

April 5, 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 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 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, Purchasing Manager Faye Bragg, Deputy Warden Wayne Smith, County Engineer Kirk Tatum, Building Inspections/Code Officer David Mattos, and Chief Deputy Jared Akins.

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 Tommy Harville submitted an application requesting a conditional use to allow for a facility to host private and public functions. The property is located at 1850 Harville Road, parcel number 095 000016 000. Adam Harville acted as agent. There was no one signed up to speak on the request (See Exhibit #2016-27). Mr. Harville stated they would like to rent out the barn for weddings and possibly other events, but would focus on wedding events. Without further discussion, Commissioner Rushing offered a motion to approve the conditional use to allow a facility to host private and public functions with a condition (See Exhibit #2016-28). 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.

Mr. Newman stated the next item was an application submitted by Glenn Rogers for a conditional use to allow a Solar Electric Power Generation facility to be placed on 30 acres of 2 parcels land totaling 59.8 acres that is currently zoned AG-5. The property is located on Highway 80 West, parcel numbers 058 000060 000 and 058 000061 000. Ryan Sanders acted as agent. There was one person signed up to speak on the request (See Exhibit #2016-29). Mr. Newman stated this item was tabled at the March 1, 2016 meeting and Mr. Sanders would be presenting a new proposal. Mr. Sanders stated the previous contract was with Georgia Power and because they were not able to meet the deadline, that contract was cancelled. He stated Georgia Power allowed them to rekindle a previous contract and the new configuration would only use 7 acres of land. Mr. Sanders stated they will still maintain a double vegetative buffer for aesthetic purposes and to address the concerns of the residents of Inman Lake Subdivision. He stated letters were sent to all the residents notifying them of the new proposed configuration.

Rick Kudronowicz expressed his opposition to the new proposal and his concern that the solar facility will affect property values. He also stated he is concerned that the new proposal does not clarify whether the solar facility can expand beyond the 7 acres in the new configuration if the conditional use is approved. Mr. Newman and Mr. Akins explained that the conditional use would only apply to what is being presented to the Board of Commissioners, and that Mr. Rogers would submit another application for a conditional use request in order to expand the solar facility beyond the 7 acres shown in the new configuration. After some discussion, Commissioner Thompson offered a motion to approve the conditional use request to allow a Solar Electric Power Generation facility to be placed on 7 acres of land with conditions (See Exhibit #2016-30). Commissioner Rushing seconded the motion and it carried with a five to one vote with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion. Commissioner Gibson voted in opposition to the motion.

Chairman Nevil asked for changes or modifications to the General Agenda. Mr. Couch requested to modify the agenda by adding item #2 under New Business for Discussion and/or Action to authorize the filing of an EPD grant for dirt road improvements. Without further discussion, Commissioner Mosley offered a motion to approve the General Agenda with modifications requested by Mr. Couch. 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 asked for public comments from the audience at large or in writing. Jimmy Deloach expressed his appreciation and thankfulness for the dedication and commitment the Board members have provided to the community. The Board members thanked Mr. Deloach for his attendance, input and comments. Catherine Sumner, President of the Bulloch County Bar Association, asked the Board for approval to hang an honorary portrait of the late Judge Avant Edenfield in the Judicial Annex. Commissioner Gibson offered a motion to authorize hanging of the honorary portrait of Judge Edenfield in the Judicial Annex. 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.

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 March 15, 2016; (2) to approve the appointment of Sue Durden and re-appointment of Andrew Ellis to the Library Board of Trustees; (3) to approve for purchase two industrial trash compactors from Wastequip in the amount of \$34,596.40 (See Exhibit #2016-31). Commissioner Ethridge 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 authorize an EPD groundwater permit for the City of Pembroke. Chairman Nevil called on Mr. Couch to initiate discussion on the matter. Mr. Couch stated the City of Pembroke has requested permission to file for a groundwater permit inside of Bulloch County on Ash Branch Church Road. He provided a brief overview and discussed the impact on future permitting and other potential concerns if the City of Pembroke is allowed to construct a well in Bulloch County. Mr. Couch stated this opportunity could possibly be advantageous for Bulloch County but that further deliberation is needed between EPD and Board members. He recommended meeting with EPD to discuss this matter and obtain further guidance. Mr. Couch stated Mr. Benjy Thompson has agreed to help facilitate a meeting with EPD and recommended

investing limited funds for consultation with engineers and attorneys who specialize in water resource management. Mr. Thompson stated he was in agreement with Mr. Couch's recommendations and that being in the green zone Bulloch County needed to proceed deliberately and obtain additional clarification from EPD.

Chairman Nevil stated the second item under New Business was for Discussion and/ or Action to authorize the filing of an EPD grant application for dirt roads improvements. Mr. Butler stated that he was contacted concerning a grant opportunity with EPD that focused on dirt road improvements. He stated after some consideration Banks Creek Church Road would be the road that would be considered for this particular grant. Mr. Butler stated he would need to further research the cost and prepare a presentation, but with the assistance of the grant it would significantly reduce the maintenance and enhance the drivability of the road. After some discussion, Commissioner Simmons offered a motion to authorize the filing of the EPD grant application. 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.

Chairman Nevil called for general comments or statements from the commissioners and staff. The commissioners thanked everyone for attending the meeting, for the input and comments from staff and attendees, and the employees for all they do. Commissioner Mosley thanked Mr. Tatum and Mr. Butler for continued improvements with the county roads. Commissioners thanked Mr. Benjy Thompson for his assistance and input. Commissioner Thompson thanked Commissioner Mosley for the outstanding job he has done in serving on the Board of Commissioners. Mr. Couch thanked the Board for the honor of working with them and his appreciation for the positive comments about the staff and the jobs they do.

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 Mosley offered a motion to adjourn and enter into Executive Session to discuss and deliberate on Personnel Matters (See Exhibit #2016-32).

Commissioner Ethridge 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 Gibson offered a motion to adjourn the meeting. Commissioner Simmons 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