

February 2, 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, Statesboro Parks and Recreation Director Mike Rollins, Purchasing Manager Faye Bragg, and Chief Deputy Jared Akins.

Chairman Nevil stated the first item of business was the approval of the Zoning Agenda. Commissioner Simmons offered a motion to approve the Zoning Agenda as presented. 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 called on Zoning Administrator Randy Newman to present the first item of business. Mr. Newman stated Mrs. 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 consists of 5 acres and is located at 3599 Highway 119, parcel number 196 000079 000. This item was tabled at the January 5, 2016 meeting. There was no one signed up to speak on the request (See Exhibit #2016-005). Mr. Newman stated that Mr. John Dotson surveyed the property and reported that 0.85 acres had been disturbed. Mr. and Mrs. Hendrix stated they would like to use Pleasant Hill Church Road for their business to enter and exit due to safety reasons. Mr. Newman stated that one of the conditions recommended by staff and the Planning & Zoning Commission is that Pleasant Hill Church Road will not be used for business purposes. Mr. Butler stated that Pleasant Hill Church Road is hard to maintain due the sandy

conditions and limited ditches. Mr. and Mrs. Hendrix stated that they have installed a berm buffer as stipulated in the conditions. After some discussion, Commissioner Ethridge offered a motion to approve the conditional use request with conditions to allow a plumbing business to be located on the property under the definition of a cottage industry (See Exhibit #2016-006). 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

Mr. Newman presented item #2 which was an application submitted by Mary Foreman and Mike Henderson for a conditional use to allow 3 ISO Intermodal Steel Containers to be placed on 3.7 acres of a 17.2-acre parcel currently zoned HC. The property is located on Cypress Lake Road, parcel number 074B000019 000. Mr. John Dotson acted as agent. There was no one signed up to speak on the request (See Exhibit #2016-007). Mr. Henderson stated that he placed the containers in the R-25 zoned area due to concerns with theft and had planned to clean the area up and then place a fence around it. He stated he would like to move the containers to the back part of the HC property about 25-30 feet away from the house. Mr. Henderson stated he used the containers to store furniture for his rental properties and tires.

Mr. Dotson stated after his review of the zoning ordinance definition of steel containers, Mr. Henderson would like to have condition #1 modified to concrete pillars instead of a concrete pad to be placed 1 foot off the ground. Mr. Henderson stated that he has completed maintenance updates to the property and has not disturbed the land. After some discussion, Commissioner Thompson offered a motion to table the application until the regularly scheduled meeting on March 1, 2106. 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 presented item #3 which was an application submitted by Jason Lanier to rezone a 5.06-acre tract from AG-5 to HC to operate a landscaping and nursery business. The property is located on Highway 80 East, parcel number 123 000029E000. There was no one signed up to speak on the request (See Exhibit #2016-008). Mr. Newman stated Mr. Lanier is renovating the building and has already removed a majority of old vehicles from the property. Without further discussion, Commissioner Thompson offered a motion to approve rezone of the 5.06-acre tract from AG-5 to HC. 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 asked for changes or modifications to the General Agenda. Hearing no amendments or modifications, Commissioner Simmons offered a motion to approve the General Agenda as presented. 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. Hearing none, he stated the next item on the agenda was to approve the Consent Agenda as follows: (1) to approve the minutes of the Regular Meeting held on January 19, 2016; (2) to approve the purchase of pool paint, paint thinner, epoxy filler, and glass beads for resurfacing of the pools at Splash in the Boro from TENEMEC Company Inc. in the amount of \$11,902.50 (See Exhibit #2016-009); (3) to approve renewal of the 2015 Fireworks bid with J&M Displays for the 4th of July Firecracker Festival in the amount of \$14,895 to be held on July 4, 2016 and the Swing into Spring Event in the amount of \$6,975 to be held in March 2017 (See Exhibit #2016-010). Commissioner Mosley 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 a contract with Midwest Maintenance to perform the Courthouse Waterproofing Project in the amount of \$185,000. Mr. Couch stated that the budget to waterproof the exterior of the courthouse was estimated at \$120,000 based on recommendations from Lyon and Associates. This amount was authorized in the FY16 GAB and \$12,500 of those funds have been utilized, leaving a balance of \$107,500 for this project. Lyon and Associates recommended that mortar repointing be added to the exterior wall maintenance project, which appears to have affected the cost of the project even though Mr. Lyon initially stated that it should not increase the cost.

Mr. Couch stated that Midwest Maintenance submitted the lowest bid of \$185,000 for the courthouse waterproofing project, and that while this bid was over the project budget, the only

other bid received was from Watertight Systems, Inc. in the amount of \$462,798. Mr. Couch recommended approving the low bid from Midwest Maintenance, and stated that the Board may have to reassign some contingency funds to cover the cost of the project. He noted that \$93,600 is currently available in the SPLOST 2013 Community Facilities funds. Without further discussion, Commissioner Thompson offered a motion to authorize a contract with Midwest Maintenance to perform the Courthouse Waterproofing Project in the amount of \$185,000. 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 next item under New Business was for Discussion and/or Action to authorize a Groundwater Permit Application. Mr. Benjy Thompson, Executive Director of the Development Authority of Bulloch County, stated that Mr. Dan Bradley has attempted in previous years to market a 2,500 acre tract on SR 67 South of I-16 for industrial purposes and one of the challenges is utilities. Mr. Bradley is asking the County to assist in securing water without any financial obligation from the County at this point. He is proposing that the County sign as the applicant for the withdrawal permit. Mr. Couch stated the location provides for a marketable site for tax revenue generation and marketing of property.

Mr. Couch stated the location positives include: state route and interstate access, proximity to I-95 and the port, and relative distance to Bryan County. Mr. Couch stated the landowner is willing to deed the well site to the County for the purposes of building a well that would be mutually beneficial on the site. After some discussion, Commissioner Ethridge offered a motion to authorize the Groundwater Permit 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 and for their hard work. Commissioner Ethridge stated the Rotary Club was celebrating Love this month and asked everyone to share the love. Mr. Couch stated that at the next meeting there will be a Roads Workshop, discussions on mid-year budget, and the animal shelter. He also reminded the Board and staff of the scheduled meetings for District Day with state representatives. Mr. Couch asked

the Board to provide more input on the Building Plaque. Mrs. Gaines reminded the Board and Staff of the registration for the 2016 Community Leadership Conference. Chairman Nevil informed the commissioners of a Ribbon Cutting Ceremony for Edward Jones Investments at 11:30 am on February 3, 2016.

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 Rushing seconded the motion and it carried unanimously with Commissioner Ethridge, Commissioner Thompson, Commissioner Simmons, Commissioner Gibson, and Commissioner Mosley all voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: _____
Olympia Gaines, Clerk