

Bryan County Board of Commissioners – December 11, 2018

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, December 11, 2018 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Wade Price, Commissioner Rick Gardner, Commissioner Steve Myers,

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

A discussion was held on the **agenda**. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the agenda with the addition of an executive session to discuss personnel and litigation. Motion carried unanimously.

A discussion was held on the **minutes** of the November meetings. A motion was made by Noah Covington and seconded by Rick Gardner to approve the minutes of the November meetings as printed. Motion carried unanimously.

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

The following items were listed on the consent agenda:

1. Approval of Tax Refunds Due to Appeals

A motion was made by Rick Gardner and seconded by Brad Brookshire to close the regular meeting to hold Planning & Zoning Public Hearings. Motion carried unanimously.

***Case Z # 194-18 – Mark Gordon PUD Amendment** – Several citizens spoke on this item.

***Case Z # 199-18 – John Mowry Rezoning** – No one other than applicant's representatives spoke on this item.

***Case Z # 200-18 – Charles (Scott) Stafford Rezoning** – No one other than the applicant's representative spoke on this item.

***Bryan County IDO Amendments** – This is a first reading for a text amendment to the Bryan County Interim Development Ordinance. The request is proposed to amend Articles X, XI, XII, XIII, XV, XVI, XVIII, and XXV of the Subdivision Regulations, and Article III, Article V, Article X of the Zoning Regulations of the Bryan County Code of Ordinances to address minor changes to the Interim Development Ordinance adopted October 9, 2018. One citizen spoke on this topic.

***Bryan County Development Impact Fee Ordinance** – This is the first of the two required readings of a proposed ordinance to establish an impact fee program. The proposed draft ordinance is being reviewed by the Development Impact Fee Advisory Committee appointed by the Commission in November. The second of the two required readings of the ordinance will be held at the Commission meeting in January. One citizen spoke on this topic.

A motion was made by Noah Covington and seconded by Steve Myers to close the public hearing and go back into regular session.

Amanda Clement – Planning Manager, met with the board with Planning & Zoning issues.

***Case Z # 194-18 – Mark Gordon PUD Amendment** – Mark Gordon on behalf of James and Paula Massey, is requesting the PUD amendment of parcel PID # 061-050 in unincorporated Bryan County. The applicant is requesting the property be amended from its current PUD zoning to allow an RV campground. Staff is recommending denying the request to amend the PUD to allow an RV Campground. The Planning Commission is also recommending denial. A motion was made by Rick Gardner and seconded by Wade Price to table this topic until February so the staff can get more information from the applicant and work out some more details with the applicant. Voting for: Gardner, Price and Covington. Voting against: Myers and Brookshire. Motion carried.

***Case Z # 199-18 – John Mowry Rezoning** – John Mowry on behalf of Simcoe at Belfast, is requesting rezoning for a 15.65 acre parcel, PID # 056-047-01 and 056-048, off of Belfast River Road in unincorporated Bryan County, from an A-5 to an R-1 zone. Staff is recommending approval with condition that the existing lagoon, to include a 10 foot perimeter around the water's edge, be placed under the ownership and control of a Home Owners Association (HOA) for the operation and maintenance of the facilities, and that minimum lot area requirements for the individual residential lots be achieved utilizing the remaining upland area. The Planning Commission is recommending approval without conditions. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the rezoning request of John Mowry from A-5 to R-1 without conditions. Voting for: Myers, Brookshire & Price. Voting against Covington and Gardner. Motion carried.

***Case Z # 200-18 – Charles (Scott) Stafford Rezoning** – Raymond Pittman on behalf of Scott Stafford, is requesting rezoning for a 126 acre parcel, PID # 063 001, off of Oak Level Road in unincorporated Bryan County from an A-5 to an R-1 rezone. Staff is recommending approval subject to a DRI finding that the project is in the best interest of the region, recommended condition of approval that the developer comply with the recommendations of the Traffic Impact and Access Study for the installation of an Oak Level Road turning lane and second entrance to the subdivision. The Planning Commission recommends approve with conditions recommended by staff. A motion was made by Steve Myers and seconded by Wade Price to approve the rezoning request of Charles (Scott) Stafford from A-5 to R-1. Motion carried unanimously.

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

***December Administrator Report** –

-RoadBotics assessed all paved roadways (200 miles). The roads were classified into levels based on road conditions with individual data points being retained.

***Adoption of 9-1-1 Resolution** – House Bill 751 was passed during the 2018 legislative session which created the Georgia Emergency Communications Authority (GECA). This legislation implements a new centralized process by which all 9-1-1 fees are to be collected and remitted to local governments by the Department of Revenue. In September of this year, the County passed a resolution to impose these 9-1-1 fees on prepaid wireless services. We are now required to pass a resolution to impose these 9-1-1 charges on telephone services and wireless enhanced 9-1-1 charges on telephone services and wireless enhanced 9-1-1 charges other than prepaid wireless services. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the resolution updating and authorizing 9-1-1 charges on telephone services and wireless enhanced 9-1-1 charges other than prepaid wireless services. Motion carried unanimously.

***Harris Trail/Belfast River Road Roundabout Bid** – Bid openings were held on Thursday, November 1, 2018 on the Harris Trail/Belfast River Road Roundabout. Three (3) bids were received with Preferred Materials, Inc. in the amount of \$1,875,904.50. A motion was made by Steve Myers and seconded by Rick Gardner to approve awarding the bid to Preferred Materials, Inc. in the amount of \$1,875,904.50. Motion carried unanimously.

***Adoption of FY 2019 Bryan County Annual Budget** – The 2019 Annual Operating Budget was presented for approval. Public Hearings were held on November 28, 2018 and November 29, 2018 to receive public input on said budget. Total revenues in this budget are \$49,010,420 and the expenditures are \$48,281,120. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the 2019 Annual Operating Budget as presented. Motion carried unanimously.

***Development Authority of Bryan County Intergovernmental Agreement** – The first intergovernmental agreement was entered into and effective November 1, 2005, by and between the Development Authority of Bryan County and the Bryan County Board of Commissioners to provide for funding for seven successive years beginning January 1, 2007 through December 31, 2013 to the DABC. It also conveyed real property to the DABC. An amendment to the IGA was entered into in May of 2007 which reduced the amount paid to the DABC from GEFA loan payments for the water and sewer infrastructure. The Bryan County Board of Commissioners after that assumed responsibility for the water and sewer infrastructure. It also provided for land on which water and sewer infrastructure was located to be conveyed by quitclaim deed to the Bryan County Board of Commissioners. A second amendment to the IGA was entered into on May 8, 2013, which extended funding between Bryan County Board of Commissioners and DABC for an additional five years through December 31, 2018. An IGA entered into effective December 11, 2018 will replace the previous agreements and will provide funding of \$577,650 annually from Bryan County to the DABC through December 31, 2028. The funding will be provided in monthly installments. A motion was made by Noah Covington and seconded by Steve Myers to approve the Intergovernmental Agreement between the Development Authority of Bryan County and Bryan County Board of Commissioners. Voting for: Myers, Covington, Brookshire & Price. Voting against: Gardner. Motion carried.

***Appointment to Elections & Registrations Board** – At the present time, Jean Iaderosa, B J Clark and M A Nevin Patton, III serve on the Elections & Registrations board. The term for Jean Iaderosa and B J Clark will expire on December 31, 2018. Both have agreed to serve another term on this board. Staff recommends the reappointment of Jean Iaderosa and B J Clark to the Elections and Registrations Board with a term of January 1, 2019 until December 31, 2022. A motion was made by Noah Covington and seconded by Steve Myers to reappoint Jean Iaderosa and B J Clark to the Elections and Registrations board with a term of January 1, 2019 until December 31, 2022. Motion carried unanimously.

***Appointment to Savannah Harbor-Interstate 16 Corridor Joint Development Authority (JDA Board)** – At the present time, Carter Infinger and Derrick Smith serve on the JDA Board as representatives for Bryan County. The term for Derrick Smith will expire on December 31, 2018. The Development Authority of Bryan County is recommending the board appoint Anna Chafin to serve on the JDA Board with an appointment term of January 1, 2019 until December 31, 2022. A motion was made by Steve Myers and seconded by Brad Brookshire to appoint Anna Chafin to serve on the JDA Board with an appointment term of January 1, 2019 until December 31, 2022. Motion carried unanimously.

***2019 LMIG Application** – LMIG Funds are supplied by the Georgia Department of Transportation for paving projects annually. Bryan County’s annual allocation of 2019 is \$454,749.56. Applications are due by January of each year and a 30% match is required from the local government, which equates to \$136,424.87. LMIG has been used primarily for resurfacing projects in the past. The upcoming year’s recommended LMIG road resurfacing lists consists of *Homestead Drive*, which is approximately 2.5 miles with a total estimated cost of \$620,000; *Countryside Drive*, which is approximately 0.2 mile with a total estimated cost of \$100,000; *Queens Way*, which is approximately 0.5 mile with a total estimated cost of \$135,000; *Rathlin Road*, which is approximately 1.2 miles with an estimated cost of \$370,000; additionally, the 2018 Priority Road List is being revised to include *Ash Branch Road*, which is approximately 1.7 miles with an estimated cost of \$290,000; *Harveytown Road*, which is approximately 1.7 miles with an estimated cost of \$290,000; and *Hendrix Road*, which is approximately 0.6 mile with an estimated cost of \$200,000. A motion was made by Steve Myers and seconded by Noah Covington to approve the resolution authorizing submission of the 2019 LMIG Grant application. Motion carried unanimously.

***Guaranteed Energy Savings Contract Resolution** – ABM Building Solutions, LLC has completed their analysis of our facilities in regards to a guaranteed energy savings contract for the purpose of facility improvements. The self-funding portion of this project total almost \$6,900,000. It includes items for our many facilities such as: building automation, HVAC replacement & rejuvenation, LED lighting, insulation work, water conservation, and emergency power generation on the administration building & courthouse. The means the guaranteed energy savings fund almost \$7 million worth of facility improvements completely. The second and optional component of this project management services and the low interest rate of 3.59% fixed for a term of 15 years. Staff has identified the potential for the \$15,000,000 worth of projects to be included in total scope. This roughly includes one turf field installation with LED light replacement for Hendrix Park, two turf field installations with LED light installation for planned fields at Henderson Park, and replacement fields scheduled for these three before the end of their useful life. The project also includes an addition to Fire Station 9 which includes living quarters and two bays. The final component of these additions include aesthetic “touch ups” to our courthouse and senior citizens buildings. This additional work is optional. The resolution allows for the “locking in” of the 3.59% 15 year fixed interest rate or lower; and establishes a ceiling of \$15,000,000 for the contract amount. This ceiling still gives the County the chance to choose between the self-funding amount of \$6,900,000 and any other amount up to the established ceiling before the contract is executed in January. If the additional components of this project are included it will allow the county to forward fund and enhance some of our scheduled projects. Over the next few weeks, staff will examine the feasibility of this additional component in relation to the capital budget and report back with a recommendation on the final amount before contract execution. A motion was made by Steve Myers and seconded by Brad Brookshire to adopt the resolution with the intent to proceed with contract negotiations and finalization of a project interest rate with ABM Building Solutions, LLC. Voting for: Myers, Covington, Brookshire & Price. Voting against: Gardner. Motion carried.

Commissioner Gardner was presented with a plaque and thanked for his 12 years of service.

A motion was made by Brad Brookshire and seconded by Rick Gardner to go into executive session to discuss personnel and litigation. Motion carried unanimously. The board went into executive session at 7:50 p.m.

The meeting was declared adjourned at 8:06 p.m.