of any State of Georgia constitutional or statutory debt limitation or restriction. The value of the Site is approximately \$150,000.

Section 3. Consent to Certificates. The Board of Commissioners hereby consents to the issuance of the Certificates. The Certificates will mature in the principal amounts and will bear interest at the rates of interest per annum set forth in Exhibit "A" hereto.

Section 4. Authorization of Lease. The Chairman of the Board of Commissioners and the Clerk are hereby authorized to execute the Lease. The Lease shall be in substantially the form now before this meeting and hereby approved, or with such changes therein as may be deemed necessary by the Chairman to accomplish the purposes of this Resolution. The execution of the Lease shall constitute conclusive evidence that the Lease and any and all changes thereto have been approved by the Chairman.

Section 5. Consent to Indenture. The Board of Commissioners hereby consents to the execution and delivery of the Indenture by the parties thereto.

Section 6. Consent to Security Deed. The Board of Commissioners hereby consents to the execution and delivery of the Security Deed by the parties thereto.

Section 7. Authorization of Agency Agreement. The Chairman of the Board of Commissioners and the Clerk are hereby authorized to execute the Agency Agreement. The Agency Agreement shall be in substantially the form now before this meeting and hereby

approved, or with such changes therein as may be deemed necessary by the Chairman to accomplish the purposes of this Resolution. The execution of the Agency Agreement shall constitute conclusive evidence that the Agency Agreement and any and all changes thereto have been approved by the Chairman.

Section 8. Authorization of Purchase Agreement. The Chairman of the Board of Commissioners is hereby authorized to execute the Purchase Agreement. The Purchase Agreement shall be in substantially the form before this meeting, or with such changes therein as may be deemed necessary by the Chairman. The execution of the Purchase Agreement shall constitute conclusive evidence that the Purchase Agreement and any and all changes thereto have been approved by the Chairman.

Section 9. Authorization of Offering Documents; Deemed Final Certificate and Continuing Disclosure Certificate. The use and distribution of the Preliminary Official Statement in the form before this meeting are hereby ratified and approved, and the execution by the Chairman of the Board of Commissioners of a certificate which “deemed final” the Preliminary Official Statement within the meaning of Securities Exchange Act Rule 15c-12 is hereby ratified and approved. The use and distribution of an Official Statement, substantially in the form of the Preliminary Official Statement, are hereby authorized and approved. The Chairman of the Board of Commissioners is hereby authorized to execute the Official Statement and the Continuing Disclosure Certificate attached to the Preliminary Official Statement.

Section 10. Authorization of Limited Warranty Deed. The Chairman of the Board of Commissioners and the Clerk are hereby authorized to execute the Limited Warranty Deed. The Limited Warranty Deed shall be in substantially the form now before this meeting and hereby approved, or with such changes therein as may be deemed necessary by the Chairman to accomplish the purposes of this Resolution. The execution of the Limited Warranty Deed shall constitute conclusive evidence that the Warranty Deed and any and all changes thereto have been approved by the Chairman.

Section 11. Designation of Trustee. Regions Bank is hereby designated Trustee under the Indenture.

Section 12. Information Reporting. Any officer of the County is hereby authorized to sign and file or cause to be filed a completed I.R.S. Form 8038-G, “Information Return for Tax-Exempt Governmental Obligations”, as required by Section 149(e) of the Internal Revenue Code of 1986, as amended (the “Code”).

Section 13. Non-Arbitrage Tax Certification; Bank Qualified. Any officer of the County is hereby authorized to execute a non-arbitrage certification in order to comply with Section 148 of the Code, and the applicable Income Tax Regulations thereunder. The Lease is hereby designated as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Code.

Section 14. General Authority. From and after the execution and delivery of the documents authorized hereby (collectively, the “Transaction Documents”), the Chairman of

the Board of Commissioners, the Clerk and the proper officers, agents and employees of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Transaction Documents. Furthermore, the Chairman of the Board of Commissioners, the Clerk and the proper officers, agents and employees of the County are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates as may be necessary or desirable in connection with the issuance of the Certificates and the execution and delivery of the Transaction Documents and to document compliance with the Code.

In the event that the Chairman or the Clerk is unable or unwilling to execute the documents herein authorized, the Vice-Chairman and the Assistant Clerk are hereby authorized to execute such documents.

Section 15. Actions Ratified, Approved and Confirmed. All acts and doings of the commissioners, officers, agents and employees of the County which are in conformity with the purposes and intents of this Resolution and in the furtherance of the issuance of the Certificates and the execution and delivery of the Transaction Documents are, in all respects ratified, approved and confirmed.

Section 16. Repealing Clause. All resolutions or parts thereof of the Board of Commissioners in conflict with the provisions contained in this Resolution are, to the extent of such conflict, hereby superseded and repealed.

Section 17. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 4<sup>th</sup> day of October, 2016.

BULLOCH COUNTY BOARD OF  
COMMISSIONERS

(SEAL)

By: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Clerk

Exhibit A

Maturity Date

Amount

Rate

CLERK'S CERTIFICATE

The undersigned Clerk of Bulloch County, Georgia (the "County"), DOES HEREBY CERTIFY that the foregoing pages of typewritten matter pertaining to the issuance of Certificates of Participation in the Lease Agreement constitute a true and correct copy of the Resolution adopted on October 4, 2016 by the Bulloch County Board of Commissioners in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of said Resolution appears of record in the Minute Book of the County, which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the County, this 4<sup>th</sup> day of October, 2016.

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Clerk

(SEAL)

***Board of Commissioners  
Agenda for  
October 04, 2016  
5:30 P.M.***

- 1. Rezone Request.....GA 16 Bulloch, LLC.  
....Agent – Taulbee, Rushing, Snipe, Marsh, & Hodgins, LLC.**



# Bulloch County Departmental Review

<b>Agenda Item:</b>	1	<b>Meeting Date:</b>	October 04, 2016
<b>Application #:</b>	RZ2016-046	<b>Application Type:</b>	Rezoning
<b>Request:</b>	GA 16 Bulloch, LLC submitted an application to rezone 4,682.33 acres from AG-5 (Agricultural 5 acres) to LI (Light Industrial) for industrial uses. The property is located on Hwy 67. Taulbee, Rushing, Snipes, Marsh and Hodgin, LLC is acting as agent.		

<b>Applicant:</b>	Ga 16 Bulloch, LLC	<b>Acres in Request:</b>	4682.33
<b>Location:</b>	Hwy 67	<b>Existing Lots:</b>	2
<b>Map #:</b>	130 000001 000 & 142 000030 000	<b>Current Zoning:</b>	AG-5
<b>Future Land Use:</b>	Rural-Open Area	<b>Requested Zoning:</b>	LI
<b>Directions to Property:</b>	Take Hwy 67 and property will be at intersection with Owens Road.		
<b>Planning and Zoning Commission Recommendation:</b>	To deny the request by a 6-0 vote.		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?			Undetermined, due to lack of reliable data.
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?			Undetermined, due to lack of reliable data.
(3) Are there substantial reasons why the property cannot or should not be used as currently zoned?			Undetermined, due to lack of reliable data.
(4) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, EMS, sheriff or fire protection?	X		Undetermined, due to lack of reliable data; but likely in the long-term.
(5) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?		X	Not without a plan amendment.
(6) Will the use be consistent with the purpose and intent of the proposed zoning district?			Undetermined, due to lack of reliable data.
(7) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?	X		See below. *
(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?			Undetermined, due to lack of reliable data.

\* While there is no known local or state policy, or market demand findings, it is desirable according to economic development professionals to have land available for mega-projects.



# Bulloch County Departmental Review

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## LAND USE PLANNING IMPACT

**Future Land Use Map:** The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for rural-open space area, although it is proximate to a planned interstate gateway district.

**Existing Land Use Pattern:** There are primarily rural residential and agricultural uses at adjacent and nearby properties.

**Zoning Patterns and Consistency:** The proposed change appears to be inconsistent with the zoning patterns in the nearby area.

**Neighborhood Character:** There is evidence that the proposed change in use *may* injure or detract from existing neighborhoods, if development related impacts are not mitigated.

**Undetermined Impact:** There is insufficient information from which to draw a conclusion.

## FISCAL/ECONOMIC IMPACT

**Property Values:** Values for adjacent properties may, or may not, be enhanced by the proposed development provided aesthetic restrictions are placed in deed covenants, or by future development conditions, and, if enforcement of County land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

**Economic and Public Fiscal Impact:** The DRI review by the Coastal Regional Commission relying on information submitted by the applicant suggests positive accrual of estimated property values (\$1,525,000,000) and tax revenues (\$13,839,680) under the undetermined build out scenario, assuming no reduction in tax revenues from abatements. There are no known specific or market or impact studies submitted with supporting information.

**Workforce:** The DRI review by the Coastal Regional Commission suggests that current regional workforce supply may be insufficient.

**Indirect Impacts:** No information has been proffered.

**Undetermined Impact:** The long-term economic or fiscal impact may be positive, but there is insufficient and unsupported information from which to draw a conclusion.

## SCHOOL IMPACT

**Student Enrollment Created by New Development:** There is likely to be indirect increase caused the proposed development. However, because the amount of workforce housing cannot be determined, no estimated impact can be calculated. Any impact would likely impact the Southeast Bulloch High School Feeder system.

**Undetermined Impact:** The possibility of future workforce housing creating additional student enrollment in the area cannot yet be determined. There is insufficient information from which to draw a conclusion.

## WATER / SEWER IMPACT

**Water System:** Bulloch County has submitted a Part A application to the state EPD to provide water supply for up to 0.75 MGD, although proposed demand is 1.9 MGD.

**Sewerage:** A wastewater treatment provider has not been identified and the type of system is undetermined.

**Undetermined Impact:** The presence of hydric soils may pose limitations for septic tanks. Some form of on-site or municipal type wastewater system would be required. There is



# Bulloch County Departmental Review

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insufficient information from which to draw a conclusion, and no proposal for wastewater treatment.

## SOLID WASTE IMPACT

**Nearest Existing Solid Waste and Recycling Centers:** Denmark Recycling Center. Municipal type solid waste would have to be privately provided and processed through the Transfer Station in Statesboro.

**Waste Generation Estimate:** 62,050 tons is projected annually at build out.

**Undetermined Impact:** According to the DRI review, the estimate is approximate and could vary. The landfill capacity is available by today's metrics, may or may not be available at the time of build out. This may also impact the county's cost to purchase additional air rights at the Broadhurst landfill in Wayne County the future. There is insufficient information from which to draw a conclusion.

## ENVIRONMENTAL IMPACT

**Wetlands and Flood Zones:** Development does include wetland areas (approximately 31%) and flood zone areas. Base flood elevation will have to be determined. Also, wetland delineation will have to be approved by the Army Corp of Engineers.

**Stormwater:** The impervious surface ratio based on the proposed number of rooftops and paving is expected to be 60%% of the total land area. Stormwater mitigation will be needed.

**Aquifer Recharge Areas:** There are no known areas affected.

**Water Supply Watersheds:** There are no known watersheds affected.

**River Corridors:** There are no known corridors affected.

**Air:** It cannot be determined if any future use will produce any air pollution nuisance.

**Soils:** The property consists of a number of different types of soils, some of which are suitable and others, which are not suitable for development. The less suitable soils appear on a preponderance of the property where wetlands exist.

**Historic or Archeological Resources:** There are no known resources affected.

**Resources of Regional or Statewide Importance:** There are no known resources affected.

**Wildlife Habitats:** There is likely to be endangered and threatened species near the area according to the U.S. Fish and Wildlife Service.

**Undetermined Impact:** The environmental impacts for this scale of development may be varied or negative without mitigation measures. There is insufficient information from which to draw a conclusion.

## TRAFFIC AND ROAD INFRASTRUCTURE IMPACT

**ITE Trip Generation Rate:** An accurate trip generation rate cannot be determined because of insufficient information of actual land uses. Relying on the DRI review, the applicant suggests 8,000 peak hour trips will occur at build out. However, there is no supporting data or studies.

**Proposed Road Construction in Development:** Public roads meeting county standards are proposed internally for the development. As build-out occurs, additional infrastructure will be needed on state and local roads at a level that cannot yet be determined.

**Parking:** On-site parking is permitted pursuant to the zoning code for industrial districts. There is no known provision for street parking that has been submitted by the applicant.

**GDOT Road Classification for Access Road:** GA. Hwy. 67 are a Rural Minor Arterial Road.

**Bulloch Transportation Plan Classification for Access Road:** Ga. Hwy 67 is an Arterial Road.



# Bulloch County Departmental Review

**Condition of Access Road:** Ga. Hwy 67 is a state maintained paved road that is currently in good condition, but substandard for the level of proposed development.

**Drainage:** The development is located in the Black Creek Drainage Basin. Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The access ways/driveways to the site and any roads developed should have proper roadside drainage measures installed. Proper stormwater management measures will have to be installed to minimize potential flooding, pollution and pollution effects.

**Undetermined Impact:** The rezone request, in consideration of the scale of the development, would affect road infrastructure, traffic safety and drainage. Stormwater management controls are recommended should any development be approved. Formal traffic impact studies are needed at each stage of development to determine additional mitigation measures are required. There is insufficient information from which to draw a conclusion.

## E-911 AND EMERGENCY MANAGEMENT IMPACT

**Street Addressing:** Street addresses can be easily assigned.

**Hazards:** The County Emergency Management Director should be contacted prior any development to determine compliance with hazard mitigation plans.

**Neutral Impact:** These services would not be severely impacted.

## LAW ENFORCEMENT IMPACT

**Primary Agency:** Bulloch County Sheriff's Department

**Level of Service Standard (national: 0.6 per 1,000 population):** Bulloch County has 37 sworn officers for road patrols. The ideal LOS would be 44.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	20 miles, 26 minutes depending on patrolling patterns	(-.000) field deputies per 1,000 population	Shift of 3 covers 684 square miles
Georgia State Patrol	18.8 miles, 25 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

**Negative Impact:** The Sheriff's Department's capabilities are already exceeding capacity. Response times could be significant.



# Bulloch County Departmental Review

## EMS AND FIRE SERVICE IMPACT

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Nevils Volunteer Fire)	4.38 miles, 16 minutes response time	ISO Rating 5/9; a 3 rating is preferred for industry.	Mutual aid would be needed for response to or in event for significant events. There is no municipal type water supply available for fire suppression at this time.
EMS-Rescue (County)	14.4 miles, 19 minutes response time	Undetermined.	Dependent on the amount of workforce housing generated, a negative impact is likely, and an additional station would need to be built.

**Negative Impact:** Response times for fire is adequate, but not for EMS. Nevils Volunteer Fire does not have sufficient equipment and would have to rely on mutual aid. Without specific and certain land use information, the specific impacts cannot be determined. Fire hydrants would be required by ordinance, with water system capacity meeting NFPA standards.

## RECREATION-OPEN SPACE IMPACT

**Recreation Facilities:** The nearest public recreation facilities are located at Nevils Park. The applicant has proposed no private recreation facilities at this time.

**Level of Service (national: 6.5 acres of parkland per 1,000 pop.):** Bulloch County currently has 300 acres of parkland.

**Level of Service Impact Created by the Development:** No impact specific to the development. If future workforce housing in the area occurs, impacts will also occur.

**Open Space:** Reserved, on-site open space has not been determined or offered. However, if approved, a green belt buffer is proposed.

**Greenway Connections:** According to the Bulloch County Greenways Plan, State Route 67 could be designated as a future rural bike route.

**Undetermined Impact:** No significant impact will be created specifically by the development, but may be impact if any future workforce housing is developed nearby. There is insufficient information from which to draw a conclusion.



# Bulloch County Departmental Review

## SUMMARY OF FINDINGS – FINAL STAFF RECOMMENDATION

Impact Summary			
Impact Factor	Positive	Negative	Undetermined
Land Use Planning			X
Fiscal-Economic	X*		
Schools			X
Water-Sewer			X
Solid Waste			X
Environmental			X
Traffic and Roads			X
Emergency Management			Neutral
Law Enforcement		X	
EMS-Fire		X	
Recreation			X
<b>Total</b>	<b>1</b>	<b>2</b>	<b>7</b>
Local Impact Findings	Discrete public service and land use impacts cannot be determined without knowing specifically committed uses or development activity. While economic impact could be significant in the long-term, the use of short-term incentives that are used to attract industry could affect public fiscal benefits.		
Regional Impact Findings	Increased level of service impacts for all public services are likely, additional study is recommended; current regional workforce (labor supply) deficiencies; potential environmental impacts if not properly addressed or mitigated.		

## Staff Opinion and Comments

According to Section 414(b) 1 of the county’s zoning ordinance, the applicant should submit “details of the specific proposed use(s) of the property, including but not limited to a sketch plan prepared by a licensed surveyor or engineer showing details of the specific proposed uses. Applications for speculative zoning without specific uses will not be accepted.” The applicant’s submission of a sketch plan meets the minimum criteria of Section 414(b) 1, but suggests hypothetical light industrial uses and capacity information, although there are no specifically committed development activities. Unlike with most zoning applications that the county staff reviews where there is a specifically committed development activity pending, it cannot be determined for this application as to when the pace, scale or scope of development will occur, or if it will occur in the proffered fashion. Nor, can the impacts be adequately and reliably measured.

*In-lieu of any specifically committed development activity; and, in consideration of the findings of the Development of Regional Impact Report; and, in consideration of all known and previous official public comment the reviewing staff cannot make a conclusive recommendation for approval or denial of the application.* This is due to the absence of adequate and reliable information proffered by the applicant to accurately measure public service and land use impacts which are essential for considering whether an application meets the standards for a zoning map amendment – see Section 414(c) 1 through 8 of the county’s zoning ordinance (also represented on the cover page of this report).



# Bulloch County Departmental Review

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The reviewing staff finds no clear and convincing evidence that the current zoning classification is a significant detriment to the landowner, and is insubstantially related to the public health, safety, morality and welfare.

The current future development map in the county's Comprehensive Plan places the subject property in the Rural Open Space Character Area, which suggests that it does not meet one of the ordinance's zoning map amendment standards for compatibility with the purpose and intent of the comprehensive plan.

However, this standard is counter-balanced by meeting another standard where the use is supported by new or changing conditions not anticipated by the current comprehensive plan. That is, the reviewing staff agrees with the applicant's prior agent (see Thomas and Hutton comment letter in DRI report) that, if approved, the site has potential from an economic development perspective to become a competitive industrial mega-site for large-scale manufacturing facilities. Yet, these changing conditions are differentiated from any changes in the character of neighborhoods, or other encroaching development in this area.

Conformity to all other zoning map amendment standards cannot be considered due to the aforementioned absence of adequate and reliable information that is normally found in specifically committed development activity.

**Therefore, and again, while the reviewing staff cannot make a conclusive recommendation for approval or denial, it is recommended that any consideration for approval of the subject property to be rezoned from AG-5 (Agricultural-Residential) to LI (Light Industrial) should be subject to the conditions below:**

- 1) The following uses shall be prohibited:
  - a. Airport or airstrip (public, private, commercial).
  - b. Bulk propane facilities.
  - c. Food processing involving meat-packing or poultry.
  - d. Freight trucking.
  - e. Solid waste or inert landfills.
  - f. Solid waste transfer stations.
  - g. Sawmills.
- 2) The subject property is to be developed by a single entity (whether by a single owner, or under unified control).
- 3) Each proposed development occurring on the subject property shall go through a sub-area master development plan process that will require the approval of the Planning and Zoning Commission, and when deemed appropriate by the county staff (because of scale or complexity), by the Board of Commissioners.
- 4) Approval of any sub-area master development plan submitted shall be subject to additional conditions approved by the Planning and Zoning Commission, and when deemed appropriate by the county staff (because of scale or complexity), by the Board of Commissioners.
- 5) Any proposed sub-area master development plan requires a minimum of twenty (20) acres in order to provide an appropriate level of context for surrounding and future development.
- 6) Unless approved by the Planning and Zoning Commission, no principal building or structure shall be less than 50,000 square feet. The Planning and Zoning



# Bulloch County Departmental Review

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- Commission and when deemed appropriate by the county staff (because of scale or complexity), the Board of Commissioners may approve principal buildings or structures of less than 50,000 square feet provided it is part of an approved sub-area master development plan, and meets performance standards, below in condition category #10.
- 7) All sub-area master development plan submissions shall remit application review fees according to the county's rezoning fee schedule for light industrial uses, and include the following information:
- a. A proposed phasing schedule, where appropriate.
  - b. A description and sketch plan for water, wastewater, and stormwater facilities to be provided (installation of a private waste water treatment facility will require an approved conditional use pursuant to the county zoning ordinance).
  - c. A sketch plan showing:
    - i. Where open space, landscaping and buffers will be located.
    - ii. The delineation and layout of proposed uses, building unit types and dimensions of lots.
    - iii. Proposed street and pedestrian networks, and parking areas.
    - iv. Location of jurisdictional wetlands.
  - d. A statement showing any tables and calculations required for meeting the performance standards, below in condition category #10.
  - e. A statement describing the general substance of proposed covenants, grants, easements (except for utility easements) or other restrictions to be imposed on the use of land buildings or structures, including what open space or common interest elements will be dedicated and maintained by the single-entity developer, or future land owners.
  - f. Any special studies recommended, or required, by the county staff, including but not limited to traffic impact, public service impact, fiscal impacts, market analyses, economic impact or environmental impacts, where the cost for such studies shall be borne by the developer.
- 8) The county staff may approve proposed minor modifications by the applicant to each sub-area master development plan provided that such modifications meet any approved zoning conditions or the general intent of county development standards. All submissions for minor modifications shall remit application review fees according to the county's fee for conceptual site plan amendments. Minor modifications may include, but are not limited to:
- a. Change in alignment, location, direction, or length of a local street.
  - b. Adjustments, shifts or transfers, not resulting in increased overall density or land use intensity.
  - c. Reorientation or slight shifts in building locations.
- 9) Any proposed major or substantial change in the approved sub-area master development plan which affects the intent and character of the development, rearrangement of lots, the density or land use pattern, the location or dimensions of arterial or collector streets, utilities placement or similar substantial changes, shall be reviewed by the planning and zoning commission, and where deemed appropriate by the county staff, and the board of commissioners. A request for an amendment of the master development plan shall be supported by a written statement and by revised sketch plans or maps. All submissions for major modifications shall remit application review fees according to the county's fee for planned development amendments.
- 10) Any street lighting required, or desired, for the subject property shall be established through application for, and approval of, a county street light tax district.



# Bulloch County Departmental Review

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- 11) The following performance standards set forth criteria by which the design, bulk, area and location of buildings shall be evaluated upon.
- a. Maximum floor area ratio – 70% of the gross building lot.
  - b. Maximum impervious surface ratio – 60% of the net buildable area, provided that low impact development techniques are implemented.
  - c. Minimum open space – 25% of the net buildable area.
  - d. Meet the requirements of Section 807 of the county zoning ordinance (Industrial Performance Standards).
  - e. If adjacent to a public road or along perimeters of the overall LI zoning district, a 100' vegetated buffer shall be provided and shall be either naturally preserved vegetation or planted to provide appropriate screening as approved by the Planning and Zoning Commission, and/or the Board of Commissioners during the sub-area master development plan process. More stringent screening requirements of Section 407 of the *Bulloch County Zoning Ordinance* may be necessary as determined by the Planning and Zoning Commission, and/or the Board of Commissioners to provide adequate protection of adjacent properties.
  - f. Architectural, landscaping and signage requirements for any future development shall be similar to the Interstate Gateway Overlay District.
  - g. Stormwater management practices adhering to the Georgia Stormwater Management Manual Coastal Supplement are required with supporting plans and documents to be used for plan review and inspection purposes.

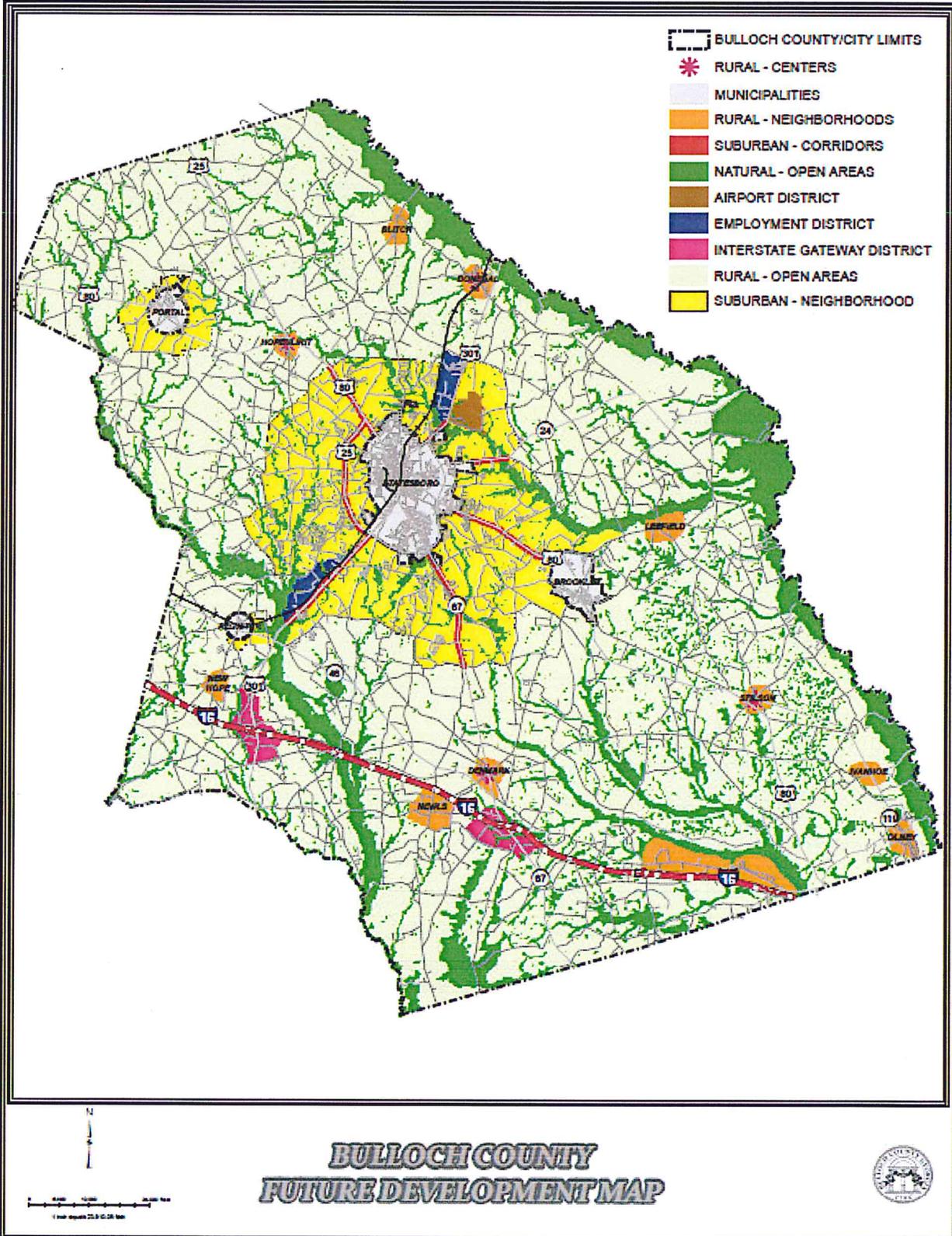
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## Participants

Tom Couch, County Manager; Andy Welch, Assistant County manager; and Kirk Tatum, County Engineer; Randy Newman, Zoning Administrator, and Coastal Regional Commission with public review and comment.



# Bulloch County Departmental Review





# Bulloch County Departmental Review

<b>RURAL OPEN SPACE: CHARACTER AREA POLICY</b>	
<b>Intent</b>	Preserve and enhance the rural character of Bulloch County. Rural-Open Space (R-OS) areas are necessary to support the rural lifestyle and enhance the economic viability of agricultural activity.
<b>General Characteristics</b>	R-OS is characterized by low-density residential development and agricultural activities. The general development pattern is scattered with large distances between buildings. Buildings are either removed from the road with deep setbacks or are located close to the road with an informal orientation to the roadway. With the exception of arterial roadways that cross the area, the majority of roads are narrow rural roads. Roadway cross sections are typically defined by the roadway, shoulders, ditch and swales, and informal landscaping or farm fences lining the edges. Vehicular connectivity is low with large block lengths and infrequent intersections. Future development should continue to emphasize the preservation of natural features and farmland and respect the community's rural character and active farms.
<b>Application</b>	R-OS areas are located throughout Bulloch County, represented primarily by privately owned rural land with low levels of residential and agricultural development or no development. The character area is generally located outside of areas where public water and sewer exists or is proposed. Extension of public utilities into these areas (i.e. public sewer) is discouraged.
<b>Primary Land Uses</b>	Agricultural uses and accessory uses important to support the rural lifestyle such as barns, stables, or cottage industries; residential uses such as low density single-family, passive recreation, including greenways and trails, civic benefit uses such as places of worship, cemeteries and burial grounds, municipal parks or preserves
<b>Zoning Classifications</b>	MHP, AG-5 (Agricultural and Residential District); Conservation Subdivision
<b>RURAL OPEN SPACE: DESIGN PRINCIPLES</b>	
<b>Site Design</b>	Deep building setbacks with green space or moderate building setbacks to locate building close to roadway Small building footprints in relation to lot size Access generally provided by private driveway
<b>Density/ Intensity</b>	Low density/intensity 1 du/5 acres or less 1-3 story buildings
<b>Green Space</b>	Natural landscape Maintain connections between natural features Maintain and preserve important agricultural land Informal landscaping Use of conservation easements is encouraged
<b>Transportation</b>	Low pedestrian connectivity with greenways and trails Low vehicular connectivity with generous distance between intersections Rural roadways with shoulder and ditch or swale is main road type
<b>Infrastructure</b>	Limited municipal water and sewer Primary water supply through wells Primary sewer treatment utilizes septic or on-site treatment system Variable telecommunications



# Bulloch County Departmental Review

<b>EMPLOYMENT DISTRICT: CHARACTER AREA POLICY</b>	
<b>Intent</b>	Enhance and maintain existing industrial and business facilities and create new facilities to create new economic opportunities for Bulloch County.
<b>General Characteristics</b>	The Employment-District (E-D) is intended to accommodate large industrial and business development that is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Corridors, or Centers). Building development should be variable within E-D to promote the specific needs of industrial activities or businesses and accommodate Large-scale distribution facilities, industrial activities, or office park developments. Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the district on surrounding areas. Internal transportation should be designed to accommodate heavy and large vehicles associated with industrial or shipping activity. Access to the district should be controlled with limited connections to surrounding development and should be located along a major roadway. Future development should reflect a campus or unified development pattern that includes on-site stormwater detention or retention features, such as pervious pavements, provides for connectivity between uses, has controlled signage (height, size, type) to prevent “visual clutter” and includes employment uses along with commercial and service uses to serve workers and patrons of these businesses.
<b>Application</b>	E-D areas in Bulloch County are located along US-301. One E-D area is located southwest of Statesboro between Statesboro and Register. The second E-D area is located northeast of Statesboro and adjacent to the Airport-District.
<b>Primary Land Uses</b>	Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar. Office uses such as business parks or large business facilities.
<b>Zoning Classifications</b>	LI, HI, PUD
<b>EMPLOYMENT DISTRICT: DESIGN PRINCIPLES</b>	
<b>Site Design</b>	<ul style="list-style-type: none"> <li>Vehicular access provided by side streets or frontage roads</li> <li>Deep to moderate setbacks are generally 40 to 20 feet in depth</li> <li>Moderate lot coverage with medium building footprint in relation to lot size</li> <li>Emphasis on master planning</li> <li>Appropriate architectural design</li> <li>Unobtrusive street lighting</li> <li>Well designed, low scale signage</li> </ul>
<b>Density/ Intensity</b>	<ul style="list-style-type: none"> <li>Moderate density/intensity</li> <li>3 du/acre for multi-family residential development (when residential is included in a PUD)</li> <li>1-3 story buildings</li> </ul>
<b>Green Space</b>	<ul style="list-style-type: none"> <li>Formal landscaping and appropriate buffering with built areas</li> <li>Moderately dense street trees, bushes, and planting strips</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>High pedestrian connectivity with sidewalks and bikeways</li> <li>Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections</li> <li>Managed access</li> <li>Efficient and safe vehicular and pedestrian circulation patterns</li> </ul>



# Bulloch County Departmental Review

	Shared side and rear commercial parking
<b>Infrastructure</b>	Municipal water and sewer service Telecommunications available Low impact development

**INTERSTATE GATEWAY DISTRICT: CHARACTER AREA POLICY**

<b>Intent</b>	ENHANCE existing highway commercial businesses associated with interstate interchanges to define a visual gateway to Bulloch County and CREATE industrial or large business facilities to take advantage of the I-16 access and proximity to Savannah's port and shipping facilities.
<b>General Characteristics</b>	The Interstate Gateway-District (IGD) areas are intended to accommodate industrial and business development that is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Corridors, or Centers). IG-D areas are expected to capitalize on their I-16 access and develop with large-scale distribution facilities, industrial activities, office park developments, and highway commercial activity when infrastructure is in place to support such uses. IG-D areas are characterized by auto-oriented commercial and industrial uses that cater to travelers along I-16 and the nearby workforce. As prominent gateways to the County, attention should be paid to permitted signage, the presence of sidewalks and other site or streetscape features that can enhance or detract from the aesthetic and functional qualities of the area.
<b>Application</b>	The IG-D areas in Bulloch County are located at the US-301/I-16 and SR-67/I-16 interchanges.
<b>Primary Land Uses</b>	Commercial uses such as gas stations, restaurants, hotel and motel uses, or other similar interstate highway oriented uses Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar Office uses such as business parks or large business facilities
<b>Zoning Classifications</b>	LI, HI; HC fronting major highways; Interchange Overlay District

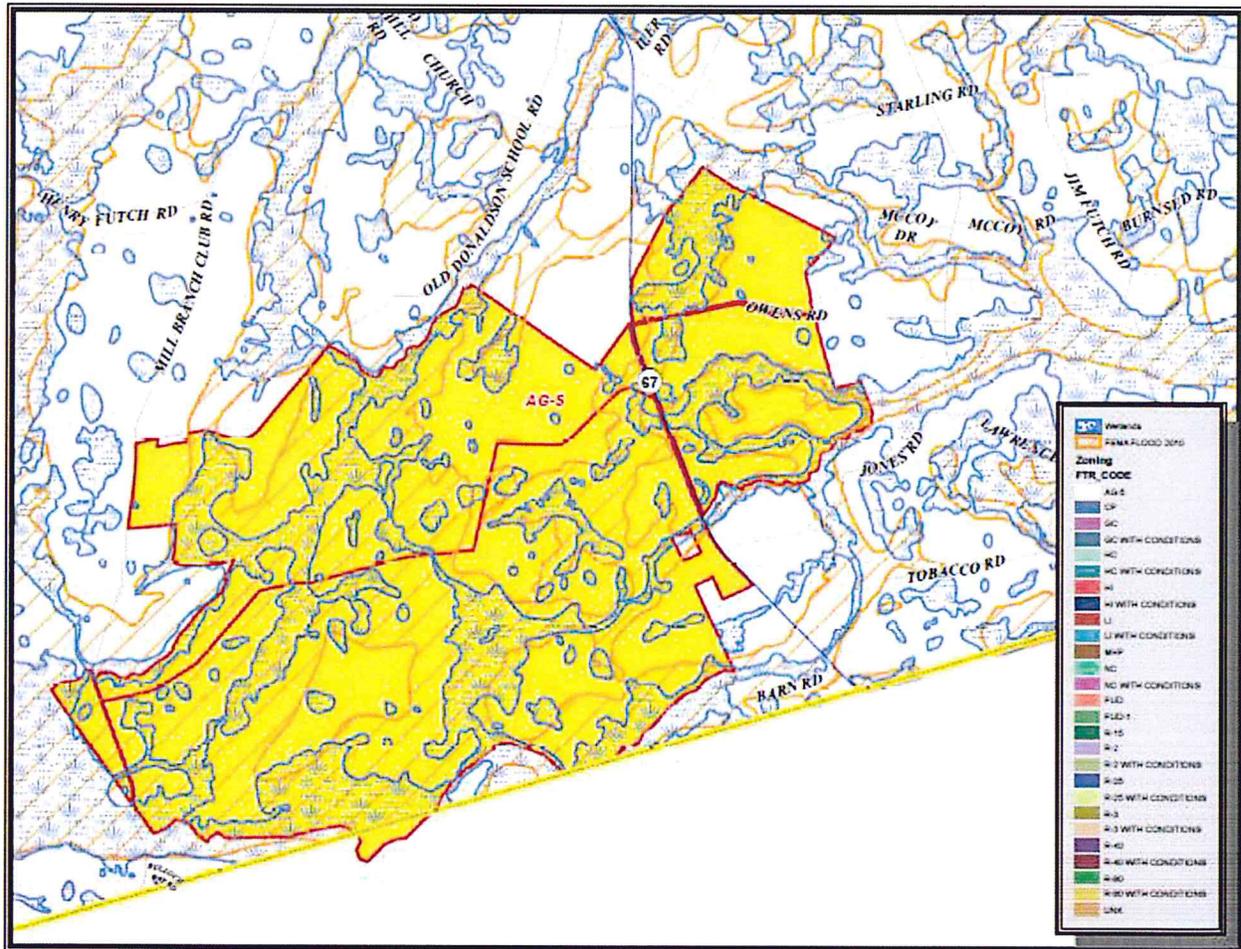
**DISTRICT: DESIGN PRINCIPLES**

<b>Site Design</b>	Vehicular access provided by side streets or frontage roads Deep to moderate setbacks are generally 20 to 40 feet in depth Moderate lot coverage with medium building footprint in relation to lot size Thematic image using landscaping, signage, color, and bridge treatments Unobtrusive street lighting Well designed, low scale signage
<b>Density/ Intensity</b>	Moderate density/intensity 3 du/acre for multi-family residential development 1-3 story buildings
<b>Green Space</b>	Formal landscaping and appropriate buffering with built areas Moderately dense street trees, bushes, and planting strips Preserve scenic views
<b>Transportation</b>	High pedestrian connectivity with sidewalks and bikeways Moderate vehicular connectivity with linear streets and generous to moderate distance between intersections Managed access Efficient and safe vehicular and pedestrian circulation patterns



# Bulloch County Departmental Review

	Shared side and rear commercial parking
<b>Infrastructure</b>	Municipal water and sewer service Telecommunications available Low impact development





## Randy Newman

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**From:** Ruth Green [rggh@bulloch.net]  
**Sent:** Thursday, September 08, 2016 5:41 PM  
**To:** Randy Newman  
**Subject:** 4682 September 9. 2016

### PLANNING AND ZONING COMMISSION MEMBERS:

Mr. Bradley came before us at the July 14, 2016 Planning and Zoning meeting asking that you to rezone 4682 acres of land 1400 plus acres being wet lands from Ag to Industrial. We, the people, met and told you that is not acceptable to the citizens of Bulloch County.

He stated you would have to dispose of 62,000 plus tons waste annually. Unacceptable.

He stated you would probably not develop the area 25 - 35 years but you "wanted to do Bulloch County a favor" Unacceptable:

He has now hired more people making another attempt to rezone this land. These letter syndicate you think people should provide huge amounts of land so if and when some company might wish to locate in Georgia we should welcome them with open arms.

We have done that. Bulloch County has two industrial sites one partially filled with companies who came here to find people to pay low wages, gain free lands and long term free from paying taxes. As I said in July, WE THE PEOPLE, are more awakened, more knowledgeable and expect to receive transparency in local and state government rather than deals cut and we then find out about it.

Frontier days are over. We must protect and preserve what we now have. Most land owners in Georgia have worked hard to purchase their lands, some inherited moneys to purchase their lands, some inherited their lands from their fathers and MANY are living as fourth or fifth generation of their families on that land. This is not to be taken lightly by people who are looking for a fast buck who promise the moon and deliver little to nothing.

Europe has families on lands that have been owners of that land for hundreds of years. They respect this knowing lands are there to feed and supply the country with their products. I have spoken with them and they state they work on 135 year rotation of their timber lands..... harvesting from their grandfathers and great grandfathers and preparing for their grandsons. Hopefully, our politicians will recognize this and begin to protect our lands also.

When the person, persons, company or companies that asked three members of the Georgia government, the Lt. Governor Cagle, Rep. Ron Stephens, and Sen. Jack Hill to write letters to our Planning and Zoning Commission to approve this rezoning from Ag to Industrial they insulted the citizens of Bulloch County by attempting to go around their wishes by trying to call in a political favor from a State Official.. this does not sit well with Bulloch County citizens.... WE EXPECT PEOPLE WHO WISH TO COME TO OUR COUNTY TO RESPECT OUR PEOPLE AND OUR LAND-- NOT DEAL IN SECRECY! We expect our legislature and government to serve and protect us rather than companies and corporations that want to use us.  
UNACCEPTABLE

People ALWAYS are more valuable than the market place or supposed market place. Our environment must ALWAYS come FIRST. NONE OF US CAN EAT NOR BREATHE MONEY!

KNOW people are where they are because that is where they want be. Not all people in Bulloch County are rich, nor wish to be. MOST live comfortably and have for years and years and years. People live here because the area is what it is — and a few who come in here and wish “progress” must be sure progress is attained and not what we have mostly been getting – being used.

To answer the story Mrs. Marsh of the the local law firm stated --- this rezoning change would be good for Bulloch County. I suppose the same way the contract your law firm wrote for a company who came here promising 400 jobs and training classes at Ogeechee Tech. No classes have ever been held as the company has to ask for them and they have not. The most we can find of Bulloch County employees of the promised 400 is 38 as you wrote the contract for the benefit of the company stating employees would come “from the community” so they simply hired or are still hiring people they let go previously. They pay poor wages; you did not stipulate where their sales office would be so they have left it in Savannah; therefore Savannah gains all the sales tax of their product while Bulloch County gave them 116 acres of land and tax free status for 20 years. This contract was written by your law firm.. we in Bulloch County cannot afford another such contract. Therefore . UNACCEPTABLE.

WITH ALL THE FACTS PRESENTED TONIGHT BY WE THE PEOPLE OF BULLOCH COUNTY.

~~PLANNING AND ZONING COMMISSION --- WE ASK YOU TO VOTE NO ON THIS REZONING APPLICATION AND AFFIX THESE REASONS TO THE LAND FOR THE FUTURE.~~

THANK YOU.

E. RUTH GREEN, PH.D.



PO Box 16206  
Savannah, GA 31416  
Phone/Fax: 866-942-6222

[www.ogeecheeriverkeeper.org](http://www.ogeecheeriverkeeper.org)  
*Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers*

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VIA EMAIL

September 8, 2016

Bulloch County Planning and Zoning Commission  
c/o Mr. Randy Newman  
Statesboro, GA

RE: GA 16 Bulloch LLC rezoning request on HWY 67 from AG5 to LI

To Whom It May Concern,

Thank you for the opportunity to again provide public comment regarding the rezoning request by GA 16 Bulloch LLC. Ogeechee Riverkeeper is a non-profit, member-based organization dedicated to protecting, preserving and improving the water quality in the Ogeechee River Basin now and for future generations. We encourage smart, sustainable development in our communities so that our waterways will not be negatively impacted. This includes low demand water use and minimal waste or stormwater discharge (point and non-point source).

While we appreciate the applicant's thorough effort to explain the reasons for a rezoning request, Ogeechee Riverkeeper still does not support speculative rezoning. For that reason, the request should be denied at this time.

As the Departmental Review reveals:

- a) It cannot be determined whether the proposed use would be suitable in view of adjacent and nearby property;
- b) It cannot be determined whether the proposed use would adversely affect the existing nearby and adjacent uses;
- c) The proposed use is not consistent with the comprehensive plan;
- d) There is insufficient information to determine whether the proposed use would comply with several rezoning standards;
- e) The proposed use would be inconsistent with nearby zoning patterns; and
- f) The proposed use may increase the cost of purchasing additional air rights at the Broadhurst landfill.

The Summary of Findings - Final Staff Recommendation in the Departmental Review should compel you even more to deny this application because the majority of impact factors, from Land Use Planning to Recreation, are labeled "undetermined".

In light of the uncertainty of the proposed rezoning and the uncertainty concerning the projects that might be built on the site, there is no reason for this rezoning to proceed. If in the future the applicant can demonstrate a clear need, its plan has solidified, there is sufficient information for zoning staff to gauge the project against applicable criteria and the County has amended the comprehensive plan to allow for this project or a similar project, then the applicant should seek a rezoning. Until then, the Commission should deny the application.



Again, I appreciate the opportunity to submit these comments and thank you for your service to Bulloch County and the Ogeechee River Basin.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily J. Markesteyn", with a long horizontal flourish extending to the right.

Emily J. Markesteyn  
Ogeechee Riverkeeper and Executive Director

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