

Bryan County Board of Commissioners - June 7, 2005

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, June 7, 2005. The following members were present: Chairman Jimmy Burnsed, Commissioner Blondean Newman, Commissioner Ed Bacon, Commissioner Toby Roberts, Commissioner Rick Gardner and Commissioner Glen Willard. Also present: County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown.

Chairman Burnsed called the pre-agenda meeting to order at 1:15 p.m. The agenda items were discussed. A motion was made by Toby Roberts and seconded by Glen Willard to accept the agenda as amended. Motion carried unanimously.

Chairman Burnsed called the regular meeting to order at 1:30 p.m. Invocation was given by Commissioner Willard. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on a **resolution recognizing Mayor Richard R. Davis** for his nomination and selection to the municipal government hall of fame. A motion was made by Toby Roberts and seconded by Blondean Newman to adopt the resolution. Motion carried unanimously. Mayor Davis was presented with the resolution.

‘Copy Resolution’

A discussion was held on the **minutes** of the May 3, 2005 regular meeting. A motion was made by Ed Bacon and seconded by Toby Roberts to approve the minutes of the May 3, 2005 regular meeting as presented. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Toby Roberts and seconded by Ed Bacon to approve the consent agenda as amended with the moving of McKenna Auto Sales and the budget amendment for Emergency Services to the regular agenda and all other items being approved. Motion carried unanimously.

The following items were listed on the consent agenda:

1. **Approval of New Occupational Tax Certificates**
 - *A-One Electrical - Bruce M. Lyons
 - *Bill McGee - William C. McGee, Jr.
 - *Blinds, Shutters & More - Scott Puffer
 - *Chrissy’z Collectiblez - Ammie C. Hanson
 - *Coastal Refinishing - Sonya Scott
 - *Harrington’s Hauling - Robert Harrington, Jr.
 - *International Woodwork - Christopher Radunski

- *Lancaster Landscapes - Jeffrey Lancaster, Jr.
- *M.G.'S Self Storage, LLC - Eddie Shuman, Jr.
- *River Bluff Custom Homes, Inc. - Ronald Owens, Jr.
- *Second Phase Services, LLC - Michael Daves
- *Southern Specialty Cleaning - Allison & Richard Ingram
- *The Cleaning Company of Richmond Hill - Melissa Fletcher
- *Trendy Treasures - Gail Fountain
- *Wingate & Associates Professional Medical Billing, LLC - Jennifer Wingate
- *Witt's End Landscaping - Michael Wingate

2. ***Approval of Tax Refund***

- *Steve & Lillian London - \$205.78

3. ***Joint Resolution with City of Richmond Hill and Board of Commissioners To Petition GA DOT to Expedite the Widening of Highway 144***

“Copy Resolution”

Chairman Burnsed announced that the property known as ***Genesis Point*** has been sold. The principal buyout component is the Fletcher Group. They are a Florida based high end development company. Their intent is to start the development of this property soon. Agreements made with Fountainhead will be honored.

Neil Smiley, Director of Engineering & Inspections, met with the board to give an update on activities in his department.

****Deep Patching Project on Harris Trail and Port Royal Road*** - The contract has been signed on this project and is being sent back to Atlanta today. We are seeking assistance from the DOT in boring at selected locations to determine the depth to dig out the bad material. This could also help us to know for a fact what is causing the pot holes to continue to deteriorate on these two roads. The state will be doing the boring at no cost to the county. The deep patching will come first with the overlaying coming after July 1.

****Harris Trail Road: 4-lane section*** - The railroad has completed their part of the work consisting of the replacement of the cross ties and concrete pads at the crossing. The signal lights and new arms are currently being installed.

****Pembroke Connector Road*** - DOT has requested the file on this road. They have done a preliminary estimate of \$400,000 for their part of this project which is base, paving & drainage. This will be going to the DOT Commissioner this week for his approval.

***Pine Ridge Road** - Bids were received and opened on his project. The low bidder was Ellis Wood Contracting Inc.. We are working with Mr. Wood on a contract basis that would allow him to haul the GAB to the site and the county would place this stone on the roadway. This would be a savings of \$18,000± to the county. Mr. Wood will continue with the paving of this project at the completion of the above work.

***Highway 144 Lighting** - DOT has bumped this project to August and they have bumped the traffic light to July.

***Median Crossover on Highway 17 @ Sheriff's Complex** - We have issued an invitation to bid on this project. The property owner will be paying for this project with no expense to the county.

Charles Brown, County Attorney, reported on the **CSX Railroad**. We originally sent \$147,000 to CSX Railroad. They pulled out of the contract and sent us back \$130,000 stating they kept \$9,500 for engineering and they did not explain what they did with the other \$7,500. Mr. Brown is still working to collect the remaining \$7,500.

Dan Rollf, Chief Tax Appaiser, met with the board to give an update on activities in his department. The board of assessors elected not to make neighborhood adjustments this year as they originally considered. They would like to do a complete countywide revaluation next year. We stand right at the cusp at whether or not we will have to pay the 1/4 mil recovery to the state. We think that we can take our almost 1100 valid sales and this will put us above the 36%. The 1/4 mil recovery fee will be approximately \$21,000. Because we will be below 38%, we cannot collect utilities, which is approximately \$16,000.

Jim Anderson, Director of Emergency Services, met with the board to give an update on activities in his department.

***Appointment to the Region IX EMS Council** - Susan Clark has been the county's representative on the Region IX EMS Council for the past 20 years. Her current term expires on June 30, 2005. Ms. Clark desires to continue serving on the EMS Council. A motion was made by Rick Gardner and seconded by Blondean Newman to re-appoint Susan Clark as the county's representative on the Region IX EMS Council. Motion carried unanimously.

***Flood damages** - Information was given to the board members on damages created in North Bryan County due to heavy rainfall. Approximately 8+ inches of rain fell within 4 hours with the majority being within 2 ½ hours.

***New Ambulances** - The two new ambulances have had decals installed and are ready to be placed in use. They are on-site at this time for the board members to view.

***Coastal Health District-Office of Emergency Preparedness Grant** - We have received a grant in the amount of \$7,000 through the Coastal Health District-Office of Emergency Preparedness for the purchase of a portable identification card system. The system will be used to secure and regulate access to an area. The system will produce identification cards to any current major event and scan other agency identification cards. The system will be maintained by Bryan County but available for use within Area V should the need arise. Area V includes Effingham, Chatham, Bryan, Liberty, Long, McIntosh, Glynn, Camden, Wayne, Pierce, Brantley and Charlton Counties. The system will be installed in the Emergency Services Director's vehicle, but it will be easily removed if needed by other counties. A motion was made by Toby Roberts and seconded by Rick Gardner to approve amending the budget by increasing revenue by \$7,000 and increasing the EMS budget by \$7,000 for the purchase of a portable identification card system. Motion carried unanimously.

A discussion was held on an **occupational tax certificate for McKenna Auto Sales**. Previously this was denied pending the property owner cleaning up this lot and screening the property on the corner of Highway 204 and Black Creek Church Road. The property owner installed a blue screen tarp. This type of screening is unacceptable by the board of commissioners. A motion was made by Ed Bacon and seconded by Blondean Newman to deny the occupational tax certificate for McKenna Auto Sales and require the property owner to submit plans on what he proposes to do. Motion carried unanimously.

Christine Stringer and John Butler, County Planners, met with the board with planning & zoning issues.

1. **Brookwood Properties** makes application for a Preliminary Plat approval for **Dunham Marsh Plantation** on Dunham Swamp Road. The property is tax parcel number 056-014 and is currently zoned PUD. The applicant requests the approval of 279 lot subdivision which will be built in nine phases. A motion was made by Glen Willard and seconded by Toby Roberts to approve the preliminary plat for Brookwood Properties for Dunham Marsh Plantation for 200 acres off Belfast Keller Road on Dunham Swamp Road contingent based upon engineer study for the design and placement of roads & sidewalks by our next scheduled meeting. Motion approved unanimously.
2. **Dennis Morris** makes application for a Preliminary Plat approval for **Wellington Oaks** Second Phase. The property is tax parcel number 041-043 and is currently zoned R-30. Mr. Morris is submitting an application for the approval of the second phase of Wellington Oaks. The subdivision was originally submitted and approved in June of 1998. At that time the owner was given approval for 41 of the 56 lots depicted on the plat. Only 23 were built. Mr. Morris wants to finish with the 18 lots that were approved in 1998. But according to section 1108 of

Bryan County Subdivision Regulations, the approval by the County Commission of the Construction Plans and Preliminary Plat shall be valid for a period of not more than thirty-six months. A motion was made by Rick Gardner and seconded by Glen Willard to approve the preliminary plat for Dennis Morris for Wellington Oaks for the 18 remaining lots. Motion carried unanimously.

3. ***English Development*** makes application for a Preliminary Plat approval for ***Magnolia Creek Plantation***. The property is 71.53 acres on Carlos Cowart Road 0.24 miles from Toni Branch Road. The property is tax parcel number 026-028 and 026-029 and is currently zoned R-1. The proposed development is for 91 lots. A motion was made by Ed Bacon and seconded by Blondean Newman that we accept preliminary plat for Magnolia Creek Plantation as presented with amendments of four (4) roll over speed bumps on the two main roads in and out with crossover walks going from south to north to the recreation area, that the 6' grass waterway on the southwest corner have permanent controlled structures for the runoff, the main canal on east portion of the property be piped and the 30' buffer be installed and planted prior to final approval with sidewalks to be determined by next scheduled meeting. Voting for: Roberts, Willard, Newman and Bacon. Voting against: Gardner. Motion carried.

A discussion was held on ***issues being turned in at the last minute***, after the commissioners meeting book has been completed. A motion as made by Ed Bacon and seconded by Toby Roberts that no issue will be brought before the board if all data is not provided by Wednesday prior to the meeting. Motion carried unanimously.

4. ***Willard Lee*** is requesting a 30 day ***extension*** to provide an environmental assessment report on his Sims Road property. Due to weather, this report has not been complete. A motion was made by Ed Bacon and seconded by Blondean Newman that we allow a 30 day extension for the environmental study to be completed. Voting for: Bacon, Newman, Willard & Gardner. Voting against: Roberts. Motion carried.
5. ***Appointments to the Planning & Zoning Board*** - We currently have three vacancies on the Planning & Zoning Board. It was suggested to send letters to the graduates of Leadership Bryan. Commissioner Bacon suggested Ted Akins to serve on this board. No appointments were made at this time.

A discussion was held on the ***2006 budget calendar***. A motion was made by Ed Bacon and seconded by Rick Gardner to approve the 2006 budget calendar as presented. Motion carried unanimously.

A discussion was held on the naming of the *new recreational park* in South Bryan County. A motion was made by Glen Willard and seconded by Blondean Newman that the Bryan County Board of Commissioners name the new recreational facility in South Bryan County after Dee Henderson and the park shall be called the *Devaul 'Dee' Henderson Memorial Park*. Motion carried unanimously. It was the consensus of the board that a plaque shall be placed on the ground of the facility so designating. Commissioner Roberts abstained from this discussion and voting.

Phillip Jones, County Administrator, provided information to the board on methods of calculating building permit fees; insurance premium and local option sales tax by county; and an EPD update on Land Disturbing Activities review.

Charles Brown, County Attorney, gave an update on several issues.

**Tax Sale Excess* - Funds have to be held in a trust for four years. After the four years, unclaimed funds become the county's money to be used for a specific educational fund.

**Development Authority* - Information was provided on dissolving the old development authority; joint resolutions with Richmond Hill and Pembroke to dissolve the present development authorities; and a resolution creating a new development authority of Bryan County.

**Greenspace Grant from DNR* - All the necessary paperwork, title searches, etc. have been completed.

A discussion was held on the *July 2005 meeting*. A motion was made by Toby Roberts and seconded by Blondean Newman to move the July meeting to July 12, 2005. Motion carried unanimously.

The *Board of Assessors* met with the board to discuss the tax digest and revaluations for next year. The board of assessors also discussed the opening of a part time office in Richmond Hill with Jean McGinn working two days per week at this office. Ms. McGinn will be retiring June 30, 2005 and is willing to continue working on a part time basis.

The meeting adjourned at 5:38 p.m.