

Bryan County Board of Commissioners – August 8, 2017

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, August 8, 2017 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Rick Gardner, Commissioner Wade Price, Commissioner Brad Brookshire, Commissioner Noah Covington and Commissioner Steve Myers. Also present: County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Gardner. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the **agenda**. A motion was made Steve Myers and seconded by Brad Brookshire to approve the agenda as printed. Motion carried unanimously.

A discussion was held on the **minutes** of the July 11, 2017 regular meeting, July 19, 2017 Special Called Meeting and July 26, 2017 Special Called Meeting. A motion was made by Noah Covington and seconded by Steve Myers to approve the minutes of the July 11, 2017, July 19, 2017 and July 26, 2017 meetings as printed. Motion carried unanimously.

A motion was made by Brad Brookshire and seconded by Steve Myers to adjourn the regular meeting to hold a **planning & zoning public hearing** for Harold B. Yellin and Simcoe at Belfast, LLC rezoning request. Mr. Yellin and John Mowry were present to speak in favor of this request. A number of citizens spoke against this rezoning request.

A motion was made by Brad Brookshire and seconded by Steve Myers to adjourn the public hearing. Motion carried unanimously. A motion was made by Steve Myers and seconded by Rick Gardner to go back into regular session. Motion carried unanimously.

Eric Greenway, Planning Director, met with the board to discuss several issues.

Harold B. Yellin & Simcoe at Belfast, LLC Rezoning – This is a proposed rezoning of 15.65 acres of land from A-5 to R-3 for the purpose of reclaiming an existing mine site to facilitate the placement of townhomes. The property is located on Belfast River Road. The subject property contains the Future Land Use Plan (the Plan) recommendation of Suburban Developing Area which calls for appropriate single family residential. However, staff finds the proposal inconsistent with the objectives of the Plan and incompatible with the development currently underway in the immediate vicinity. The type of development proposed is likely to, due the lack of advanced comprehensive and quality land planning for this site, detract from the marketability of the existing and previously entitled residential neighborhoods. The staff recommends denial. The request is inconsistent with the objectives of the Plan and incompatible with the development currently underway in the immediate vicinity. The type of development proposed is likely to, due the lack of advanced comprehensive and quality land planning for this site, detract from the marketability of the existing and previously entitled residential neighborhoods. The Planning Commission concurs with the staff. A motion was made by Steve Myers and seconded by Noah Covington to deny the rezoning request of Harold B. Yellin & Simcoe at Belfast, LLC from A-5 to R-3. Motion carried unanimously.

Dunham Marsh Phase 4 and 7 – Dunham Marsh Partners, LLC Plat Approval – This property is located at Dunham Marsh Trail and is 20.68 acres. The zoning is PUD and the number of lots is 65. Water

and sewer will be provided by Bryan County. Phase 4 is 40 lots located on 12.68 acres and Phase 7 is 25 lots located on 8 acres. This plat approval is part of the original master plan. The Planning Director is recommending approval with conditions that drainage and water/sewer issues are resolved. A motion was made by Noah Covington and seconded by Rick Gardner to table this request until we get the traffic study and other comments that Planning and Zoning may have and other pertinent information to have a complete package prior to approval. Motion was rescinded. A motion was made by Steve Myers and seconded by Wade Price to conditionally approve the Plat for Dunham Marsh Phase 4 and 7 with the conditions recommended by the Planning Director and Engineer. Motion carried unanimously.

Magnolia Hill – Turtle Landing, LLC Plat Approval – This property is located at Belfast River Road and is 78 acres. The zoning is PUD and the number of proposed lots is 90 plus an amenity area and common space. Water and sewer will be provided by Bryan County. The Planning Director is recommending approval with conditions that a traffic study be performed and drainage and water/sewer issues are resolved. A motion was made by Steve Myers and seconded by Wade Price to conditionally approve the Plat for Magnolia Hill with the conditions recommended by the Planning Director and Engineer. Motion carried unanimously.

Watergrass – Tim Casey Plat Approval – This property is located at Belfast River Road past Dunham Marsh and is 140 acres. The zoning is PUD and the number of proposed lots is 139 lots plus a recreation area. Water and sewer will be provided by Bryan County. The Planning Director is recommending approval with conditions that a traffic study be performed and drainage and water/sewer issues be resolved. A motion was made by Brad Brookshire and seconded by Wade Price to approve the Plat for Watergrass. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Noah Covington and seconded by Brad Brookshire to approve the consent agenda. Motion carried unanimously.

The following items were listed on the consent agenda:

1. Approval of Tax Appeals

*TAVT (Motor Vehicle) Appeal Refunds - \$1,019.13

Randy Dixon with Republic Waste Services met with the board to give a report on operations for the curbside pickup and recyclables for Bryan County. Currently, Republic Waste is picking up 8,753 homes each week, combined with the recycling pick up every other week, they are making approximately 15,000 drive bys each week in Bryan County. This is 3.4% growth over last year.

Ben Taylor, County Administrator, met with the board with several issues.

***Administrator's Monthly Report** for August 2017 included:

-**General Fund Analysis** – Richard Deal & Kay Proctor discussed the fund balances/cash position of Bryan County. We are in a very strong financial position at this time.

-**Growth** – The first component in planning for growth is the comprehensive plan update; the second component is the capital improvement plan; the third component is the development code assessment and rewrite; and the final component is funding. There will be ample opportunities for public input throughout these processes.

***Bryan County Family & Children Services Board (DFCS) Appointments** – The Bryan County Family & Children Services Board (DFCS) currently has two (2) vacancies. The term of Donald Singleton has expired. Mr. Singleton has expressed his desire to be reappointed to this position. The term of Dr. Janet Butler has also expired. Dr. Butler (formerly with the Bryan County Board of Education) has retired. The Board of Education is recommending Dr. Denise Scott be appointed to the DFCS Board as the BOE Representative. This will be five (5) year appointments with a term of office to expire August 31, 2022. A motion was made Noah Covington and seconded by Steve Myers to approve the resolutions re-appointing Donald Singleton and appointing Dr. Denise Scott to the DFCS Board for a term to expire August 31, 2022. Motion carried unanimously.

***Adoption of the 2017 Millage Rate** – This year the tax digest has increased for the unincorporated areas of Bryan County and for the City of Richmond Hill, which has resulted in a net gain. This net gain has allowed the Commission the opportunity to accept the “roll back rate” for the unincorporated areas of the county and the cities. The five year history has been advertised. The recommendation is to adopt the 2017 millage rate of 9.016 for the unincorporated area of Bryan County, 7.99 for the City of Richmond Hill, and 9.016 for the City of Pembroke and 15.345 for the Board of Education. A motion was made by Steve Myers and seconded by Wade Price to adopt the millage rate as recommended. Motion carried unanimously.

***Northern Animal Shelter Bid Award Consideration** – As a part of the FY 2017 budget, the long standing Animal Shelter Project was included. This project includes a 1,150 heated square foot facility with the appropriate design to accommodate the animals in which we serve. This facility far exceeds our current facility in design, function, and current need. The project was originally budgeted at \$250,000 and designed around that budget. However, bids came back high on this project and after an attempt to value engineer the project the construction cost is \$344,348. The lowest bidder was Holland and Holland Construction Company. A motion was made by Noah Covington and seconded by Wade Price to award the bid to Holland and Holland and authorize the County Administrator to execute construction contract with Holland and Holland in the amount of \$344,348 and adopt the budget amendment to the FY 2017 SPLOST Budget. Motion carried unanimously.

***Utility Work Agreement with Coastal Electric Membership Corporation** – In conjunction with the widening of State Highway 144, Coastal Electric will have to relocate the utilities along the route as well. Currently, overhead poles carry the power lines along this state highway. GDOT will reimburse Coastal Electric for the relocation of lines as long as it is comparable to existing infrastructure. Coastal EMC wishes to run underground lines along 144 from the municipal limits of Richmond Hill to our existing roundabout. They ask that County pay half of the remaining costs after GDOT compensation in order to accomplish this goal. This cost to the County would be \$609,356. They have offered to finance this payment up to a period of 5 years. Chris Fettes with Coastal Electric Membership Corporation was present to comment and answer questions. A motion was made by Brad Brookshire to authorize Administrator Taylor to execute the utility work agreement with Coastal Electric Membership Corporation the appropriate payment plan reflected for \$609,000 to finance the cost share of this. Motion died for lack of a second. A motion was made by Steve Myers and seconded by Rick Gardner to table this topic for thirty (30) days. Motion carried unanimously.

***Resolution Authorizing the Submission of GEFA Applications** – A number of water and sewer capital projects have been reviewed and the next step in the implementation of these projects is

securing the financing mechanism. The Georgia Environmental Authority is the standard mechanism used by local governments when financing water and sewer infrastructure projects. Thomas and Hutton has prepared the applications for submittal and a resolution by the commission is required to authorize their submission. The next step in the process is the review of application by the GEFA Board. A rigorous review of the financial position of the system similar to that faced in a bond issuance will shortly follow. GEFA Board approval should be in November with final County Commission authorization coming shortly after in December. This is the initial step in the process and only the first step in approving these projects. A motion was made by Brad Brookshire and seconded by Rick Gardner to table this topic until we get information on the full financial analysis for this project. Voting for: Gardner & Brookshire. Voting against: Myers, Covington & Price. Motion did not carry. A motion was made by Noah Covington and seconded by Steve Myers to approve the resolution authorizing the submission of the GEFA applications. Voting for: Myers, Covington & Price. Voting against: Brookshire & Gardner. Motion carried. Note the vote was not against the project, but not having enough financial information to make this decision.

Marc Ray met with the board to make comments on growth.

A motion was made by Noah Covington and seconded by Steve Myers to go into **executive session** to discuss personnel issues. Motion carried unanimously. The board went into executive session at 9:03 p.m. A motion was made by Steve Myers and seconded by Brad Brookshire to go back into regular session. Motion carried unanimously. The board went back into regular session at 9:34 p.m.

A motion was made by Brad Brookshire and seconded by Steve Myers to **deny the appeal** of Phillip Arp. Motion carried unanimously.

A motion was made by Brad Brookshire and seconded by Steve Myers to **adjourn**. Motion carried unanimously. The meeting adjourned at 9:35 p.m.