

Bryan County Board of Commissioners - July 6, 2004

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, July 6, 2004. The following members were present: Chairman Brooks Warnell, Commissioner Ed Bacon, Commissioner Blondean Newman, Commissioner Al Dixon, Jr., Commissioner Rick Gardner, Commissioner Toby Roberts, County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown.

Chairman Warnell called the pre-agenda meeting to order at 1:35 p.m. The agenda items were discussed and the agenda was accepted as amended.

Chairman Warnell called the regular meeting to order at 1:39 p.m. Invocation was given by Sam Davis. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the June 1, 2004 regular meeting. A motion was made by Toby Roberts and seconded by Ed Bacon to approve the minutes of the June 1, 2004 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Al Dixon and seconded by Toby Roberts to approve the consent agenda as presented. Motion carried unanimously.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
  - \*BC Construction & Metal Works - William Gibson
  - \*Atlantic Pool Services - William Scott
  - \*Coastal Pressure & Steam Clean - Jack Bulloch
  
2. ***Approval of Tax Refunds***
  - \*John & Pamela Szeker - \$35.31
  - \*John & Ella Maxheimer - \$137.47
  - \*Helen Barnes - \$195.35
  - \*Sandra Roberts - \$205.15

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

***\*Emergency Operations Plan*** - An outline of the emergency operations plan was presented to the board for their review. The entire emergency operations plan is in Mr. Anderson's office.

***\*Relocation of EMS*** - Proposing that EMS units stationed at Pembroke (EMS 1) and

Richmond Hill (EMS 3 & 4) move into Bryan County Fire Stations. EMS 2 would remain in their present site at Mill Creek Fire Station. This would be the first step in cross-training EMS personnel as firefighters. If this is accomplished, it would help in reducing the current ISO rating, provide 24 hour personnel in the stations and bring the personnel under the 207K Standard of the Fair Labor Standards Act, reducing the amount of overtime that is presently paid to EMS personnel. The recommendation is to move EMS 1 to Bacontown Road Fire Station, move EMS 3 to Daniel Siding Road Fire Station and move EMS 4 to Ft. McAllister Fire Station. All sites will require dry wall, electrical outlets, doors, etc. and the labor would be accomplished using county maintenance personnel. The estimated cost for renovation projects would be \$1,137.00 and approximately 360 man hours. The proposed renovations would allow for sleeping quarters for the EMS personnel. It was the consensus of the board to move forward on this project.

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

*\*Harris Trail Phase II* - This project had to be put back out for bid. We should open bids on July 16, 2004 and get this project back on go.

*\*Interstate Centre Project* - The base & paving of this project is ready to go. The contractor should start the road work at any time.

*\*Sheriff's Complex* - Currently working with the contractor on this project.

*\*Harris Trail & Port Royal Road Repairs* - The test boring by DOT showed poor base materials were used on these roads. This has caused deterioration of the roads. We are still not clear on where the funding will be coming from. This original project was a DOT let project, but the repairs are currently looking like a 50/50 deal with DOT. We will continue to seek funding.

*\*Bridge Replacements - Harris Trail and Bacontown Road Bridges* - These bridges should be in a September letting. DOT will be responsible for this project. The county will be responsible for the detours.

*\*Oyster House Road* - We currently have a problem at this time concerning the partial closing of the road going into this area. Over time, a parcel of land 30' wide and over 600' long has been used by residents to access their properties. The current owner has put up concrete posts down the property line blocking access. This is creating a safety issue because emergency vehicles are not able to make the turn with the concrete post being erected. The public has a prescriptive easement by virtue of years of use. Jack Carney and Ralph Chapman, residents of this area, made comments on their concerns. The county has the option of doing nothing at all; condemn the road as it exists; condemn 60' down to the intersection; call the property owner and

ask him to remove the posts (this would not be a permanent or long term solution). A motion

was made by Toby Roberts and seconded by Blondean Newman that we condemn the two pieces of property (one belonging to the property owner and the other to the homeowners), 60' wide by 300' long (to the intersection of Oyster House Road and Oyster House Drive), where the fence and post have been put up. Voting for: Roberts, Bacon, Newman and Dixon. Voting against: Gardner. Motion carried.

**Derrell Newman, Director of Public Works**, met with the board to give an update on projects in his department. Mr. Newman presented an operational schedule for the next 90 days that covers road repairs, ditch and canal maintenance and grass cutting. This work schedule does not include any special projects. A list that indicates the number of miles of roads by surface type was presented to the board. Mr. Newman continues to work on the list of county roads by district, type and length. It was reported we are currently spraying for mosquitos seven nights per week. Mr. Newman is also conducting inspections of county roads for safety issues twice yearly, one day and one night inspection.

A discussion was held on **Pine Ridge Road**. This road has been approved by DOT to be paved on a 50' right of way but we have not received a commitment for DOT funds. Mr. Smiley was asked to check with the DOT to confirm the status of this project and their participation in the base and paving. The county will need to do the clearing, grading and drainage. Mr. Newman stated he did not have the time to do this project. He was asked to work with Mr. Smiley and get an estimate on the cost for the clearing, grading and drainage so it can be determined if the county should contract out this work.

**Christine Stringer, Zoning Administrator**, met with the board with Planning & Zoning issues.

1. **Herbert R. Black** makes application for a **preliminary plat and construction plan** approval (Article XI subdivision) for **Windover Subdivision** (formerly The Cove). The property is approximately 3.5 acres located at the intersection of Riverbend Road and Windover Lane off Highway 144 near Richmond Hill city limits, tax parcel #060-005, zoned R-1. The proposed development is for 3 residential lots. A motion was made by Al Dixon and seconded by Ed Bacon that we approve the application for an Article XI Subdivision for Herbert R. Black for Windover Subdivision. Motion carried unanimously.
2. **Scott Stafford and Tim Casey** makes application for a **preliminary plat and construction plan** approval (Article XI subdivision) for **Laurel Grove Subdivision**. The property is approximately 41.88 acres located off Belfast Keller Road, tax parcel #056-029, zoned R-30. The proposed development is for 48 residential lots. A motion was made by Toby Roberts and seconded by Al Dixon to approve the Article XI Subdivision for Scott Stafford and Tim Casey for Laurel Grove Subdivision providing nothing be done until signed off by our engineer; to include a 5' sidewalk in the 50' buffer along the Belfast Keller Road; to include underground piping in the drainage area; and the water main running to the 50'

buffer. Motion carried unanimously.

3. **D. B. & B./Johnny Murphy** makes application for a **preliminary plat and construction plan** approval (Article XI subdivision) for **Kingston Subdivision**. The property is approximately 27.81 acres located off Belfast Keller Road, tax parcel #062-112, zoned PUD. The proposed development is for 44 residential lots. A motion was made by Al Dixon and seconded by Ed Bacon to approve the request of Johnny Murphy for an Article XI Subdivision for Kingston Subdivision. Motion carried unanimously.

**Mike Melton, Richmond Hill City Administrator**, met with the board to request **SPLOST funds** for three projects.

**\*Paving of Dogwood and Rushing Streets** - This project was previously approved in February 2002 in the amount of approximately \$50,000. This work was performed in FY 2002 and the total amount of the project is \$91,226.09. It was the consensus of the board to approve this project and pay this amount by November, 2004.

**\*Pedestrian Trail/Park Improvements** - This project was previously approved in February 2002. The total amount of the reimbursement to the city is \$9,372.00. It was the consensus of the board to approve this project and pay this amount by November, 2004.

**\*GEFA Water/Sewer Service Debt** - This request is in the amount of \$748,283 for quarterly debt service payments to the Georgia Environmental Facilities Authority. It was the consensus of the board to approve this project with payments beginning in 2005, to be paid quarterly.

**Phillip Jones, County Administrator**, met with the board to discuss several issues.

\*A copy of a **memorandum of agreement** for development of an interchange justification report for I-95 at Belfast-Siding Road was given to the board members. This has been submitted to Rayonier for their review and comment.

**\*EMS Self Pay Collections** are going well. This is with county personnel doing the billing. We only turn over accounts older than six months to a collection agency. If someone is actively paying on an account, it is not turned over to a collections agency.

**\*Tax Penalties for Late Payments** - We have received a letter from an individual reference the method that interest and penalties accrue on late payment of taxes. He submitted his tax remittance late and objected and refused to pay the interest and penalties. We are currently use the same method that is applied to all delinquent accounts or partially paid accounts. The procedures are specified in O.C.G.A. 48-2-44(b)(1) & 48-5-148(a). We will continue to pursue payment as specified by law.

**\*Twice Year Tax Billing** - The County Administrator was asked to get information of twice year billing of taxes and report back to the board.

The County Administrator presented an overview of parcels affected by the **land revaluation** as follows:

2594 lots with a decrease in value or no increase  
6432 lots with an increase in value from \$15-\$150  
2276 lots with an increase in value from \$151-\$750  
1203 lots with an increase in value from \$751-\$3,000

Expect that tax notices will be prepared for mail out before the end of July.

A discussion was held on an **appointment to the Bryan County Planning & Zoning Board**. A motion was made by Al Dixon and seconded by Rick Gardner to appoint **Nancy Perry** to the Bryan County Planning & Zoning Board. Voting for: Dixon, Roberts, Dixon and Newman. Voting against: Bacon. Motion carried. The term of appointment will be July 6, 2004 to June 30, 2010.

A discussion was held on an **appointment to the Bryan County Library Board**. A motion was made by Al Dixon and seconded by Ed Bacon to appoint Mr. **Jake Mullins** to the Bryan County Library Board with a term of July 1, 2004 until June 30, 2007. Motion carried unanimously.

A discussion was held on the **District Attorney Budget** for FY 2005. A motion was made by Al Dixon and seconded by Blondean Newman to approve the District Attorney's Budget for FY 2005 with Bryan County's share being \$68,971. Motion carried unanimously.

A discussion was held on a **change order for the Interstate Centre Project**. The change order is to Ellis Wood for \$123,956 to cover additional grading and increasing the water distribution pipeline from 2" to 12". A motion was made by Al Dixon and seconded by Blondean Newman to approve the change order. Motion carried unanimously.

A discussion was held on **Savannah Electric** installing the electric system to provide electrical power to the industrial park. The cost for the project is \$80,000 but Savannah Electric has agreed to defer the cost for five years, giving us the opportunity to pass the cost onto potential businesses that locate in the park. A motion was made by Al Dixon and seconded by Rick Gardner to authorize the Chairman to sign the contract with Savannah Electric to install the electric system at the Interstate Centre. Motion carried unanimously.

A discussion was held on the possibility of a **spec building at the Interstate Centre**. Commissioner Roberts stated there are people out there interested in investing their money and constructing a building. The County Administrator was asked to look at all possibilities for a spec building.

A discussion was held on a *new entrance gate and sign at Hendrix Park*. Funds are available in SPLOST for this project. It was the consensus of the board to allow the Chairman to execute this part of the SPLOST budget whenever he so desires.

A discussion was held on the *budget work sessions*. It was the consensus of the board to meet on August 10, 2004 and August 11, 2004 at 8:00 a.m. until 12 noon at the Commissioners Meeting Room in Pembroke.

A discussion was held on the *Bryan County Newsletter*. It was the consensus of the board to do a direct mailing to all households in Bryan County.

A motion was made by Toby Roberts and seconded by Ed Bacon to go into *executive session* to discuss litigation. The board went into executive session at 6:03 p.m.

A motion was made by Toby Roberts and seconded by Al Dixon to go back into *regular session*. Motion carried unanimously. The board went back into regular session at 6:45 p.m.

The board will hold a *work session* with the *Board of Education* on July 26, 2004 at the Board of Education facilities.

A motion was made by Toby Roberts and seconded by Al Dixon to adjourn. Motion carried unanimously.

The meeting adjourned at 6:52 p.m.