



**BULLOCH COUNTY
BOARD OF COMMISSIONERS**

MINUTES • AUGUST 1, 2017

Regular Meeting

North Main Annex Community Room

5:30 PM

115 North Main St, Statesboro, GA 30458

I. CALL TO ORDER, WELCOME MEDIA AND VISITORS

Chairman Thompson welcomed guests and called the meeting to order.

II. INVOCATION AND PLEDGE

Commissioner Simmons gave the invocation and Pledge of Allegiance.

III. ROLL CALL

Mrs. Olympia Gaines, clerk of the Board performed the roll call for the commissioners and staff.

Attendee Name	Title	Status	Arrived
Ray Mosely	Vice-Chairman	Present	
Robert Rushing	Commissioner	Absent	
Anthony Simmons	Commissioner	Present	
Curt Deal	Commissioner	Absent	
Roy Thompson	Chairman	Present	
Walter Gibson	Commissioner	Present	
Jappy Stringer	Commissioner	Present	

The following staff were present: County Manager Tom Couch, Assistant County Manager Andy Welch, Chief Financial Officer Whitney Richland, County Attorney Jeff Akins, Management Analyst Cindy Steinmann, Zoning Administrator Randy Newman, Purchasing Manager Faye Bragg, Solid Waste Director Fred White, County Engineer Kirk Tatum, Transportation Director Dink Butler, Human Resource Director Cindy Mallett, Road Superintendent Marshall Thigpen, Statesboro-Bulloch Airport Manager Kathy Boykin, and Captain Howard Nesmith.

IV. APPROVAL OF ZONING AGENDA

Chairman Thompson asked for a motion to approve the Zoning Agenda as presented.

1. A motion was made to approve the Zoning Agenda as presented.

RESULT:	Approved [Unanimous]
MOVER:	Walter Gibson, Commissioner
SECONDER:	Jappy Stringer, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

2. 1069 :Application was submitted by Eric Novelli for a conditional use to allow for the use of one ISO container on the property.

Mr. Newman stated Eric Novelli submitted an application for a conditional use to allow for the use of one ISO container on the property. The property is located on Highway 301 South, parcel number 050 000026 005. There was no one signed up to speak on the request (See Exhibit #2017-104). Mr. Newman stated the property has been used for several years as a staging area by several companies. He stated there is currently one ISO container and two semi-truck containers on the property.

Without further discussion, a motion was made to approve the conditional use to allow for the use of one ISO container on the property.

RESULT:	Approved [Unanimous]
MOVER:	Jappy Stringer, Commissioner
SECONDER:	Anthony Simmons, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

3. 1070 : Application submitted by 9521 South, LLC for a conditional use to allow one ISO container on the property.

Mr. Newman stated 9521South, LLC submitted an application for a conditional use to allow for the use of one ISO container on the property. The property is located on Highway 301 South, parcel number 062A000004 000. Chris Merrill acted as agent. There was no one signed up to speak on the request (See Exhibit #2017-105). Mr. Newman stated the department received a complaint that the ISO container was in an unpermitted zoned area. He stated Mr. Merrill is using the ISO container on the property to store material.

Without further discussion, a motion was made to approve a conditional use to allow for the use of one ISO container on the property.

RESULT:	Approved [Unanimous]
MOVER:	Walter Gibson, Commissioner
SECONDER:	Ray Mosely, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

4. 1071 : Application submitted by Ronnie Finch for a conditional use to allow an automobile sales business under the definition of a cottage industry.

Mr. Newman stated Ronnie Finch submitted an application for a conditional use to allow an automobile sales business under the definition of a cottage industry. The property is located at 4919 Rocky Ford Road, parcel number 039 000044A000. There was no one signed up to speak on the request (See Exhibit # 2017-106). Clint Finch acted as agent. Mr. Newman stated as an oversight, Mr. Finch would have to apply for a variance in order to be able to display his automobiles as merchandise under a cottage industry. He stated the Planning and Zoning Commission will vote on the variance at the August 10, 2017 meeting.

Without further discussion, a motion was made to approve a conditional use to allow an automobile sales business under the definition of a cottage industry.

RESULT:	Approved [Unanimous]
MOVER:	Walter Gibson, Commissioner
SECONDER:	Jappy Stringer, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

- 5. 1072 : Application submitted by Forest Heights Country Club to rezone 37 acres from R-40 to R-25 to allow a residential subdivision to be developed utilizing a minimum lot size of 25,000 square feet.

Mr. Newman stated Forest Heights Country Club subitted an application to rezone 37 acres from R-40 to R-25 to allow a residential subdivision to be developed utilizing a minimum lot size of 25,000 square feet. The property is located on Country Club Road, parcel number MS20000103 000. There was no one signed up to speak on the request (See Exhibit #201-107). Joey Maxwell of Maxwell-Reddick and Associates acted as agent. Mr. Maxwell stated the Country Club is seeking to dvelop the 37 acres into r-25 lots similar to Irongate Subdivision. He stated they have a younger population at the Country Club, who would prefer smaller residential lots.

Mr. Maxwell stated they are in support of the recommend conditions and will be incorporating restrictive covenants as well. Commissioner Gibson asked if the development would fall under the power line. Mr. Maxwell stated that will have to go through a permitting process with Georgia Power.

A motion was made to approve the rezone of the subject property from R-40 to R-25 with conditions (See Exhibit #2017-108).

RESULT:	Approved with Conditions [Unanimous]
MOVER:	Walter Gibson, Commissioner
SECONDER:	Jappy Stringer, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

- 6. 1074 : Application submitted by Robert Emerson to rezone approximately 11 acres from HC to AG-5 to allow for a manufactured home and ISO containers.

Mr. Newman stated Robert Emerson submitted an application to rezone approximately 11 acres from HC to AG-5 to allow for a manufactured home and ISO containers. The property is located on 21780 Highway 46, parcel number 154 000020 001. There was no one signed up to speak on the request (See Exhibit #2017-109). Mr. Newman stated the property owner was not aware the property was zoned HC. He stated in order to comply with the zoning standards, he recommended Mr. Emerson apply for a rezone to AG-5 to have ISO containers and the manufactured home.

A motion was made to approve the rezone of the subject property from HC to AG-5.

RESULT:	Approved [Unanimous]
MOVER:	Ray Mosely, Commissioner
SECONDER:	Anthony Simmons, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

V. APPROVAL OF GENERAL AGENDA

Chairman Thompson asked for changes or modifications to the General Agenda. Hearing none, he called for a motion to approve the General Agenda as presented.

1. A motion was made to approve the General Agenda as presented.

RESULT:	Approved [Unanimous]
MOVER:	Anthony Simmons, Commissioner
SECONDER:	Ray Mosely, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

VI. PUBLIC COMMENTS

Jim Thibodeau asked that the County consider Core Credit Union as part of the County's vendor fairs for employees as well as County financial interests.

Brian Liberatore expressed his concerns with the poor condition of J.A. Hart Road. He stated that he and other residents have started a Facebook networking page (disgruntled bulloch residents united) to share information concerning roads. He stated the goal was to share experiences and promote changes concerning dirt road repair and maintenance. Mr. Liberatore asked the Board to go and view their page to see some of the photos and comments placed by residents of the community who live on dirt roads. He thanked Transportation Director Dink Butler and staff for the recent road repair efforts. Mr. Liberatore stated that despite the current results, he believes there are still issues surrounding dirt roads. He asked that the County come up with more economical solutions to help with the roads instead of throwing money away when weather is a factor. He asked for an update on the partial releases from County Attorney Jeff Akins. Mr. Akins informed him that he still has not received the partial release from his lender.

Chairman Thompson thanked Mr. Liberatore for his comments and suggestions. He stated that are several vacancies with the Roads Department that are affecting productivity; however the County is doing the best that it can with the resources available. He thanked Mr. Liberatore for his comments. Commissioner Stringer, Commissioner Mosley, and Commissioner Simmons echoed similar sentiments and stated the County is looking for ways to improve.

Mr. Couch stated there are a lot of variables with dirt road maintenance, but the County is actively talking about ideas and techniques. He asked Mr. Liberatore for patience in addressing the issues surrounding dirt road repair and maintenance. Mr. Couch stated the County will try to provide more education concerning dirt roads and maintenance.

VII. CONSENT AGENDA

A motion was made to approve the Consent Agenda as presented.

RESULT:	Approved [Unanimous]
MOVER:	Anthony Simmons, Commissioner
SECONDER:	Ray Mosely, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

1. Minutes Approval: Tuesday July 18th, 2017 08:30 AM
2. 1068 : Approve Amendment No.1 to the flexible benefits plan (See Exhibit # 2017-110).
3. 1073 : Approve a Tower Lease Agreement between the Bulloch County Board of Commissioners and Verizon Wireless of the East LP (See Exhibit #2017-111).

4. 1075 : Approve an Intergovernmental Agreement between Bulloch County, Georgia; the Bulloch County Board of Elections and Registrations; and the Bulloch County School District (See Exhibit #2017-112).
5. 1076 : Approve a Termination of Contract between Bulloch County and Denise Wilson Burnsed (See Exhibit #2017-113).
6. 1077 : Approve a Lease Agreement between the Bulloch County Board of Commissioners and Pineland BHDD for property located a 11 North College Street (See Exhibit #2017-114).
7. 1078 : Approve an indigent defense services agreement between the Circuit Public Defender Office of the Ogeechee Judicial Circuit and Bulloch County (See Exhibit #2017-115).
8. 1079 : Approve sole source emergency purchase order with L& T Inc. for the failing fuel pump system for public works in the amount of \$26,783.00 (See Exhibit #2017-116).
9. 1080 : Approve a contract with C Merrill Construction in the amount of \$99,847.80 to construct fuel truck containment/parking pad/shelter at the Statesboro-Bulloch County Airport (See Exhibit #2017-117).
10. 1081 : Approve a contract with Peek Pavement in the amount of \$40,087.00 to remark Runway 14/32 at the Statesboro-Bulloch County Airport (See Exhibit #2017-118).
11. 1082 : Approve a Benefit Management Services Agreement by and between Bulloch County Board of Commissioners and Covenant Administrators, Inc. (See Exhibit #2017-119).
12. 1083 : Approve a Service Agreement by and between Hines & Associates, Inc. and Bulloch County Board of Commissioners (See Exhibit #2017-120).
13. 1084 : Approve the reappointment of Donna Martin and Nelda Bishop to the Library Board of Trustees for terms beginning July 1, 2017 and ending June 30, 2020.
14. 1085 : Approve a Special Event Permit for the Statesboro-Bulloch Chamber of Commerce to host a non-profit event at Ogeechee Technical College on October 20, 2017 (See Exhibit #2017-121).

VIII. COMMISSION AND STAFF COMMENTS

Chairman Thompson called for general comments from the commissioners and staff. The commissioners thanked Mr. Liberatore for his comments and suggestions, and thanked everyone for their attendance at the meeting. Chairman Thompson showed photos of the ongoing issues with Solid Waste and illegal trash dumping and asked the citizens to help in identifying those individuals. Commissioner Gibson suggested the County begin working with the worst roads first to resolve some of the issues with dirt roads.

IX. EXECUTIVE SESSION (PERSONNEL)

Chairman Thompson 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 and deliberate on a personnel matter. Chairman Thompson 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 a personnel matter.

1. A motion was made to enter into Executive Session for the purposes of discussing and deliberating on a personnel matter pursuant to O.C.G.A. § 50-14-3 (b) (2).

The following commissioners were present: Chairman Roy Thompson, Commissioner Walter Gibson, Commissioner Jappy Stringer, Commissioner Ray Mosley, and Commissioner Anthony Simmons.

RESULT:	Approved [Unanimous]
MOVER:	Ray Mosely, Commissioner
SECONDER:	Anthony Simmons, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

X. ADJOURN

Hearing no further comments from the commissioners or staff, Chairman Thompson called for a motion to adjourn.

1. A motion was made to adjourn the meeting.

RESULT:	Approved [Unanimous]
MOVER:	Jappy Stringer, Commissioner
SECONDER:	Ray Mosely, Commissioner
AYES:	Ray Mosely, Anthony Simmons, Walter Gibson, Jappy Stringer
ABSENT:	Robert Rushing, Curt Deal

Chairman

Attest: _____
Olympia Gaines, Clerk