

Bryan County Board of Commissioners - September 5, 2006

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, September 5, 2006. The following members were present: Chairman Jimmy Burnsed, Commissioner Blondean Newman, Commissioner Ed Bacon, Commissioner Glen Willard, Commissioner Toby Roberts and Commissioner Rick Gardner. 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 1:25 p.m. The agenda was accepted as amended.

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 the *minutes* of the August 1, 2006 regular meeting. A motion was made by Toby Roberts and seconded by Glen Willard to approve the minutes as presented and read. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Ed Bacon and seconded by Glen Willard to accept the consent agenda as presented. Motion carried unanimously. Commissioner Roberts abstained from discussion and voting on the consent agenda.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
  - \*Cash Pawn - WM Wolfe & Joseph Pritchard
  - \*Harmony Properties of Coastal GA, Inc. - James Gill
  - \*Down South Home Improvements - Richard Parrish & Steven Barnes, II
  - \*Jake H. Davis, Jr. - Jake H. Davis, Jr.
  - \*Ain't Misbehaving Dog Training - Joe Ann Menta-Rodriguez
  - \*J.J.'s Tree Trimming - Johnny Carter
  - \*Sweet Georgia Brown - Sandra Nash
  - \*JPM Contracting Services - James Patrick McDonald
  - \*JCH Homes, LLC - John Charles Hopkins
  - \*Susan Shami - Susan Shami
  - \*CD Rom World - Johnny Harvey, III
  - \*Georgia Coast Customs - Daniel Rhinehart
  - \*Keller Hair Styling - Aida Carpenter

2. ***Request for Tax Refund***  
\*Linda J. Jeffery - \$33.47
3. ***Purchase of Equipment for Public Works***  
\*Award bids to Yancy Brothers for the lease purchase of a Motor Grader with Sloper, Rubber Tired Wheel Loader and Track Excavator
4. ***Acquisition of a Dump Truck***  
\*Award bid to Roberts International Trucks for a 2007 International 7500 Dump Truck in the amount of \$81,106.01.

***Mike Vaquer***, representing the Home Builders Association of Greater Savannah, met with the board to discuss concerns on the ***proposed Tree Ordinance***. After listening to the recommendations, the commissioners stated that work continued on the Tree Ordinance and these comments would be considered and when another version is completed a copy will be provided to the Home Builders Association for review and comments.

***Bill Ross of ROSS+associates***, met with the board to make a presentation on ***impact fees***. Impact fees are an important potential revenue source for public facilities in growing counties. They can be used for road, libraries, fire protection, sheriff's patrol, detention facilities, emergency communications, parks & recreation, open space, parks and sewer and water. The process of implementing impact fees normally takes nine months. Mr. Ross submitted a quote to provide the necessary work to implement impact fees in Bryan County. This work would include: develop an Impact Fee Study Assessment Report, Select Public Facilities Projects, Develop Capital Improvement Elements, Develop and Impact Fee Ordinance and Fee Schedule, Fee Assessment Procedures, Develop a training project and software for staff to implement, and provide follow up services through the first year of implementation. A motion was made by Rick Gardner and seconded by Glen Willard to authorize the County Administrator to advertise an RFP for a study of this nature and if no bid proposal comes back lower than the proposal submitted by ROSS+associates, we authorize the Chairman to award the bid. Funds remain in contingency to cover the cost. Motion carried unanimously.

***Jim Anderson, Emergency Services Director***, met with the board to the discuss issues in his department.

***\*Insurance Service Office (ISO) Inspection*** - The ISO rating for the North Bryan Service Area has dropped from 6/9 to 5/9. This will result in a savings for homeowners on their insurance. This ISO rating will be effective in December. The department is currently working on the South Bryan Service Area and have tentatively scheduled a final inspection for sometime in November.

**\*Georgia Mutual Aid Resource Pact** - Information was presented on the Georgia Mutual Aid Group. The group ties members together and offers assistance and the sharing of resources when needed. The Mutual Aid Group is currently funded by GEMA and no membership fees are required. The pact may receive, hold, and use gifts, bequests and devices, either outright or in trust, consistent with its stated purpose. The pact may enter into agreements with appropriate state and federal agencies to participate in programs which make assistance available to local fire departments. A motion was made by Rick Gardner and seconded by Blondean Newman to approve the resolution known as “The Mutual Aid Resolution of Bryan County, Georgia”. Motion carried unanimously.

“Copy Resolution”

**Skip Youmans, Environmental Specialist for the Bryan County Health Department** met with the board to discuss the **Bryan County Health Department Fee Schedule** for environmental services. The fees have remained virtually unchanged since 1996. The rate structure increase would provide additional funds to hire an additional environmentalist. A motion as made by Toby Roberts and seconded by Ed Bacon to approve the rate structure as presented to be effective October 1, 2006 and if an Environmental Specialist is not hired by January 1, 2007, the rates revert back. Motion carried unanimously.

A discussion was held on **Sewer & Water Services** for the **Sheriff's Complex** in Richmond Hill. The Board of Commissioners signed an agreement with the City of Richmond Hill to provide water & sewer services to the new sheriff's complex. The city recently bid this project out and Tyson Utilities was the low bidder with a cost of \$468,693.50. The city will fund the project with a GEFA loan and the county will service the debt for the projects. The monthly rate will be \$8,688.78. The bid price was significantly higher than the estimated price quoted several years ago. A motion as made by Ed Bacon and seconded by Toby Roberts that we allow \$468,693.50 toward the water & sewer project to provide water & sewer to the Sheriff's Complex in Richmond Hill and the funds to come from ad valorem taxes. Motion carried unanimously.

Phillip Jones, County Administrator, gave an update on the **Infrastructure Development District (IDD)** meeting held in Atlanta. IDD's are intended for large development tracts and allow a developer to float bonds to fund the infrastructure for a development district. The county would then collect taxes from the owners, provide those funds to the developer to make payment on the bonds. If IDD legislation is approved in Georgia this year, counties will have the option to adopt or not.

A discussion was held on setting a date for **budget hearings**. It was the consensus of the board to meet on Wednesday, September 27 at 8:30 a.m. and Thursday, September 28 at 8:30 a.m.

Chairman Burnsed called the planning & zoning public hearings to order.

1. **Case # Z-0316-06 - Thomas E. Darieng Rezoning** of 16.55 acres on Highway 144 in Richmond Hill. No one present to speak on this rezoning other than the applicant.
2. **Case # Z-0317-06 - Matthew Young/Ben Brewton Rezoning** of 13.07 acres at 2445 Wilma Edwards Road in Ellabell. No one present to speak on this rezoning other than the applicant.
3. **Case # Z-0318-06 - Matthew Young/Martha Pulliam Rezoning** of 59.53 acres on Wilma Edwards Road in Ellabell. No one present to speak on this rezoning other than the applicant.

Chairman Burnsed declared the public hearings closed.

Christine Stringer, Zoning Administrator, met with the board with planning & zoning issues.

1. **Case # Z-0316-06 - Thomas Darieng** makes application to rezone property consisting of four parcels of land located off Highway 144 on Darieng Drive. The total acreage is 16.55 acres. The parcels are tax parcel numbers 63-030 zoned CD-2, 063-031 zoned CD-1, 063-031.01 (Parcel A) zoned A-5 and 063-032 (Parcel B) zoned A-5. The requested zoning is AR-2.5. The intended use is for a single family house. A motion was made by Toby Roberts and seconded by Glen Willard to approve changing the zone to AR-2.5 for case # Z-0316-06, Thomas Darieng. Motion carried unanimously.
- 2 & 3 **Case # Z-0317-06 and Case # Z-0318-06 - Matthew Young, Ben Brewton and Martha Pulliam** makes application to rezone property located on Wilma Edwards Road. The property is tax parcel number 024-030 consisting of 13.07 acres and tax parcel number 024-031 consisting of 59.53 acres. Both parcels are currently zoned A-5. The requested zoning is R-1. The intended use is to combine the two parcels for a residential subdivision composed of approximately 94 lots total. A motion was made by Ed Bacon and seconded by Toby Roberts to change the zoning on case # Z-0317-06 and case # Z-0318-06 from A-5 to R-1 with condition that a connection point for the main water system be provided at the county right of way on Wilma Edwards Road and for each individual septic tank a line of sufficient size (1½" - 2") be provided to a connection point on the interior street or other right of way. Motion carried unanimously.
4. **Case # SD-594-06 - Travis G. Burke/Kern, Coleman & Co.** makes application for a **preliminary plat and construction plan approval for Hayden Lakes Subdivision, Phase I**. The property is approximately 128.406 acres located on Page Road, 1000 feet south of Bill Futch Road. The property is tax parcel number

019-004 and is zoned R-1 CD. Phase I will consist of 112 lots. A motion was made by Glen Willard and seconded by Rick Gardner to approve preliminary plat and construction plan for case # SD-594-06, Hayden Lakes Subdivision, Phase I. Motion carried unanimously.

A motion was made by Toby Roberts and seconded by Rick Gardner to go into *executive session* to discuss threatened litigation. Motion carried unanimously. The board went into executive session at 3:30 p.m.

A motion was made by Rick Gardner and seconded by Blondean Newman to go back into *regular session*. Motion carried unanimously. The board went back into regular session at 4:10 p.m.

***Gus Bell of Hussey, Gay, Bell & DeYoung***, met with the board to make a presentation on a Reuse Waste Water Plan, Storm Water/Watershed Plan and Transportation Plan for Bryan County.

***\*Reuse Waste Water Plan*** was submitted to EPD and approved. It is now being sent to the Governor for funding with three other plans from the local area. The Governor stated to Mr. Carroll Couch and Mr. Bell that he feels there is enough discretionary funds to jump start the reuse program because the water withdrawal is connected to the water reuse. Bryan County has applied for a grant in the amount of \$2.4 million for this project and are waiting on approval.

***\*Storm Water/Watershed Plan and Transportation Plan*** were presented and additional comments were solicited from the board.

***Charles Brown, County Attorney***, met with the board to give an update on several issues.

***\*Development Authority Property*** - A discussion was held on the need to implement an Intergovernmental Agreement and Resolution supporting the acquisition of a 505 acre tract of land to further expand the Interstate Centre. A motion was made by Blondean Newman and seconded by Toby Roberts, that as all of you know, the development authority falls within my district and therefore, I make a motion that the Bryan County Board of Commissioners adopt the enclosed resolution outlining the proposed acquisition of 505 acres of land to expand the industrial park, and authorize the Chairman to affix his signature to the resolution. Further, I make a motion to adopt the intergovernmental agreement, and authorize the chairman to affix his signature. The agreement essentially states, should the development authority default on the loan to acquire the additional land, the county agrees to levy annual ad valorem taxes not to exceed 1 mil, as may be required to pay principal and interest due on the loan, and further, the development authority will convey the 505 acre tract as security for payment on the loan agreements between the development authority and Suntrust Bank. Motion carried unanimously.

**\*Special Tax District Ordinance** - A first reading was held on an ordinance that could be used to create Special County Tax District(s) for paving private roads. This ordinance will eliminate some of the steps which are now necessary in creating a special tax district.

**\*Bruner Case** - This case has been dismissed with the county being ruled against. The judge did state that a dangerous situation still exists in this neighborhood. The county's breach of peace ordinance does not adequately address the firing of weapons in residential areas.

**\*Firing of Weapons in Residential Areas and on County Property Ordinance** - A first reading was held on an ordinance on the firing of weapons in residential areas and on county property.

**\*Dunham Swamp Road** - A request, along with a mylar, has been sent to the Rayonier attorney requesting they convey the other half of this road to facilitate paving.

**\*Daley Brown Issue** - This case to decide whether this is or is not a public road will be decided by the Superior Court in October.

A discussion was held on the **potential lease of county property**. The county owns property in and around the Richmond Hill landfill and animal shelter that could be used as a source of revenue. The tract abuts the Spur 144 landfill so no permanent structure could be built but the property could be used for some type of storage. A motion was made by Rick Gardner and seconded by Blondean Newman to advertise the tract of land for rent/lease and see what type of proposals come in. Voting for: Roberts, Newman, Willard & Gardner. Voting against: Bacon. Motion carried.

A discussion was held on the **broker assignment** for Bryan County's Blue Cross Blue Shield Insurance Program. Ike LaRoache was appointed as the broker for Bryan County in October 2004. The commissioners have had requests that the board revisit this issue. The county administrator was directed to advertise in the local newspaper a request for qualification of those interested in providing this service for Bryan County.

A discussion was held on the **Chapter 11, Section 401 of the Bryan County Building Code Ordinance**. Commissioner Newman suggested that a recently passed ordinance change for mobile homes was too severe and does not allow mobile homes that already exist in the county to be moved within the county. She further stated that many of the homes are still in great condition and owners are sometimes required to move the homes because property owners cancel their lease. A motion was made by Blondean Newman and seconded by Toby Roberts that the following sentence be added to the existing paragraph "Existing and registered mobile homes that meet the area applicable wind zone standards and the requirements of Section 11-404 may be moved within the county". Voting for: Newman, Roberts, Gardner and Willard. Voting against: Bacon. This is a first reading and this amendment is required to have a second reading before adoption.

A discussion was held on the *school board*. The school board e-mailed a notice of a working session with cities, state representatives and county commissioners on September 26 at 8:30 a.m. The proposed meeting conflicts with the Fall ACCG Conference in Atlanta. The administrator was asked to notify Dr. Brewer of this conflict. The commissioners continue to discuss the impact of the school board's decision to expand schools in the heart of Richmond Hill and the traffic congestion in this area.

The meeting adjourned at 6:15 p.m.