

**PIERCE COUNTY BOARD OF COMMISSIONERS REGULAR MONTHLY MEETING,  
TUESDAY, JUNE 02, 2009 AT 6:30 PM**

Board Members Present:

James Dennison, Chairman

K. Neal Bennett, District 1

Mike Streat, District 2

Randy Dixon, District 3

Aldeen Davis, District 4

News Media Present:

The Blackshear Times

Pierce County Press

**CALL TO ORDER:** Chairman Dennison call the regular monthly meeting to order at 6:30 PM.

**INVOCATION/PLEDGE OF ALLEGIANCE:** Commissioners Aldeen Davis gave the invocation and led the audience in the Pledge of Allegiance.

**APPROVAL OF MAY 2009 MINUTES:** Commissioner Mike Streat made a motion to approve the May 2009 minutes. Commissioner Aldeen Davis seconded the motion. Chairman Dennison voted aye. All Commissioners voted aye. Motion carried.

**DEPARTMENT HEADS**

**Randy Bass-Recreation Director-Update on June District Tournaments and current financial report.** Mr. Bass reported that the district tournaments are scheduled for June 21-26 with 35 teams participating. He also reported on the May 2009 financial statement. May's total income was \$26,755.15, total expenses was \$18,089.61 with a net income of \$8,665.54.

**Election Board-Set salary for the Elections Board members, Elections Supervisor and Clerk.**

County Attorney Franklin Rozier stated that the salary of the election board chairman will be set at \$61.00 per day and the board members will be set at \$48.00 per day. The salary for the chief registrar/election supervisor will be set at \$16,000 and the clerk's salary will be \$13,800. This is the same salary that is set for the board of voter registrars' members, chief registrar and the clerk currently. County Attorney Franklin Rozier stated that a new five member elections board will take over the responsibility for administering all county elections and will hire a chief registrar/election supervisor and clerk. Mr. Rozier stated that the two political parties will make two selections each, one for a one year term and one for a four year term. These four members will then select the fifth member for a list submitted by the parties.

County Commissioner Mike Streat took the podium to explain HB 386 which governs the new elections board. Commissioner Streat stated that he had researched several counties, close to Pierce County's size, to determine the salary range. Commissioner Streat stated that Brantley County was paying \$29,534, Berrien County at \$22,000 and Jeff Davis County at \$35,000. Commissioners Randy Dixon and Mike Streat stated that they felt that the salaries should be higher. Chairman Dennison replied that a salary increase was not in the budget for this year, but will be look at in the 2010 budget.

Commissioner Neal Bennett made a motion to set the salary as presented by County Attorney Franklin Rozier at \$61.00 per day for the chairman and \$48.00 per day for board members and to set the salary for the chief registrar/election supervisor at \$16,000 and the clerk at \$13,800 per year. Commissioner Aldeen Davis seconded the motion with an exception that the county increases the salary line in the 2010 budget. Chairman Dennison voted aye. Commissioner Mike Streat and Commissioner Randy Dixon voted nay. Commissioner Neal Bennett and Commissioner Mike Streat voted aye. Motion carried.

**PUBLIC COMMENTS**

**Marilyn Waters-Pierce County Annex located at Strickland Avenue-** Mrs. Waters stated that she wanted to address the board on several matters. First, she stated that she was disappointed with how the OADA issue had been handled. She stated that Pierce County should look to the future and how this decision will affect future generations. Secondly, she asked the commissioners to install an irrigation system to water the flowers at the traffic triangle on the corner of College Ave and Main Street. This system can be run from the NFC building. Finally, she asked the commissioner to save the Courthouse Annex on Strickland Ave for use as county offices. She stated that the county could put a new roof on the building and repair the bathrooms and continue to let the food pantry and the clothes closet use the facility.

## **PLANNING & ZONING**

**Rev. Hilton Martin-Requesting a variance at 1153 Sandy Bottom Road to allow 2 manufactured homes on this 1 acre site with 1 deep well and 1 septic tank.** The Planning Commission met June 1 and recommends denial. Community Development Director Marty Clifton stated that Mr. Hilton is requesting a variance to replace an aging-storm damaged mobile home. Mr. Clifton stated that there was also a second mobile home on the property. Mr. Martin's two mobile homes were "grandfathered-in" before the code was changed allowing only one mobile home on a one acre lot.

Commissioner Neal Bennett stated that the Code Enforcement department needs to come up with a policy that allows property owners to update mobile homes.

Commissioner Aldeen Davis wanted to know if there was only one well and septic tank to accommodate the two mobile homes. Mr. Clifton stated that there was only one well and one septic tank. Commissioner Davis stated that the health department should look into this to see if one system can handle both mobile homes.

Commissioner Mike Streat made a motion to approve the variance at 1153 Sandy Bottom Road to allow 2 manufactured homes on this 1 acre site with 1 deep well and 1 septic tank pending approval of the health department that the well and septic system can handle both mobile homes. Commissioner Randy Dixon seconded the motion. All Commissioners voted aye. Chairman Dennison voted aye. Motion carried.

**ROC Enterprises-Requesting the subdivision known as Villages at Otter Creek consisting of 38.84 acres divided into 60 lots be rezoned from SF to MF to allow for manufactured homes.** The Planning Commission met June 1 and recommends denial. Community Development Director Marty Clifton stated that the lots are ½ acre and that a water and sewer system is in place on each lot. Mr. Clifton also stated that Mr. Randy Crosby, developer of the subdivision, has already built three homes on the property that has not sold. Mr. Crosby would like to have the property rezoned from SF to MF to allow for manufactured homes.

Mrs. Kathy Waller came before the board to ask the board not to allow mobile homes. She stated that Mr. Crosby has already had the property rezoned from AG to SF and she feels like the property should not be rezoned again. Mrs. Wallace stated that the county should not bail out Mr. Crosby's lost just because he cannot sell the property. Mr. Waller wanted to know how mobile homes could be placed on ½ acre lots, when the code calls for 1 acre lots for each mobile home. Mr. Clifton explained that mobile homes can be placed on the lots because each ½ acre lot has its own water and sewer system in place.

Dan Bennett, attorney for Mr. Crosby, stated that the economic downturn had prevented the development of the Villages at Otter Creek as first planned. Mr. Bennett stated that Mr. Crosby already has a covenant set up to control how the property is used and that the roads in the subdivision are paved. Also Mr. Bennett stated that there were mobile homes already set up in the immediate area and that Mr. Crosby was not planning on turn the property into a mobile home park.

After much discussion, Commission Mike Streat called for a point of order and Chairman Dennison then called for a vote.

Commissioner Neal Bennett made a motion to uphold the planning commission recommendation to deny the rezoning request of Randy Crosby to rezone the subdivision known as Villages at Otter Creek consisting of 38.84 acres divided into 60 lots be rezoned from SF to MF to allow for manufactured homes. Commissioner Aldeen Davis seconded the motion. Commissioner Randy Dixon abstained from the voting due to a family connection. Chairman Jim Dennison and Commissioner Mike Streat voted to overrule the planning commission and to allow the rezoning request. This voting led to a tie and County Attorney Franklin Rozier then announced that the motion to deny had passed. Mr. Franklin explained that under the development code and parliamentary procedure, a tie upholds the planning commission's original recommendation to deny the request.

## APPOINTMENTS

**Pierce County Department of Family & Children Services-The term of Mrs. Irene Dixon, Chairperson, will expire on June 30, 2009. At the request of the PCDFAC, Mrs. Dixon has agreed to serve for another term, extending through June 30, 2014, should the commissioners reappoint her.** Commissioner Neal Bennett made a motion to reappoint Mrs. Irene Dixon to the Pierce County Department of Family & Children Services Board for a four year term, ending on June 30, 2014. Commissioner Randy Dixon seconded the motion. Chairman Dennison voted aye. All Commissioners voted aye. Motion carried.

## NFC-LIBRARY PROJECT

**Project review**-No May invoices. The inmate crew has returned to the project site. County Clerk Mollie Howard reported that Project Director Ronnie Hilton has taken a medical retirement.

## BIDS

**Motor grader-Bids were accepted until May 22, 2009 at 10:30AM.** Three bids were received on the motor grader:

<u>Company</u>	<u>Yr/Model</u>	<u>Price</u>	<u>Buy back</u>	<u>Warranty</u>
ASC Construction Equip	2009 G930	\$185,000	\$125,100	5 yrs/6,000 hrs
Industrial Tractor	2008 672D	195,400	105,000	5 yrs/7,500 hrs

Industrial Tractor	2009 670G	191,875	105,000	5 yrs/7,500 hrs
Yancy Bros	2009 140M	211,656	122,000	5 yrs/7,500 hrs
Yancy Bros	2009 12M	190,314	120,000	5 yrs/7,500 hrs

Commissioner Neal Bennett wanted to make sure that each machine met all the specifications that the bids called for and also wanted to know the availability of the machines. Each commissioner felt that the county should go with a machine that offered the most horsepower, had a steering wheel and was more “heavy-duty.”

Keith Brown of Industrial Tractor stated that the 2009 670G met all the bid specifications, including a steering wheel, which was one of the road department specifications. The horsepower on the 2008 672D is listed at 170-195 @ 2100RPM and the 2009 670G is listed at 155-195 @ 2100RPM. The delivery time on the Model 2009 670G is 45-60 days and on the 2008 672D is immediately.

David Pinter of Yancy Brothers stated that the Caterpillar models all have a joystick. The horsepower on the 2009 140M is listed at 183-198 @ 2000 RPM and the horsepower on the 2009 12M is listed at 158-173 @ 2000 RPM. The delivery date on the 2009 12M and the 2008 140M is one week.

ASC Construction Equipment did not have a company representative, but the bid information had the Volvo 2009 G930 with 155-195 @ 1800RPM horsepower.

Commissioner Randy Dixon made a motion to award the motor grader bid to Industrial Tractor, Inc for the 2009 670G motor grader at a bid of \$191,875 with a buy back of \$105,000 with \$5,000 guaranteed maintenance and a 5 years/7,500 hours warranty. Commissioner Mike Streat seconded the motion. Commissioner Neal Bennett voted nay. Commissioner Mike Streat, Aldeen Davis and Randy Dixon voted aye. Chairman Dennison voted aye. Motion carried.

After the vote, Commissioner Neal Bennett stated that the board was not comparing machine to machine and now we have to wait 45-60 days for a new motor grader.

**Recreation Fencing-Bids were accepted until June 02, 2009 at 10:00 AM.** The Pierce County Recreation Board decided to table the bid for fencing at the recreation department.

**Auditor**-Bids for audit services will be accepted until August 10, 2009.

## COMMUNITY NEWS

**Inter-government agreement-Agreement between Pierce County, City of Blackshear and the Pierce County Board of Education concerning access easement and rights of way for the Midway Elementary School.** County Attorney Franklin Rozier informed the board that the Board of Education and the City of Blackshear have signed the inter-government agreement. Commissioner Neal Bennett made a motion that the Pierce County Board of Commissioners sign and approve the inter-governmental agreement between Pierce County, City of Blackshear and the Pierce County Board of Education concerning access easement and rights of way for the Midway Elementary School. Commissioner Randy Dixon seconded the motion. Chairman Dennison voted aye. All Commissioners voted aye. Motion carried.

**Grant**-Chairman Dennison commended Blackshear Mayor Tom Davis and the city council for securing a \$750,000 grant to provide water and sewer to the industrial park.

Commissioner Neal Bennett went on record stating that he was disappointed that Pierce County was breaking away from OADA and that the county was definitely going away from what the county needs. Commissioner Neal Bennett stated that OADA will continue to move forward and the cities will continue to move forward with OADA. He said that he was disappointed that the board members were not present at the meeting with OADA. Commissioner Bennett summed up his statement by stating that Pierce County now had a marketable industrial park, with the lines for sewer and water to be run soon, but now Pierce County did not have anyone to market it.

Commissioner Mike Streat stated that he could not attend the OADA meeting because of a prior appointment at the hospital for testing.

Chairman Dennison stated that he was not going to change his mind, it's a done deal and we need to move along.

### **EXECUTIVE SESSION-LITIGATION**

Chairman Dennison called for a motion to adjourn into executive session. Commissioner Mike Streat made a motion to adjourn into executive session at 8:10 PM. Commissioner Neal Bennett seconded the motion.

Commissioner Mike Streat made a motion to reconvene the June regular meeting at 8:21 PM with a second from Chairman James Dennison.

Chairman Dennison announced that no action had been taken in the executive session.

Having no further business, the June 2009 regular monthly meeting was adjourned at 8:24 PM.

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James Dennison, Chairman

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K. Neal Bennett, District 1

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Mike Streat, District 2

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Randy Dixon, District 3

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Aldeen Davis, District 4

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