

September 6, 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, and Commissioner Ethridge. Commissioner Gibson was absent. The following staff were present: County Attorney Jeff Akins, Assistant County Manager Andy Welch, Chief Financial Officer Whitney Richland, Zoning Administrator Randy Newman, Solid Waste Director Fred White, Management Analyst Cindy Steinmann, Transportation Director Dink Butler, Purchasing Manager Faye Bragg, County Engineer Kirk Tatum, Statesboro-Bulloch Airport Director Kathy Boykin, Statesboro-Bulloch Parks and Recreation Director Mike Rollins, Building and Facilities Maintenance Director Bob Hook, and Chief Deputy Jared Akins.

Chairman Nevil stated the first item of business was the approval of the Zoning Agenda. Commissioner Mosley offered a motion to approve the Zoning Agenda as presented. Commissioner Simmons seconded the motion and it carried unanimously with 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 Chris McKendree, owner of Paradigm Solar Energy Company, wanted to make a brief statement prior to the discussion of the first zoning item. Chairman Nevil called on Mr. McKendree to begin his discussion. Mr. McKendree briefly discussed the factors that contribute to the placement of a solar electric generation facility.

Mr. Newman stated the first item on the agenda was an application submitted by Joe Herrington to rezone a 5.9-acre tract from AG-5 to R-40 and divide it into 4 lots. The property is located at 385 Lane Road, parcel number 132C000012 000. There was no one signed up to speak on the request (See Exhibit #2016-130). Mr. Herrington stated he had been working on the structures as finances were available and would like the structures to be available for family use.

He stated he was in support of the conditions. Without further discussion, Commissioner Thompson offered a motion to approve the request to rezone the 5.9-acre tract from AG-5 to R-40 with conditions (See Exhibit #2016-131). Commissioner Simmons seconded the motion and it carried unanimously with 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 Dale Vickery for a conditional use to allow a solar electric power generation facility. The property is located on Rocky Ford Road, parcel numbers 039/49B/000 and 039/47/000. Linda Tillinger acted as agent. There were five people signed up to speak (See Exhibit #2016-132). Mr. Vickery stated his land does not adjoin anyone else's land and asked for a modification of the zoning conditions (See Exhibit #2016-133). Glenn Womack expressed his support for the request and stated he believes it will be positive for Bulloch County. Chris McKendree, Patricia McKendree, and Linda Tillinger declined to comment but expressed support for the request. Without further discussion, Commissioner Simmons offered a motion to approve the conditional use to allow a solar electric power generation facility with conditions (See Exhibit #2016-134). Commissioner Mosley seconded the motion and it carried unanimously with 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 John and Edna Strickland for a conditional use to allow a solar electric power generation facility. The property is located on Strickland Road, parcel numbers 155/14A/000 and 155/17/000. There were three people signed up to speak on the request (See Exhibit #2016-135). Linda Tillinger acted as agent. John Strickland asked for a modification of the zoning conditions (See Exhibit #2016-136). After some discussion, Commissioner Ethridge offered a motion to approve the conditional use to allow a solar electric generation facility with conditions (See Exhibit #2016-137). Commissioner Thompson seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman stated the fourth item on the agenda was an application submitted by Annette Parrish for a conditional use to allow a solar electric power generation facility. The property is located on Jim Futch Road, Lawrence Church Road, and Mason Road, parcel

numbers 155/19/000 and 155/19/005. There were three people signed up to speak on the request (See Exhibit #2016-138). Ivan Goodrich stated the family believes the request for a conditional use is a viable solution to help the land remain within the family and be able to pass it down to the next generations. He stated his mother is requesting a modification of the zoning conditions (See Exhibit #2016-139). Chris McKendree and Patricia McKendree declined to comment but expressed support for the request. After some discussion, Commissioner Thompson offered a motion to approve a conditional use to allow a solar electric power generation facility with conditions (See Exhibit #2016-140). Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman stated the fifth item on the agenda was an application submitted by Terrell Parrish for a conditional use to allow a solar electric power generation facility. The property is located on Lawrence Church Road, Parrish Circle, and Tobacco Road, parcel numbers 155/19/006 and 155/19/007. There were three people signed up to speak on the request (See Exhibit #2016-141). Linda Tillinger acted as agent. Ivan Goodrich stated his uncle has requested modifications of the zoning conditions (See Exhibit #2016-142). Without further discussion, Commissioner Rushing offered a motion to approve a conditional use to allow a solar electric generation facility with conditions (See Exhibit #2016-143). Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman stated the sixth item on the agenda was an application submitted by Connie Mathis for a conditional use to allow a solar electric power generation facility. The property is located on Highway 80 West and Williams Road, parcel numbers 57/8A/004, 57/8A/005 and 57/40/000. There were four people signed up to speak on the request (See Exhibit #2016-144). Linda Tillinger acted as agent. Connie Mathis asked for modifications to the zoning conditions (See Exhibit #2016-145). Patricia Hutcheson presented a letter of opposition to the request citing concerns for the detriment it will cause to property values, residents in the area, and loss of historical preservation of the area (See Exhibit #2016-146). Rahn Hutcheson expressed his opposition to the request by echoing similar sentiments. Chris McKendree stated his company will employ 20-25 full-time employees and offer a median income of \$26,000 per year. He stated

an estimated \$600,000 will be coming into the community through the approval of these requests. Patricia McKendree declined to comment but expressed her support for the request. After some discussion, Commissioner Rushing offered a motion to approve a conditional use to allow a solar electric generation facility with conditions (See Exhibit #2016-147). Commissioner Thompson seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman stated the seventh item on the agenda was an application submitted by Ben Grayson Ellis for a conditional use to allow a solar electric generation facility. The property is located on Highway 80 West and Middleground Road, parcel number 57/8A/003 and 57/8/000. There were four people signed up to speak on the request (See Exhibit #2016-148). Linda Tillinger acted as agent. Glenn Womack expressed his support of the request and believes that it will be good for the County. Jeanne Anne Marsh requested on behalf of her family that the required buffer along their property line be greater than 50 feet. Chris and Patricia McKendree declined to comment but expressed support of the request. After some discussion, Commissioner Ethridge offered a motion to approve a conditional use to allow a solar electric generation facility with conditions (See Exhibit #2016-149). Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chris and Patricia McKendree provided a brief summary of their company's background and vision. Chairman Nevil thanked everyone for their comments and input.

Chairman Nevil stated the next item on the agenda was a Public Hearing regarding the financing of a water park. Chairman Nevil called on Mr. Couch to initiate discussion on the matter. Mr. Couch provided the following summary. The proposed addition to Splash in the 'Boro will be financed through a lease-purchase agreement pursuant to Section 36-60-13 of the OCGA. Certificates of Participation in the lease-purchase agreement will be sold to investors through a public offering, which will allow the County to obtain the lowest possible interest rate. OCGA Section 36-60-13 requires a public hearing to be held upon at least two weeks' notice prior to the execution of a lease-purchase agreement involving real property. A "Notice of Public Hearing" was published in the Statesboro Herald on August 17, 2016. The cost of the new

addition to Splash in the 'Boro is estimated to be approximately \$5,685,000 and the new financing will also pay off the balance of the financing for the previous addition in the approximate amount of \$1,777,000. Without further discussion, Chairman Nevil called for a motion to open the public hearing for questions and/or comments regarding the financing of a water park. Commissioner Mosley offered a motion to open the public hearing for questions and/or comments regarding the financing of a water park. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil asked for public comments and/or questions from the audience at large. Hearing none, he called for a motion to close the public hearing regarding the financing of a water park. Commissioner Simmons offered a motion to close the public hearing. Commissioner Ethridge seconded the motion and it carried unanimously with 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 called for a motion to approve the General Agenda as presented. Commissioner Simmons offered a motion to approve the General Agenda as presented. Commissioner Ethridge seconded the motion and it carried unanimously with 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. Hearing none, he stated the next order of business was to approve the Consent Agenda as follows: (1) approve the minutes of the Regular Meeting held on August 16, 2016, and approve the minutes of the Special Called Meetings held on August 16, 2016 and August 23, 2016; (2) approve a hangar lease at the airport with DLS Properties, LLC, Justin Barnes, and Dr. Dave Samuels (See Exhibit #2016-150); (3) approve a professional service agreement with Lyon & Associates to design specifications for the Courthouse roof repair due to hail damage (See Exhibit #2016-151); (4) approve a bid for ten 30-yard roll off containers submitted by Lewis Steel Manufacturing Company in the amount of \$41,950 (See Exhibit #2016-152); (5) to reject

all bids for Pretoria-Rushing-Burkhalter and Burkhalter-Langston Chapel Roads roundabout intersections and authorize re-solicitation (See Exhibit #2016-153).

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 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 a change order in the amount of \$123,967.35 to add 1.04 miles of Pulaski Road to the existing resurfacing contract with R.B. Baker Construction to ensure at least a 30% County match for the 2016 GDOT LMIG funds. He called on Mr. Couch to initiate discussion on the matter. Mr. Couch stated the 2016 LMIG has granted the County \$1,057,501.08 for resurfacing projects and the County must match the funds by 30% making this addition necessary. He stated the County's purchasing policy states the Board must approve any change order over 5% of the original contract price. The change order is approximately 11% over the original contract price of \$1,177,400 and the final contract price after the change order will be \$1,301,367.35.

Without further discussion, Commissioner Mosley offered a motion to approve the change order in the amount of \$123,967.35 to add 1.04 miles of Pulaski Road to the existing resurfacing contract with R.B. Baker Construction (See Exhibit #2016-154). Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil stated the second item under New Business was for discussion and/or action to approve a professional service agreement with Maxwell-Reddick & Associates to provide civil engineering design services and consulting for US 301 roadway improvements. He called on Mr. Couch to initiate discussion on the matter. Mr. Couch stated the County was recently award a grant in the amount of \$1,502,000 from the State Road and Tollway Authority-Georgia Transportation Infrastructure Bank for improvements at US 301 south of I-16. He stated he is recommending Maxwell-Reddick for a sole source contract given they have already done preliminary engineering on this project and by entering into a professional services agreement, it would allow them to finalize engineering and transportation plans and administer the contract for construction-related services. Mr. Couch stated that if approved, Maxwell Reddick can then

begin the bid solicitation process in the next couple of weeks. Without further discussion, Commissioner Thompson offered a motion to approve a professional services agreement with Maxwell-Reddick & Associates to provide civil engineering design services and consulting for US 301 roadway improvements (See Exhibit #2016-155). Commissioner Ethridge seconded the motion and it carried unanimously with 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, the employees for all they do and thanked everyone for their comments and input. They thanked the public safety and public works departments for their preparation and efforts during Storm Hermine. Commissioner Thompson asked County Engineer Kirk Tatum to look into the process to increase the speed limit from the Jenkins County line. Mr. Couch also expressed his appreciation and gratitude to the public works and public safety departments during Storm Hermine.

Hearing no other comments from the commissioners 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. He 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 Ethridge offered a motion to adjourn and enter into Executive Session to discuss and deliberate on Personnel Matters (See Exhibit #2016-156). Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all 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 Rushing seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing,

Commissioner Ethridge, Commissioner Simmons, and Commissioner Mosley all voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: _____
Olympia Gaines, Clerk