

Bryan County Board of Commissioners – April 12, 2016

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, April 12, 2016 in Richmond Hill. The following members were present: Chairman Jimmy Burnsed, Commissioner Rick Gardner, Commissioner Steve Myers, Commissioner Wade Price and Commissioner Noah Covington. Also present: County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday.

Chairman Burnsed called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Covington. **Matthew Martinson of Boy Scout Troup 527** led the group in the Pledge of Allegiance.

A discussion was held on the **agenda**. A motion was made by Steve Myers and seconded by Noah Covington to approve the agenda with one addition. Motion carried unanimously.

A discussion was held on the **minutes** of the March 8, 2016 regular meeting. A motion was made by Steve Myers and seconded by Wade Price to approve the minutes of the March 8, 2016 regular meeting as presented. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Steve Myers to **appoint Dallas Daniel** as the **4th District Commissioner** to fill the vacant seat of Carter Infinger until a successor is elected by Special Election. Motion carried unanimously.

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

The following items were listed on the consent agenda:

1. Approval of Tax Refunds

*Real Property in the amount of \$601.08 and Motor Vehicles in the amount of \$956.27

2. Approval of Surplus Property Declaration

*Thirteen vehicles ranging in condition from high mileage to inoperative

A discussion was held on a proclamation honoring **Mary Vetter's 100th Birthday**. A motion was made by Steve Myers and seconded by Rick Gardner to approve the proclamation honoring Mary Vetter's 100th Birthday. Motion carried unanimously.

"Copy Proclamation"

A discussion was held on a proclamation recognizing the month of April 2016 as **National Donate Life Month**. April is National Donate Life Month, an opportunity to honor all those who made the decision to give the gift of life, to focus attention on the extreme need for organ, eye and tissue donations and to encourage all residents to take action and sign up on Georgia's Donor Registry. Through public education and action such as proclaiming April as Donate Life Month in Bryan County can help save lives. A motion was made by Noah Covington and seconded by Steve Myers to approve the Proclamation recognizing April 2016 as National Donate Life Month in Bryan County. Motion carried unanimously.

A motion was made by Wade Price and seconded by Steve Myers to close the regular meeting to hold a **Planning & Zoning Public Hearing**. Motion carried unanimously.

1. **Case # 170-16 – John Meng** request for rezoning – No one was present to speak on this rezoning request.

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

Eric Greenway, Planning & Zoning Director, met with the board with Planning & Zoning Issues.

1. **Case # 170-16 – John Meng** requests to rezone 7.58 acres from an A-5 Zone to an AR 1.5 land use zone in order to subdivide the property and put in another home for a relative. The property is located at 447 George Edwards Road. It was suggested that he request an AR 1.5 because of the nearby lot with the same zoning. Parcel 32.01 was rezoned to an AR 1.5 on October 5, 2004. Parcel 31 rezoned to an AR 2.5 around the same time. There is also a large AR-1 zoning district within one mile and on the west side of Highway 119 and Wildwood Church Road which consists of smaller lots. A motion was made by Steve Myers and seconded by Noah Covington to approve the rezoning request of John Meng from A-5 zone to an AR 1.5 zone which would allow the lot to be subdivided for another home. Motion carried unanimously.

Jennifer Durham, Statesboro Regional Library, met with the board to discuss the recommendation of the Bryan County Library Board for the location of the future South Bryan County Library. The recommended site is located near the Bryan County Administrative Building. Ben Taylor reported that the majority of this property is in wetlands. We will continue to look for another site.

John Grotheer, Finance Director, met with the board to discuss budget amendments.

***2015 Budget Amendments** in the amount of \$222,867 for General Fund and \$380,252 for Special Funds – Even though actual expenditures were under budget in total, some departments exceeded their individual budgets, Therefore, the county is required to make year-end budget amendments to approve the additional expenditures. A motion was made by Noah Covington and seconded by Steve Myers to approve the 2015 Budget Amendments. Motion carried unanimously.

***2016 Budget Amendments** to account for the transfer of the County Section 5311 Transportation Operations to the Coastal Regional Commission – Effective November 1, 2015 the Coastal Regional Commission took over the County's operations of its Section 5311 Bus Transportation Services. Therefore, it is necessary to amend the 2016 Operating Budget to account for this change. The savings to the County is \$160,217. The Senior Citizens Department has absorbed some of the operating expenses of the former Transportation Department and has increased its operating expenses by \$286,672. A motion was made by Rick Gardner and seconded by Wade Price to approve the 2016 Budget Amendments. Motion carried unanimously.

***2016 Budget Amendment** to purchase a new computer server and related installation materials – The County is currently in need of a new computer server to host our new Edmunds & Associates Financial and Systems Software. The new server will be utilized as an "internal cloud data center" that will enable users to retrieve information from any location. In addition, the new server will

reduce maintenance time by allowing everything to be handled at one location. The cost for the entire package is approximately \$22,000. The budget for this project is still \$29,825 less than what was originally budgeted including the cost of the server. A motion was made by Steve Myers and seconded by Noah Covington to approve the 2016 Budget Amendment in the amount of \$22,000 for the purchase of a new server, funds for this purchase will come from items previously budgeted and not spent for this project. Motion carried unanimously.

Kirk Croasmun, County Engineer, met with the board to discuss a couple of projects.

***2016 LMIG Road Resurfacing Project Schedule** – March 24 was the first bid advertisement; April 26 we will receive bids for construction; May 10 award bid; July 31 projected completion.

***Coastal Access Plan for the Jerico River CRD Grant Application** – This application has been recommended for approval subject to review and approval by NOAA. Final determination anticipated by the end of July.

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

***Zoning Code Amendment – 25 Acre Lots** – Currently the Agricultural Zoning Districts allow the placement of one dwelling per lot regardless of the parcel size. This may create an undue hardship or an extreme inconvenience for larger land owners who may desire to place a second dwelling on their property for the use of a family member or as a caretaker's residence. The proposed amendment would ease the burden of land owners having to incur the expense of a survey and wait for the plat approval and recordation process to be completed prior to obtaining a permit to develop the newly created parcel. This amendment will create more flexibility for those who own larger tracts. This is the second reading on this amendment. A motion was made by Steve Myers and seconded by Noah Covington to approve the ordinance amendment. Motion carried unanimously.

“Copy Ordinance Amendment”

***Right-Of-Way/Easement Agreement** – In the near future, a road will be built at no expense to the County by the developer of Buckhead East Subdivision. This road will connect the neighborhood to Highway 144 Spur. GDOT has recommended a deceleration lane at the connection of this future road and Spur 144. This deceleration lane will come at no expense to the County, but it will require a donation of a 15 foot strip of right-of-way to GDOT by Bryan County. The donation of this ROW to GDOT will cause access issues to the rear of the park if access is ever determined to be needed there. The necessity for access might never come but the option should be reserved. If ever needed, access for the County would have to come off of the road built by the developer of Buckhead East. To reserve this remote necessity, County Staff has asked for an access easement in the event that it is ever needed. A motion was made by Steve Myers and seconded by Rick Gardner to approve the Right-Of-Way/Easement Agreement. Motion carried unanimously.

***GDOT Right-Of-Way Donation** – In the near future, a road will be built at no expense to the County by the developer of Buckhead East Subdivision. This road will connect the neighborhood to Highway 144 Spur. GDOT has recommended a deceleration lane at the connection of this future road and Spur 144. This deceleration lane will come at no expense to the County, but it will require the donation of a 15 foot strip of right-of-way to GDOT by Bryan County. A motion was made by Steve

Myers and seconded by Noah Covington to approve the GDOT Right-Of-Way Donation. Motion carried unanimously.

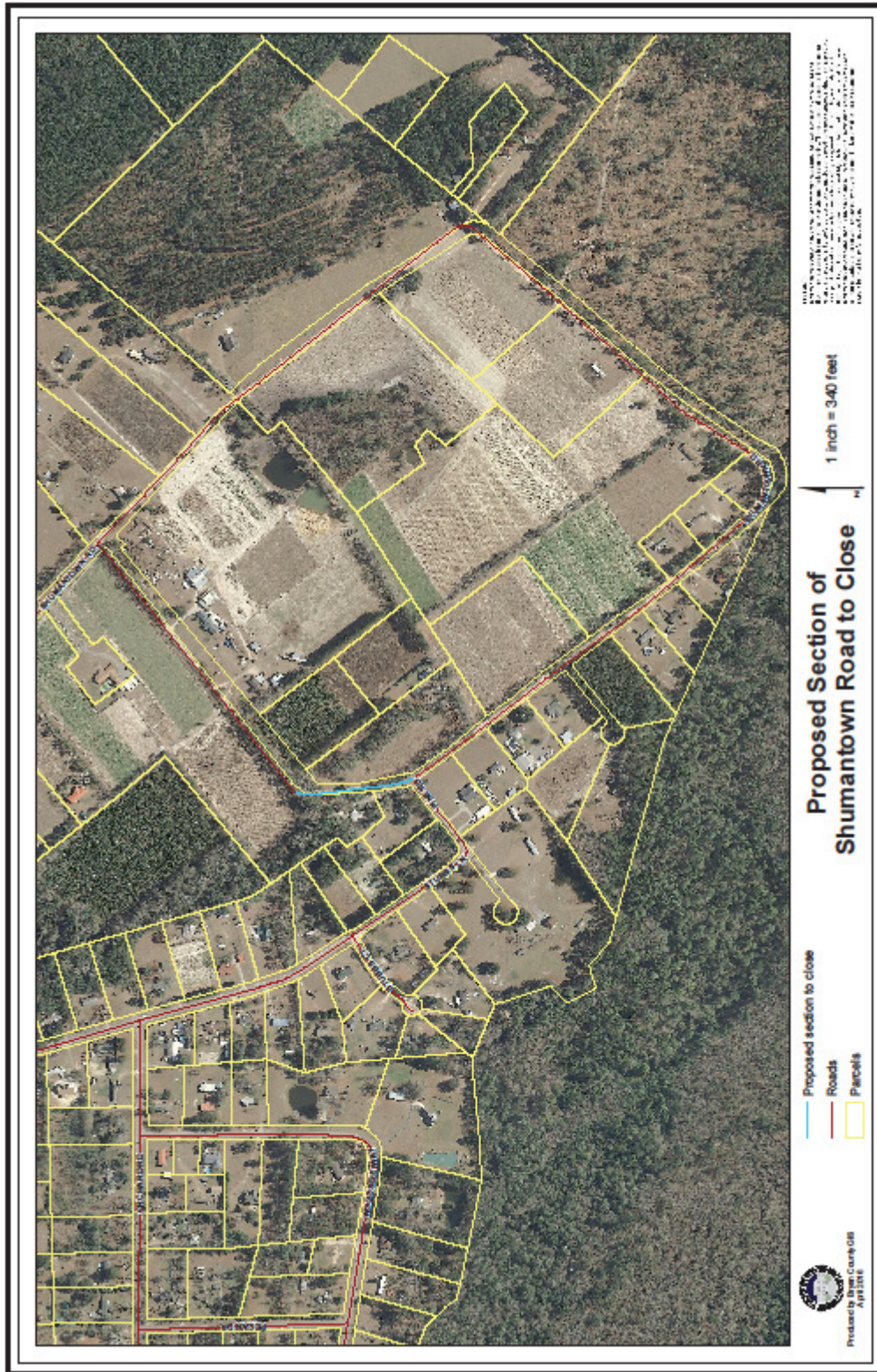
***West Penn Testing MOU** – West Penn is entering into a long-term lease agreement (13 years) on the former Dicon building in Interstate Centre. This building is owned by the Development Authority of Bryan County. At the end of the 13-year term, West Penn will own the building and the adjacent land. They also have the opportunity to buy the building for a pre-determined amount each June of the lease term. As part of the lease deal, they will receive the following tax reduction on the real and personal property: 100% for years 1-5; 75% for years 6-8; 50% for years 9-11; and 25% for years 12 & 13. There are performance requirements associated with the tax reduction that help guarantee the company will be accountable for meeting job and investment goals. West Penn agreeing to enter into a long-term lease with option to purchase on this building is a good thing for Bryan County. The company's long-term commitment gives us a financial source to pay off the loan on the building. A motion was made by Noah Covington and seconded by Steve Myers to approve the West Penn Testing MOU. Motion carried unanimously.

***Drainage Easement Relinquishment** – This is a request by Owner and Developer of Creekside Subdivision for Bryan County to vacate existing drainage easement from Brisbon Road to Sterling Creek in order to begin construction of the proposed subdivision improvements. Maintenance of the drainage infrastructure to be the responsibility of the developer until the subdivision is completed at which time the City of Richmond Hill will assume responsibility of the drainage system maintenance. A motion was made by Steve Myers and seconded by Noah Covington to vacate the drainage easement and authorize the Chairman to execute this document. Motion carried unanimously.

***Henderson Park Tennis Court Bid Award** – On March 29th, a bid opening was held for the Duval Henderson Park Tennis Court Complex. The project's construction budget entering these bids was increased to \$750,000. This was an increase from the original estimated budget of \$600,000 at the inception of the SPLOST cycle. The bids received ranged from \$1.184 million to \$1.763 million. The project's scope has been decreased in order to bring it within budget. This includes a decrease of the number of courts from 10 to 8. These changes have allowed the construction budget to be reduced to \$750,000. The low bidder for the project is Lavender and Associates, Inc. and they have agreed to this reduction of scope. They will have 165 days for substantial completion after notice to proceed has been issued by the County. A motion was made by Steve Myers and seconded by Noah Covington to award the contract to Lavender and Associates in the amount of \$750,000 for the construction of 8 courts and if funds are available, construct 2 additional courts for an additional \$100,000. Motion carried unanimously.

***Shumantown Road Closure** – Shumantown Road is located in the Northern portion of Bryan County. A portion of this road is located in what has become the yard of Ms. Clara Nell Sims. It is reported that this portion of the road is rarely traveled by the surrounding residents and its condition would indicate that fact. Ms. Sims has requested that this portion of the road be closed. The County is seeking to begin the process of closing the road and abandoning the property with the formal approval taking place in a future commission meeting. Closure could take place only after this legal requirement was met and if a determination by the Commission to close it was made. A motion was made by Steve Myers and seconded by Rick Gardner to authorize the county staff to begin the process of abandoning

the mentioned portion of Shumantown Road as it has ceased to be used by the public to the extent that no substantial public purpose is served by said road. Motion carried unanimously.



***MCUDA Appointment** – Bryan County is currently a member of the Middle Coastal Unified Development Authority. It consists of 13 counties that include: Bryan, Bulloch, Candler, Chatham, Effingham, Evans, Liberty, Long, Montgomery, Screven, Tattnall, Toombs and Wheeler. Each county appoints two members to the board. Linda Bragg is currently one of Bryan County's two appointments and has asked to be replaced. Anna Chafin, CEO of the Bryan County Development Authority, has requested to be appointed in her place. A motion was made by Steve Myers and seconded by Rick Gardner to appoint Anna Chafin to the MCUDA Board for the remainder of Ms. Bragg's term. Motion carried unanimously.

Chairman Burnsed declared the meeting adjourned at 6:54 p.m.