



**Bulloch County
Board of
Commissioners
Regular Meeting**

**01.05.2016
Estimated Time: 1 Hour
North Main Annex Community Room
Statesboro, Georgia
5:30 PM**

Meeting Function:	Board of Commissioners	Type of Meeting:	Regular Meeting
Meeting Chair:	Chairman, Garret Nevil (Presiding)	Recorder:	Clerk of the Board, Olympia Gaines
Parliamentarian:	County Attorney, Jeff Akins	Ex-Officio:	Tom Couch, County Manager; Andy Welch, Assistant County Manager; Kristie King, Chief Accountant, Randy Newman, Zoning Administrator

ITEM	RESOURCE PERSON/FACILITATOR	TIME	REFER
Call to Order; Welcome Media and Visitors	Chairman	5:30 PM	
Invocation and Pledge of Allegiance	Chairman	5:32 PM	
Roll Call	Clerk	5:34 PM	
Approval of Zoning Agenda	Planning and Zoning	5:35 PM	
Public Hearing: Conditional Use Request	Tiffany Hendrix		Tab A
Approval of General Business Agenda	Chairman	6:00 PM	
Public Comments	Audience	6:05 PM	
Public Comments- Doug Chassereau (GA Forestry Dept)			
Consent Agenda	Chairman	6:15 PM	
Approve Minutes of the Regular Meeting and Executive Session held on December 15, 2015	Clerk of the Board		Tab B
Resolution to approve Annual Salary Supplement for Appointed Magistrate Karen C. Jones	Legal		Tab C
To authorize appointment of Commissioner Rushing as Vice Chairman for Calendar Year 2016	Board of Commissioners		Tab D
Commission and Staff Comments	Chairman, et al.	6:17 PM	
Adjourn	Chairman	6:20 PM	

Additional Information: None

Background information in Board packets.

***Board of Commissioners
Agenda for
January 05, 2016
5:30 P.M.***

- 1. Conditional Use Request.....Tiffany Hendrix**



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	January 05, 2016
Application #:	CU2015-047	Application Type:	Conditional Use
Request:	Tiffany Hendrix submitted an application for a conditional use to allow a plumbing business to be located on the property under the definition of a cottage industry. The property consisted of 5 acres and is located at 3599 Hwy 119.		

Applicant:	Tiffany Hendrix	Total Acres:	5
Location:	3599 Hwy 119	Existing Lots:	1
Map #:	196 000079 000	Current Zoning:	Ag-5
Future Land Use:	Rural-Open Areas		
Directions to Property:	Take Hwy 80 East through Stilson and turn left onto Hwy 119. Property will be on the left.		
Planning & Zoning Commission Recommendation:	To approve the request.		

Conditional Use Standards	Yes	No	Comment
(1) Is the type of street providing access to the use adequate to serve the proposed conditional use?	X		
(2) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	X		
(3) Are public facilities such as schools, EMS, sheriff and fire protection adequate to serve the conditional use?	X		
(4) Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?	X		
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		
(6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	X		
(7) Is the proposed conditional use consistent with the purpose and intent of the zoning ordinance?	X		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for rural-open areas.

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

Zoning Patterns and Consistency: The proposed use does not appear to be consistent with the zoning patterns in the nearby area.



Bulloch County Departmental Review

Neighborhood Character: There is no evidence that the proposed conditional use should injure or detract from existing neighborhoods since it is a temporary situation.

Property Values: property values should not be affected by the proposed use.

WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and a community water system approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 8.1 miles (response time 25 minutes) from the Stilson Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Hwy 119 is a state maintained paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed use could create a slight traffic impact. Currently, all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The accessways/driveways to the site should have proper roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 35 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

FINAL STAFF RECOMMENDATION

The subject property does appear to be suitable for the proposed use.

The staff recommends approval of the conditional use request and the 2 variance requests with the following conditions:

1. Driveway must be rocked and maintained properly.

December 15, 2015
Statesboro, GA

Regular Meeting

The Board of Commissioners met at 8:30 am in the Community Room of the North Main Annex. Chairman Nevil welcomed guests and called the meeting to order. Commissioner Mosley 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 Mosley, Commissioner Rushing, Commissioner Thompson, and Commissioner Gibson. Commissioner Ethridge and Commissioner Simmons were absent. The following staff were present: County Manager Tom Couch, County Attorney Jeff Akins, Assistant County Manager Andy Welch, Purchasing Manager Faye Bragg, Solid Waste Director Fred White, Management Analyst Cindy Steinmann, Transportation Director Dink Butler, Public Safety Director Ted Wynn, Statesboro-Bulloch Airport Director Kathy Boykin, and Chief Deputy Jared Akins.

Chairman Nevil asked for changes or modifications of the General Agenda. Hearing no amendments or modifications, Commissioner Gibson offered a motion to approve the General Agenda as presented. Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, and Commissioner Mosley all voting in favor of the motion.

Chairman Nevil asked for public comments from the audience at large or in writing. Mrs. Carrie Mitchell, Chairperson with the Humane Society of Statesboro and Bulloch County, Inc., expressed her desire to see the Board follow-up with Dr. Richard Marz's suggestions concerning the oversight and management of the Bulloch County Animal Shelter discussed during the December 1, 2015 meeting. Chairman Nevil thanked her for her comments and stated the Board will review possible solutions.

Chairman Nevil stated the next item on the agenda was a Presentation from the South Main Revitalization Committee. Mr. Bob Mikell shared with the Board the vision for the Statesboro Tax Allocation District (TAD) #1. He stated the goal of the TAD #1 was to increase economic activity and jobs in the core of downtown while also creating a sense of place and quality of life by connecting the core of downtown with more sidewalks, bike lanes, and a

pedestrian-oriented community that will be enjoyed by all residents of Statesboro and Bulloch County. He stated the goal is to attract \$150,190,360 of new development with an expected \$53,620,312 in net new taxable value generating an additional \$546,000 in new property taxes. Mr. Mikell stated the plan envisions seven potential catalyst redevelopment projects to include: (1) Gordon Street Senior Residential; (2) South Main Commercial East; (3) South Main Commercial West; (4) Central-Brannen Mixed-Use; (5) Bruce Drive Residential; (6) East Brannen Mixed-Use; and (7) Bypass Commercial. Mrs. Mandi Codi informed the Board that Statesboro is currently competing in the America's Best Communities contest and is a quarter finalist. She provided an overview of the Blue Mile Master Redevelopment Plan. Chairman Nevil thanked Mr. Mikell and Mrs. Codi for their presentation.

Chairman Nevil stated the next item on the agenda was a Presentation by Brandi Harvey, Program Development Director with the Averitt Center. Ms. Harvey updated the Board on the various components of the Averitt Center and she stated their current focus is education, entertainment and economics. Ms. Harvey stated they would like to see the legacy continue and are looking for partners in local government to help ensure this legacy is developed. Mr. Brooks Adams, Business Development Director, stated they have developed an effective partnership with the City of Statesboro and the Statesboro Downtown Development Authority and are looking for other organizations in the community to support the Averitt Center's mission of bringing quality arts to Statesboro and Bulloch County. Commissioner Gibson, Commissioner Thompson and Chairman Nevil thanked Ms. Harvey and Mr. Brooks for their presentation and all that they have accomplished with the Averitt Center.

Chairman Nevil stated the next item on the agenda was to approve the Consent Agenda as follows: (1) to approve the minutes of the Regular Meeting and Executive Session held on December 1, 2015; (2) to approve re-appointments of Yolanda Tremble and Charles Chandler to the Planning and Zoning Commission; (3) to grant approval of the 2016 alcoholic beverage renewal licenses for package retail beer and wine sales to establishments with a current 2015 license (See Exhibit #2015-162); (4) to approve the appointment of Jill Boykin to the Board of Elections and Voter Registration; (5) to approve purchase of AvGas Refueler from American Refueler in the amount of \$92,804.00 (See Exhibit #2015-163); (6) to approve Purchase Order for the purchase of two Intel-Based servers with Alterra Networks in the amount of \$14,724.69

(See Exhibit #2015-164); (7) to approve Waiver and Consent (See Exhibit #2015-165); (8) to authorize the filing of a grant application with the GDOT (See Exhibit #2015-166). Hearing no further discussion, Commissioner Mosley offered a motion to approve the Consent Agenda as presented. Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing and Commissioner Mosley all voting in favor of the motion.

Chairman Nevil stated the first item under New Business was for Discussion and/or Action to approve Amendments to Appendix I of the Bulloch County Purchasing Policies. Mr. Akins stated that it was necessary to revise Appendix I of the Bulloch County Purchasing Policies in order to comply with a new state law relating to the use of county-issued purchasing cards, fuel cards and credit cards by county elected officials. Mr. Akins explained that the revised Appendix I consolidates provisions that are in the current Appendix I and Appendix II. He stated that the current Appendix I and Appendix II should therefore be deleted, and the revised Appendix I should be approved as presented. After some discussion, Commissioner Thompson offered a motion to delete the current Appendix I and Appendix II of the Bulloch County Purchasing Policies and approve the revised Appendix I of the Bulloch County Purchasing Policies as presented (See Exhibit #2015-167). Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing and Commissioner Mosley 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, for their hard work and wished everyone a Merry Christmas and a Happy New Year. Commissioner Mosley thanked the South Main Revitalization Committee and Averitt Art Center for their presentations and stated he would like to see what the Board can do to help support the Arts in the community. Commissioner Thompson asked the Board members to consider a workshop in the coming months to discuss the Animal Shelter, Volunteer Fire Department, Roads, and TAD #1. Mr. Couch, Mrs. Gaines and Chairman Nevil wished everyone a Merry Christmas and Happy Holiday.

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 Rushing offered a motion to adjourn and enter into Executive Session to discuss and deliberate on Personnel Matters (See Exhibit #2015-168). Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Rushing, Commissioner Mosley, Commissioner Thompson and Commissioner Gibson voting in favor of the motion.

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 Rushing offered a motion to adjourn the meeting. Commissioner Thompson seconded the motion and it carried unanimously with Commissioner Rushing, Commissioner Thompson, Commissioner Gibson, and Commissioner Mosley all voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: _____
Olympia Gaines, Clerk

BULLOCH COUNTY BOARD OF COMMISSIONERS AGENDA ITEM SUMMARY

DEPARTMENT MAKING REQUEST (Box 1)				MEETING DATE (Box 2) January 5, 2016							
Legal				RESOLUTION ATTACHED? (Box 3)		YES	X				
						NO					
REQUESTED MOTION OR ITEM TITLE (Box 4)											
Resolution to Approve Annual Salary Supplement for Appointed Magistrate Karen C. Jones											
SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED (Box 5)											
As an appointed magistrate for the Bulloch County Magistrate Court, Karen Jones is subject to the minimum annual salary requirements of O.C.G.A. § 15-10-23. Under this statute Ms. Jones receives the same cost-of-living adjustments (COLAs) as state employees, but she is technically not eligible for COLAs or merit-based increases provided to other non-elected county employees. However, the Board of Commissioners is authorized to supplement her annual salary pursuant to O.C.G.A. § 15-10-23(d). State employees are scheduled to receive a 1% COLA effective January 1, 2016, and non-elected county employees (with the exception of Ms. Jones) are authorized for a merit increase of up to 2.5% effective January 1, 2016. In order to recognize Ms. Jones's outstanding and exemplary service as an appointed magistrate, Chief Magistrate June Braswell has requested that the Commissioners consider authorizing an annual salary supplement for Ms. Jones in the amount of \$857.41, which amount is 1.5% of her annual compensation and is the difference between the aforementioned 1% state employee COLA and the 2.5% non-elected county employee merit increase.											
AGENDA CATEGORY (CHECK ONE) (Box 6)				FINANCIAL IMPACT STATEMENT (Box 7)							
PRESENTATION (6a)				BUDGETED ITEM? (7a)		AMENDMENT REQUIRED? (7b)					
				YES		YES					
				NO		NO					
PUBLIC HEARING (6b)				ATTACH DETAILED ANALYSIS, IF NEEDED (7c)							
CONSENT (6c)											
NEW BUSINESS (6d)											
OLD BUSINESS (6e)											
OTHER (6f)											
APPROVED FOR AGENDA (Box 8)											
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		INITIAL		INITIAL <i>DS</i>		INITIAL <i>Cpa</i>		INITIAL	
DATE		DATE		DATE		DATE 12/29/15		DATE 12/28/15		DATE	
COMMISSION ACTION AND REFERRAL (Box 9)											
APPROVED		DATE TO BE RETURNED TO AGENDA									
DENIED											
DEFERRED		NOTES									

**STATE OF GEORGIA
COUNTY OF BULLOCH**

THE BULLOCH COUNTY BOARD OF COMMISSIONERS

RESOLUTION # 2016 - _____

WHEREAS, O.C.G.A. § 15-10-23(a) provides for minimum salaries for both elected chief magistrates and appointed magistrates; and

WHEREAS, O.C.G.A. § 15-10-23(c) provides that whenever state employees receive a cost-of-living increase of a certain percentage, the salaries of elected chief magistrates and appointed magistrates shall be increased by the same percentage; and

WHEREAS, O.C.G.A. 15-10-23(d) provides that the county governing authority may supplement the minimum annual salary of a chief magistrate or appointed magistrate in such amount as it may fix from time to time, but that no such magistrate's compensation or supplement shall be decreased during any term of office; and

WHEREAS, for calendar year 2016, state employees will receive a 1% cost-of-living increase; and

WHEREAS, in accordance with Bulloch County's adopted budget for the fiscal year ending June 30, 2016, eligible county employees may receive a merit-based increase up to 2.5% effective January 1, 2016; and

WHEREAS, Karen C. Jones is currently an appointed magistrate for the Bulloch County Magistrate Court; and

WHEREAS, as an appointed magistrate subject to the minimum salary requirements of O.C.G.A. § 15-10-23, Karen C. Jones is technically not eligible for cost-of-living or merit-based increases provided to other non-elected Bulloch County employees; and

WHEREAS, in recognition of Karen C. Jones's outstanding and exemplary service as an appointed magistrate, Chief Magistrate June B. Braswell has requested that the Bulloch County Board of Commissioners consider supplementing the minimum annual salary of Karen C. Jones in the amount of \$857.41, which amount is 1.5% of Ms. Jones's current annual compensation and is the difference between the 1% state COLA that Ms. Jones will receive pursuant to Georgia law and the 2.5% merit-based increase for which other non-elected Bulloch County employees are eligible, with said supplement to be effective on January 1, 2016; and

WHEREAS, Karen C. Jones is the only appointed magistrate for the Bulloch County Magistrate Court and is the only Bulloch County non-elected employee whose salary is subject to the minimum salary requirements of Georgia law and who, therefore,

is technically not eligible for cost-of-living or merit-based increases provided to other non-elected Bulloch County employees; and

WHEREAS, in consideration of Karen C. Jones's unique status as the only non-elected Bulloch County employee who is technically not eligible for cost-of-living or merit-based increases provided to other non-elected Bulloch County employees, and in further consideration of Chief Magistrate June B. Braswell's desire to recognize Ms. Jones's outstanding and exemplary service as an appointed magistrate, the Bulloch County Board of Commissioners is willing to implement the recommendation to supplement Ms. Jones's annual salary in the amount of \$857.41;

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

Section 1. Pursuant to O.C.G.A. § 15-10-23(d), the annual minimum salary of Appointed Magistrate Karen C. Jones is hereby supplemented in the amount of \$857.41 per annum.

Section 2. Said supplement shall be effective on January 1, 2016 and shall continue from year to year unless reduced or terminated for a future term of office by the Bulloch County Board of Commissioners.

Resolution approved and adopted this 5th day of January, 2016.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

By: _____
J. Garrett Nevil, Chairman

Attest: _____
Olympia Gaines, Clerk

(SEAL)

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

DEPARTMENT MAKING REQUEST:

Board of Commissioners

MEETING DATE: 1.5.2016

RESOLUTION ATTACHED?

YES

NO

REQUESTED MOTION OR ITEM TITLE:

Authorize rotational appointment of Commissioner Rushing as Vice-Chairman for Calendar Year 2016.

SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED:

Section 2-25 (b)(3) of the Bulloch Code provides for annual rotation of the Vice Chairman. Commissioner Rushing District 2-D will succeed Commissioner Thompson District 2-C for Calendar Year 2016. Authorization is recommended.

AGENDA CATEGORY (CHECK ONE)		FINANCIAL IMPACT STATEMENT					
PRESENTATION		BUDGETED ITEM?	YES	N	AMENDMENT REQUIRED?	YES	N
			NO			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		YES		YES		YES	x	YES		YES	
NO		NO		NO		NO		NO		NO	
INITIAL		INITIAL		INITIAL		INITIAL ODG		INITIAL		INITIAL	
DATE		DATE		DATE		DATE 12.30.15		DATE		DATE	

COMMISSION ACTION AND REFERRAL (Box 9)

APPROVED		DATE TO BE RETURNED TO AGENDA
DENIED		
DEFERRED		NOTES
OTHER		