

March 1, 2016
Statesboro, GA

Regular Meeting

The Board of Commissioners met at 5:30 pm 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 Simmons, Commissioner Mosley, Commissioner Rushing, Commissioner Thompson, Commissioner Gibson, and Commissioner Ethridge. The following staff were present: County Manager Tom Couch, County Attorney Jeff Akins, Assistant County Manager Andy Welch, Chief Accountant Kristie King, Zoning Administrator Randy Newman, Solid Waste Director Fred White, Management Analyst Cindy Steinmann, Transportation Director Dink Butler, Parks and Recreation Director Mike Rollins, Aquatics Director Steve Brown, Statesboro Airport Director Kathy Boykin, Purchasing Manager Faye Bragg, Building and Facilities Director Bob Hook, Warden Chris Hill, and Deputy Warden Wayne Smith.

Chairman Nevil stated the first item of business was the approval of the Zoning Agenda. Commissioner Gibson offered a motion to approve the Zoning Agenda as presented. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil called on Zoning Administrator Randy Newman to present the first item of business. Mr. Newman stated this item had been tabled at the last meeting on February 2, 2016. Mr. Henderson and Mrs. Foreman submitted an application for a conditional use to allow 3 ISO intermodal Steel Containers to be placed on 3.7 acres currently zoned HC of a 17.2 acre parcel, parcel number 074B000019 000. The property is located on Cypress Lake Road. John Dotson acted as agent. There was no one signed up to speak on the request (See Exhibit #2016-16). Mr. Dotson stated Mr. Henderson would like to add three more containers to be placed on the property. He stated Mr. Henderson would like to modify the conditions by placing a chain link fence or metal fence and would like to take out the requirement for a vegetative buffer. Mr.

Dotson stated Mr. Henderson would like to modify the the time for removal of all construction material and debris to thirty (30) days instead of ten (10) days.

After some discussion, Commissioner Simmons offered a motion to deny the conditional use request to allow 3 ISO intermodal Steel Containers to be placed on 3.7 acres currently zoned HC of a 17.2 acre parcel. Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman stated the second item on the agenda was an application submitted by Glenn Rogers for a conditional use to allow a Solar Electronic Power Generation facility to be placed on 30 acres of 2 parcels of land totaling 59.8 acres that is currently zoned AG-5. The property is located on Highway 80 West, parcel number 058/60/000 and 058/61/000. Ryan Sanders acted as agent. Mr. Sanders stated the company has revised the original design that was proposed to the community and the Planning and Zoning Commission. He stated in the new design (See Exhibit #2016-17) the frontage has been moved back 1000 feet from the road and is located behind the Glenn Rogers home. Mr. Sanders stated they have doubled the vegetative buffer. He stated the solar facility would now be around 700 to 800 feet from the street and around 500 feet from the nearest home. Mr. Sanders stated the company has until March 11, 2016 to execute the contract. There were four people signed up to speak on the request (See Exhibit #2016-18). John Cheatham stated he was initially opposed to the conditional use request, but with the redesign, he is now satisfied.

Rick Kudronowicz stated he is still in opposition to the project and is concerned about the effect on property values and potential damages associated with the occurrence of inclement weather such as a tornado or hurricane. Carl Jones and Linda Wilson both echoed similar sentiments concerning the characteristics of the neighborhood and the effect on their property values. Mrs. Wilson also stated that she is concerned with how the facility would affect the functioning of her pacemaker. Mrs. Wilson also referenced the petition signed by all the residents of Johns Lane in opposition to the solar facility project. Mr. Sanders stated the project is contractually bound by the utility company. He stated the buffer will prevent any issues with glare on Highway 80. Mr. Sanders stated that there was no existing research that solar farms have an effect on pacemakers or documented cases where land value will be degraded.

After some discussion, Commissioner Simmons offered a motion to defer consideration of the conditional use request until the meeting scheduled for Tuesday, April 5, 2015 at 5:30 p.m. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman stated the third item on the agenda was an application submitted by Robert Saxon for a conditional use to allow a Solar Electric Power Generation facility to be placed on 20 acres of a 109.25 acre tract that is currently zoned AG-5. The property is located on Highway 80, parcel number 185 00043 001. There was no one signed up to speak on the request (See Exhibit #2016-19). Ryan Sanders acted as agent. Mr. Sanders stated the company is in support of the conditions as presented. Without further discussion, Commissioner Thompson offered a motion to approve the conditional use request to allow a Solar Electric Power Generation facility to be placed on 20 acres of a 109.25 acre tract that is currently zoned AG-5 with conditions (See Exhibit #2016-20). Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil asked for changes or modifications to the General Agenda. Hearing none, he asked for a motion to approve the General Agenda as presented. Commissioner Gibson offered a motion to approve the General Agenda as presented. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil stated next item on the agenda was a Presentation from CASA Ogeechee Judicial Circuit. Mrs. Lainie Jenkins, Executive Director for the program, provided a brief overview of the program. Mrs. Jenkins stated the CASA program has been certified as a Victim Assistance Program and is eligible for the 5% funding from the Local Victim Assistance Add-On Fines for Bulloch County. Mrs. Jenkins is requesting that the County distribute 10% of this funding to the CASA program. Mr. Couch stated the program would fall under the eligibility for the 5% add-on fines; however, he is recommending consultation with the Clerk of Court, the District Attorney, and Safe Haven who also receives some of this funding. He recommended that each agency submit competitive applications. After some discussion, Commissioner Simmons

offered a motion to table discussion until consultation with other agencies can be arranged. Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil stated the next item on the agenda was a Presentation from Youth Build by Marilyn Creech-Harris. Mrs. Creech-Harris provided an overview for the Youth Build Statesboro Project which is comprised of educational services, comprehensive training, workshops, and technical assistance on all aspects of youth development with focuses in the areas of communication, interpersonal, decision-making and lifelong learning. Chairman Nevil stated the Bulloch County School system offers a similar program through their Career and College programs and recommended collaborating with the school system. He thanked Mrs. Jenkins and Mrs. Creech for their presentations.

Chairman Nevil called for public comments from the audience at large or in writing. Sunshine Bird and Marilyn Deloach Lewis were listed for public comments, but have rescheduled. Larry Cone expressed his concerns with the progress of getting Hood Road paved. He stated that he had spoken with the County Engineer, Kirk Tatum, concerning the road and wanted to find out the next steps in the process. Mr. Couch and Mr. Akins stated they will consult with the County Engineer and then provide an update to Mr. Cone.

Chairman Nevil stated the next item on the agenda was to approve the Consent Agenda as follows: (1) approve the minutes of the Regular Meeting and Executive Session held on February 16, 2016; (2) to approve an Intergovernmental Agreement with the Board of Education regarding construction of Batting Cages and Dressing Rooms at Mill Creek Park (See Exhibit #2016-21); (3) to approve the sandblasting of approximately 29,000 square feet of pool surface at Splash in the Boro by A1A Sandblasting Company in the amount of \$11,400 (See Exhibit #2016-22). Without further discussion, Commissioner Thompson offered a motion to approve the Consent Agenda as presented. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil stated the first item under New Business was for Discussion and/or Action to approve carpet replacement for the Agri Business Center for areas in the Extension

Services and Rural Development offices. Chairman Nevil called on Mr. Couch to initiate discussion on this item. Mr. Couch stated this item was originally scheduled for the February 16, 2016 meeting; however, due to this being an unexpected expense, consultation with the Finance Department was needed to determine the appropriate funding source. He stated this item will be charged to the General Fund budget under Other Financing Uses-Capital. This account was contemplated to supplement the FY2017, SPLOST 2013 Community Facilities Budget. This budget had \$100,000; \$65,000 has been committed to supplement the Courthouse waterproofing project. Without further discussion, Commissioner Thompson offered a motion to approve carpet replacement for the Agri Business Center with the low bid from Baxley Carpet Company in the amount of \$13,335.44 (See Exhibit #2016-23). Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge 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 thanked the employees for their hard work. Commissioner Rushing thanked Mr. Butler and the Transportation Department for continued progress in improving the county roads. Commissioner Thompson thanked the Planning and Zoning Commission members for their attendance at the meeting. Mr. Couch reminded the Board that their input is needed for the building plaque. Mr. Butler updated Commissioner Gibson on the progress with the reflectors on Country Club Road which should be completed by next week. He also stated that the department is waiting on parts to come in to fix the signs in the Hazelwood Subdivision. Mr. White informed everyone that the recycling centers may be full due to renovations that the City of Statesboro is undertaking at the transfer station.

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 and Potential Litigation. 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), O.C.G.A. § 50-14-2(1), and other applicable laws, pursuant to the advice of County Attorney Jeff Akins, for the purpose of discussing and deliberating on Personnel and Potential Litigation Matters. Without further discussion, Commissioner Thompson offered a motion to adjourn and enter into Executive Session to

discuss and deliberate on Personnel Matters (See Exhibit #2016-24). Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Rushing, Commissioner Ethridge, Commissioner Simmons, Commissioner Mosley and Commissioner Thompson 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 Thompson offered a motion to adjourn the meeting. Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Rushing, Commissioner Ethridge, Commissioner Thompson, Commissioner Simmons, and Commissioner Mosley all voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: _____
Olympia Gaines, Clerk