

Bryan County Board of Commissioners - April 5, 2005

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, April 5, 2005. The following members were present: Chairman Jimmy Burnsed, Commissioner Blondean Newman, Commissioner Rick Gardner, Commissioner Toby Roberts, Commissioner Ed Bacon 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 1:30 p.m. The agenda items were discussed and the agenda was accepted.

Chairman Burnsed called the regular meeting to order at 1:32 p.m. Invocation was given by Commissioner Roberts. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the March 1, 2005 regular meeting. A motion was made by Toby Roberts and seconded by Glen Willard to approve the minutes of the March 1, 2005 regular meeting as printed. Motion carried unanimously.

A discussion was held on the *consent agenda*. Commissioner Bacon requested McKenna Auto Sales occupational tax certificate be moved from the consent agenda to the regular agenda. Commissioner Gardner requested the tax refund request of Charles Roberts to be moved from the consent agenda to the regular agenda. A motion was made by Toby Roberts and seconded by Ed Bacon to approve the consent agenda as printed minus the two items that were moved to the regular agenda. Motion carried unanimously.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
  - \*Capt. Mike House Painting - Michael Lamson
  - \*Creek Side Storage - Richard S. Phillips
  - \*D and J's Grading Service - Douglas J. Waters
  - \*P & C Business Services - Dorothy Boles
  - \*Two Ladies & A Broom - Cheryl Lyn Sheppard
  - \*Security Services Technicians, Inc. - Donnie Daughtry, Jr.
  - \*The Sand Bar - Donna L. Manuszak
  - \*Waterford Landing Golf Shop - Arthur C. Thompson
  
2. ***Approval of Alcoholic Beverage Licenses***
  - \*Cavalier Convenience, Inc. d/b/a Timesaver #78 - Michael Awad
  - \*Cavalier Convenience, Inc. d/b/a Timesaver #105 - Michael Awad

3.	<b><i>Approval of Tax Appeal Refunds</i></b>		
	*Troy & Clara Frost	030-1-081.02	106.58
	*Danny Lockridge	031-2-053	3.52
		031-2-053.04	3.04
		031-2-053.06	3.04
		031-2-053.05	2.38
		031-2-053.07	3.18
		031-2-053.08	1.85
		031-2-053.09	3.14
		031-2-053.10	4.66
	*Mulberry Company	046-011.18	613.21
	*Jeffrey Barnes	061-043	96.84
	*Brunson Schuman	038-001	196.38
	*Elaine Mitchell	065-042	56.74
		065-041	16.01
	*Rudolph Mitchell	065-044	28.93
		065-045	65.78
	*Rawdon Olliff	023-007	7.50
	*Time & Tracy Fortier	053-027.02	27.60
	*Harry Sweeney	026-2-081	455.95
		<b>TOTAL</b>	<b>\$1,696.33</b>

4. ***Tax Refunds***

\*Denial of Tax Refund Request  
Triangle Ice - \$43.78

\*Approval of Tax Refund Request due to County Error  
Reginald & Diane Brown 0161-148.01 \$237.58  
Billy Todd 026-044 \$ 68.94

5. ***Approval of Bryan County Health Department Budget*** for FY 2006 - \$128,214

6. ***Approval of Superior Court Judges and Law Clerk Budgets*** for FY 2006

\*Superior Court Judges - \$16,342.81

\*Law Clerk - \$852.61

7. ***Budget Amendment for Elections*** - \$1,476.35

8. ***Budget Amendment for County Building Maintenance*** - \$827.64

9. ***Declare Surplus County Equipment as Excess***

Unit #	Year	Make	VIN
2047	2001	Ford Crown Victoria	2FAFP71WO1X102991
2026	2002	Ford Crown Victoria	2FAFP71W82WX104411
412	1993	Ford Crown Victoria	2FACP1W29X141416
1302	1997	Mercury Marquee	2MELM74W3VX740318
604	1983	Ford F150 Pickup	1FDEF2F4DLA74595
1700	1991	Ford F150 Pickup	1FTDF15M9MNA57025
1712	1988	Chevrolet 1500 Pickup	AGCDC14H6JZ142087
1502	1983	Chevrolet Pickup with Utility Body	1GCHC34M2DV127480
1519	1991	Ford Tempo	2FAFPP36X8M5194819
		140 H.P. Susuki Outboard Motor	
		Yellow Air Compressor	
		Ricoh FT 4418 Copier	2590070499
		Aticio 450 Copier	
		Misc. Computer Parts & Printers	

The board welcomed ***David Moulder, Bryan County Extension Coordinator***, back to Bryan County. Mr. Moulder thanked the board for their support.

***John Mahoney of Blue Cross Blue Shield*** met with the board to discuss ***health insurance coverage on retirees***. The county currently offers health insurance for retirees with the county paying 80% or the premium and the retiree paying 20%. In order for the county to continue with this policy, the county must define a retiree in our policy (years service, age + service, etc.). The county administrator was asked to bring a recommendation back before the board.

***Paul Smith***, Planning Director of Coastal Georgia Regional Development Center, met with the board to discuss an Advanced Planning Grant for ***Economic Diversification Planning***. With this grant, Bryan County must provide \$5,000 in county funds (10%) to receive \$45,000 in federal funds for a total effort of \$50,000. The economic diversification plan will include an economic assessment; a targeting diagnostics; and a policy analysis. A motion was made by Rick Gardner and seconded by Ed Bacon that we approve the \$5,000 out of county contingency funds to engage Coastal Georgia RDC to conduct an economic development study. Motion carried unanimously.

***Jim Anderson, Director of Emergency Services***, met with the board to discuss several issues.

\*Firefighter ***Terry Neilson*** was honored and presented a resolution commending him for being recognized by the Georgia State Firefighters Association as the ***“Rookie Firefighter of the Year”*** for the State of Georgia. A motion was made by Toby Roberts and seconded by Glen

Willard to approve the resolution commending firefighter Terry Neilson as “Rookie Firefighter of the Year”. Motion carried unanimously.

‘Copy Resolution’

\*FEMA has reviewed and approved the *Hazardous Mitigation Plan* which was submitted. FEMA is requesting the board approve the attached resolution. A motion was made by Rick Gardner and seconded by Blondean Newman to approve the resolution on the joint comprehensive multi-hazard mitigation plan. Motion carried unanimously.

‘Copy Resolution’

\*Bids have been received for the *purchase of two F-350 ambulances*. The low bidder was Peach State Ambulance Sales. The bid was for the lease purchase of two F-350 ambulances, price of \$146,346.00, half to be paid this year and the remainder to be budgeted and paid in FY 2006. A motion was made by Toby Roberts and seconded by Rick Gardner that we accept the low bid from Peach State Ambulance Sales in the amount of \$146,346 for the purchase of two ambulances. Motion carried unanimously.

\*The Georgia Emergency Management Agency has officially changed their name to the “Office of Homeland Security, Georgia Emergency Management Agency”. Mr. Anderson is requesting the board change the name of the Bryan County Emergency Management Agency to correspond with the state change. A motion was made by Glen Willard and seconded by Ed Bacon to change the name of the Bryan County Emergency Management Agency to the *Office of Homeland Security, Bryan Emergency Management Agency*. Motion carried unanimously.

*Dan Rollf, Chief Tax Appraiser*, met with the board to give an update on his department. Out of 500 appeals, 147 were sent to the Board of Equalization, 96 of these were settled leaving 51 to be resolved. The 2005 parcel count has increased from 12,877 to 13,300 (3.3% increase). The total number of qualified sales for FY2003 was 733. The total number of qualified sales for FY2004 is 1,069; a 45.8% increase and the values of those sales are much higher than the previous year. It means that certain subdivisions with brisk sales (hot spots) will likely be revalued again this year. It is anticipated that the sales ratio will drop below 36% and put the county in a penalty situation if some form of reevaluation is not completed. The Board of Assessors will make their decision on how to proceed during the month of April.

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

\**Georgia Central Railroad/CSX Property* - Railroad Crossing on Harris Trail Road - Georgia Central Railroad has submitted a bid to the county for the crossing in the amount of \$261,885. The bid price is lower than the CSX price of \$295,444 and the type of crossing will be upgraded from asphalt to concrete. The County Attorney is working to resolve the problems with

CSX and the previous contract. (CSX sold the rail system and did not notify the purchaser of the requirement to widen the crossing, nor did they notify the county of the sale.) Mr. Davis of Georgia Central Railroad advised Mr. Smiley that they had been notified by personnel from CSX Railroad that they would turn over the balance of the money funds we paid them to Georgia Central Railroad.

**\*Otter Hole Branch Road** - We are again trying to acquire the right-of-way for the paving of this project. The County Attorney is in the process of certifying ownership of the parcels involved.

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

1. Case Number SD 502-05 - East Chastain Park Phase 2 - D B & B, LLC request that the board approve his application for an Article XI subdivision. The property is 47.78 acres in North Buckhead on Sandy Springs Road. The current zoning is PUD and the proposed development would be 59 lots. A motion was made by Glen Willard and seconded by Ed Bacon to approve case number SD 502-05 - **Preliminary Plat for East Chastain Park Phase II** for D B & B, LLC. Motion carried unanimously.
2. Case Number SD 509-05 - Hampton Phase III - D B & B, LLC request that the board approve his application for an Article XI subdivision. The property is 9.17 acres in Buckhead off Bothwell Drive, tax parcel number 062-115. The current zoning is R-1 and the proposed development would be 14 lots. A motion was made by Toby Roberts and seconded by Blondean Newman to approve case number SD 509-05 - **Preliminary Plat for Hampton Phase III** for D B & B, LLC. Motion carried unanimously.
3. Case Number SD 513-05 - Hampton Phase IV - D B & B, LLC request that the board approve his application for an Article XI subdivision. The property is 27.2 acres in Buckhead off Beaulieu Drive, tax parcel number 062-115. The current zone is R-1 and the proposed development would be 40 lots. A motion was made by Rick Gardner and seconded by Glen Willard to approve case number SD 513-05 - **Preliminary Plat for Hampton Phase IV** for D B & B, LLC. Motion carried unanimously.
4. Case Number SD 507-05 - Palm Bay - Mulberry Company request that the board approve his application for an Article XI subdivision. The property is 23.74 acres off Sweet Hill Road, tax parcel number 063-11.01. The current zone is R-1 and the proposed development would be 23 lots. A motion was made by Glen Willard and seconded by Toby Roberts to approve case number SD 507-05 - **Preliminary Plat for Palm Bay** for The Mulberry Company. Motion carried unanimously.

5. Case Number SD 514-05 - **Larry Galbreath** request that the board allow his request for an **Article XIV subdivision** on an unpaved county road. The property is 43.12 acres being known as Parcel B-1 on Dunham Swamp Road starting 2,752.39 feet from Belfast Keller Road, tax parcel number 056-035. The current zoning is A-5 and the proposed development is for 4 lots. The applicant withdrew his request at this time.

**John Butler, Zoning Administrator**, met with the board to present an amendment to the proposed plat requirement language and the present proposed building ordinance changes for the board's review.

A motion was made by Rick Gardner and seconded by Blondean Newman to go into **closed session** to discuss litigation. Motion carried unanimously. The board went into executive session at 4:15 p.m.

A motion was made by Rick Gardner and seconded by Glen Willard to go back into **regular session**. Motion carried unanimously. The board went back into regular session at 4:30 p.m.

**Phillip Jones, County Administrator**, met with the board to give an update on several issues.

**\*HB634** - Bryan County: homestead exemption: certain residents - This bill was introduced by the house too late to go into senate and will be pushed for next year.

**\*Special Purpose Local Option Sales Tax** - Information was given for the board's review on the new SPLOST legislation.

**\*County Newsletter** - It was the consensus of the board to use the Bryan County News to print and distribute the Bryan County Government Newsletter. The newsletter will be distributed with the Bryan County News, as well as copies being placed in the libraries, real estate offices, etc. It was also the consensus of the board to inquire on having a Chairman's Corner in the Bryan County News each week, with the Chairman, Commissioners and County Administrator taking turns writing articles.

A discussion was held on an **appointment to the Bryan County Planning and Zoning Board**. A motion was made by Rick Gardner and seconded by Blondean Newman to appoint Mr. Michael Daves to the Planning and Zoning Board with a term of April 2005 through March 2009. Motion carried unanimously.

A discussion was held on the **selection of a new engineering firm**. A motion was made by Toby Roberts and seconded by Ed Bacon that we name Thomas & Hutton Engineering Company and Hussey, Gay, Bell & DeYoung, Inc. as our primary engineers to do the engineering

work of the county, their duties and responsibilities (the different areas they will be supervising) will be distributed by the Chairman and the County Administrator. Motion carried unanimously.

A discussion was held on repairs to the *courthouse elevator*. The workers shaft under the elevator was flooded with the last big rain we had. This is where the hydraulic pumps and electric components are stored. The water came in so fast, it submerged the sump pump and the electrical line which charges the sump pump. Because of the age and inability to get parts, Otis Elevator is recommending an upgrade on our system as well as installing a second sump pump and moving the power receptacle above the high water line. The cost to repair the elevator is \$51,325. We currently have some funds in the budget, but need an additional \$25,000 from contingency. We have filed a claim with the insurance company, but do not know if we will receive any funds. If so, we will put the money back into contingency. A motion was made by Toby Roberts and seconded by Blondean Newman to allocate funds from contingency in the amount of \$25,000 to repair the courthouse elevator. Motion carried unanimously.

A discussion was held on an *occupational tax certificate* for *McKenna Auto Sales*. The owner of this property has been told several times this property has to be cleaned up, but the property owner has not complied. Due to this property owner not complying with cleaning up this property, a motion was made by Ed Bacon and seconded by Blondean Newman to deny the occupational tax certificate for McKenna Auto Sales. Motion carried unanimously.

A discussion was held on a *tax refund request* for *Mr. Charles Roberts*. Mr. Roberts claims he is due a 100% VA Homestead Exemption for Tax Year 2003. The deadline for filing for the exemption is April 1<sup>st</sup> of each year. Mr. Roberts did not file for the exemption until September. A motion was made by Ed Bacon and seconded by Toby Roberts that we deny the tax refund request for Mr. Charles Roberts because he failed to meet the state required deadline for filing. Voting for: Roberts, Bacon, Willard & Newman. Voting against: Gardner. Motion carried.

The meeting adjourned at 5:25 p.m.