

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF CHATHAM COUNTY, GEORGIA, HELD ON FRIDAY, JULY 11, 2008, IN THE COMMISSION MEETING ROOM ON THE SECOND FLOOR OF THE CHATHAM COUNTY COURTHOUSE, LEGISLATIVE AND ADMINISTRATIVE BUILDING, 124 BULL STREET, SAVANNAH, GEORGIA.

I. CALL TO ORDER

Chairman Pete Liakakis called the meeting to order at 9:00 a.m., Friday, July 11, 2008.

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II. INVOCATION

Commissioner David Gellatly gave the Invocation.

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III. PLEDGE OF ALLEGIANCE

All gave the Pledge of Allegiance to the Flag of the United States of America.

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IV. ROLL CALL

The Clerk called the roll.

Present: Pete Liakakis, Chairman
 Dean Kicklighter, Chairman Pro Tem, District Seven
 Helen L. Stone, District One
 Patrick Shay, District Three
 Harris Odell, Jr., District Five
 David M. Gellatly, District Six

Absent: Dr. Priscilla D. Thomas, Vice Chairman, District Eight
 James J. Holmes, District Two
 Patrick K. Farrell, District Four

Also present: Patrick Monahan, Assistant County Manager
 Jonathan Hart, County Attorney
 Sybil E. Tillman, County Clerk

Commissioner Stone moved to approve the absence of Commissioners Holmes and Thomas while attending NACo Annual Conference and Commissioner Farrell due to the death of his brother. Commissioner Odell seconded the motion and it carried unanimously.

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V. PROCLAMATIONS AND SPECIAL PRESENTATIONS

Reminder: Transportation will depart at 10:00 a.m. to Fort Stewart for signing ceremony, which begins at 11:30 a.m.

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VI. CHAIRMAN'S ITEMS

1. LICENSING DAY CARE CENTERS.

Chairman Liakakis said, we had an individual citizen who lives in a residential area that called and was concerned about the large amount of activity next door to his home, and he was concerned about that. I looked into it and our staff came up and stated that the State had provided a license for that and also that the County Inspections Department also approved it up to 19 children. That's a real concern because when you have that many children in a home occupation, you've got a problem. It causes a problem in the quality of life for the people in that neighborhood. I remember being on City Council where we had on a couple of occasions where people were blocking the driveway, people were coming in and out during the day, and it was like a regular type of business, which is not supposed to be in a home occupation. A home occupation is supposed to be just a minor type of business in there so that it is not causing problems in the neighborhood. I would like our County Attorney Jon Hart to comment on that.

County Attorney Hart said, well, you have a State regulation that's pretty specific about what you've got to have statewide. There are two alternatives the County really has to consider for some type of text amendments of how they want to handle it [inaudible] still have to be known as a day care. The only other thing that I know would be to consider a license provision which would come up with our own licensing requirements. That would take some study to figure out what we want to do because we've got to do a requirement that is functional [inaudible] and at the same time work. You don't want to pull something out of the air that you're finding out that you make seven other day care centers noncompliant. [Inaudible — the microphone at the desk of County Attorney Hart was not working.]

Chairman Liakakis recognized Commissioner Stone.

Commissioner Stone said, thank you, Mr. Chairman. When I was on the Zoning Board of Appeals for the City of Savannah this issue came up often and I think that there was a — they tried to set a bar of how many they should have, but they could get use approval for more by the Zoning Board of Appeals, if I'm correct, Mr. Hart, and that was often of great concern to me because depending upon whether the Zoning Board of Appeals wanted to go up to 30 children in a residential neighborhood, they had that option, and I strongly stressed at the time that I thought there should be some guidelines of what would adequately fit in a residential neighborhood because oftentimes there might be elderly people or people that worked during the day and were trying to — I mean, worked during the night and trying to sleep during the day. So I don't know what recommendations we could make or how we can maybe put a cap on how many children should be allowed in a residential area during the day because if I remember correctly, the State did require a certain amount of outside space for playground, so it could be very noisy. It troubled me often that we — that the Board would vote to allow up to as many as 23, 25 children in a household in a residential neighborhood. So I would definitely like to look and see what we could do to put something reasonable in place to prevent it from being a real hindrance to a residential neighborhood.

Chairman Liakakis recognized Commissioner Odell.

Commissioner Odell said, Jon [Hart], this is regulated by the State of Georgia. Is that true? County Attorney Hart said, yes sir. Commissioner Odell said, my concern is that I really don't want any action taken today because that's a double-edged sword with implications which we cannot know whereas we may have one problem. If we institute something, it could impact people who are doing an excellent job. What I would suggest is that if the County Attorney could provide a summary in plain language to those non-attorneys as to what the statute provides and to take the concerns that is why it's on the agenda and to recommend or give us various options, and that all that we have to do, that it be set down for not the following Commission meeting, but if we set it three Commission meetings off, that will give sufficient time and we're able to do some other things that we need to do. That would be my recommendation.

County Attorney Hart said, we could certainly do that and I would obviously want to have the MPC staff input as to how it needs to be done.

Chairman Liakakis said, and also, Jon [Hart], get the ordinances from the Savannah City also because that's really important because as I remember, you know, some problems and we need to protect the neighborhoods. That's really important so that, you know, we don't have these types of things in the neighborhood because unfortunately what we have also that I found out on a later basis is where you do have those that a number of neighbors don't always, you know, challenge that when they do have problems in the neighborhood, as Commissioner Stone was talking about, having a big playground area and the children out there making a lot of noises, but especially with these vehicles in and out and blocking people's driveway and causing problems. Helen [Stone]?

Commissioner Stone said, just real quickly, and I don't want to belabor this. Mr. Hart, the one thing that — I mean, we don't want to prevent these from being in the neighborhood because they do provide a very valuable service for people that both the husband and wife are working and they're trying to find a suitable area for their child to be. I certainly do not want to harm this use in any way, but I think we need to look at what is a reasonable number considering the circumstances and they may vary, but I don't know. We just had a very difficult time with this with this when I was on the Zoning Board of Appeals. County Attorney Hart said, we could certainly look at a minimum [sic] number of kids for the licensing requirements. Commissioner Stone said, right. Thank you.

Chairman Liakakis said, okay then. Jon [Hart], look at all the other municipalities also, as was suggested by Commissioner Odell. All right then, you will bring that information back like was requested. We don't have to vote on that..

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VII. COMMISSIONERS' ITEMS

None.

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CHATHAM AREA TRANSIT AUTHORITY

Upon a motion made by Commissioner Stone, seconded by Commissioner Shay and unanimously approved, the Board recessed as the County Commission at 9:10 a.m., and reconvened as the Chatham Area Transit Authority. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

Following adjournment of the CAT meeting, the Board resumed the meeting at 9:33 a.m., as the County Commission.

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VIII. TABLED/RECONSIDERED ITEMS

Unless action is contemplated at today's meeting, staff report and file material has not been duplicated in your agenda packet. The files are available from the Clerk. Those on which staff is requesting action are indicated by asterisk (*).

None.

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CHATHAM COUNTY YOUTH COMMISSION

Chairman Liakakis said, I'd like to call the members of the Chatham County Youth Commission, the three representatives today, to come up to this desk. Are any of you —.

Mr. Van Johnson said, Mr. Chairman, these are candidates just observing. Chairman Liakakis said, oh, okay. Mr. Johnson said, they just came to say hello.

Chairman Liakakis said, alright, very good. Nice to have all of the Youth Commissioners here today. We appreciate your participation.

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IX. ITEMS FOR INDIVIDUAL ACTION

(Unless the Board directs otherwise, adoption of an Action Item will mean approval of the respective County staff report and its recommended action.)

- 1. TO REQUEST APPROVAL OF THE FOLLOWING: (1) AN AMENDMENT TO THE FY2008 SPECIAL SERVICE DISTRICT FUND TO INCREASE REVENUES FROM INTEREST

EARNINGS BY \$15,000 AND APPROPRIATE \$15,000 TO THE METROPOLITAN PLANNING COMMISSION, AND (2) A TRANSFER OF \$12,900 WITHIN THE FY2008 PURCHASING BUDGET FOR ADVERTISING EXPENSES

Chairman Liakakis said, we need a motion on the floor.

Commissioner Kicklighter said, motion to approve. Commissioner Odell said, second.

Chairman Liakakis said, we have a motion on the floor and a second. Let's go on the board. The motion carried unanimously. [NOTE: Commissioners Stone, Holmes, Farrell and Thomas were not present.] Chairman Liakakis said, the motion passes.

ACTION OF THE BOARD:

Commissioner Kicklighter moved to approve the following: (1) An amendment to the FY2008 Special Service District Fund to increase Revenues from interest earnings by \$15,000 and appropriate \$15,000 to the Metropolitan Planning Commission, and (2) a transfer of \$12,900 within the FY2008 Purchasing budget for advertising expenses. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Stone, Holmes, Farrell and Thomas were not present.]

AGENDA ITEM: IX-1
AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R.E. Abolt, County Manager
FROM: Linda B. Cramer, Finance Director

ISSUE: To request approval of the following: (1) an amendment to the FY2008 Special Service District Fund to increase revenues from interest earnings by \$15,000 and appropriate \$15,000 to the Metropolitan Planning Commission, and (2) a transfer of \$12,900 within the FY2008 Purchasing budget from salary appropriations to advertising expense.

FACTS AND FINDINGS:

- (1) The City of Savannah and Chatham County are sharing the cost of consultant fees for the Wireless Facilities Ordinance. An amendment to the FY2008 Special Service District Fund to increase revenues from interest earnings by \$15,000 and appropriate \$15,000 to the Metropolitan Planning Commission department is requested to provide funding for the payment currently due. A resolution and correspondence are attached.
- (2) The Human Resources & Services Director has requested a transfer in the Purchasing Department budget of \$12,900 from salaries and wages to advertising. Transfers affecting salary appropriations require Board approval. Correspondence is attached.

FUNDING: The budget amendment will establish funding in the Special Service District Fund. Funds are available in the FY2008 Purchasing budget for the transfer.

ALTERNATIVES:

- (1) That the Board approve the following:

SPECIAL SERVICE DISTRICT FUND FY2008

an amendment to increase revenues from interest earnings by \$15,000 and appropriate \$15,000 to the Metropolitan Planning Commission.

GENERAL FUND M&O FY2008

a transfer of \$12,900 within the Purchasing budget from salaries and wages to advertising expenses.

- (2) Amend or deny the request.

POLICY ANALYSIS: State law grants the Board authority to amend the budget during the year as it deems necessary.

RECOMMENDATION:

That the Board approves Alternative 1.

Prepared by: Read DeHaven

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2. TO HOLD THE THIRD PUBLIC HEARING AS REQUIRED BY STATE LAW ON THE COUNTY'S INTENT TO LEVY A MILLAGE RATE THAT EXCEEDS THE CALCULATED "ROLLBACK" MILLAGE RATE FOR AD VALOREM TAX.

Chairman Liakakis said, now as most of us know and it was printed out, that we've already had two hearings on the millage there. Do we have anybody — you've got — bring that to me. I'll read this requirement:

Ladies and Gentlemen, this hearing is being held in compliance with state law. The Chatham County Board of Commissioners has announced publicly its intention to increase the property taxes it will levy this year by 2.10 percent over the rollback millage rate for General Maintenance and Operations taxes, 2.42 percent over the rollback millage rate for Special Service District taxes, and 2.50 percent over the rollback millage rate for Chatham Area Transit Authority.

The purpose of this hearing is to provide members of the public the opportunity to comment.

The proposed millage rate for the General Fund is 10.537 mils, which is .217 mils greater than the calculated "rollback millage" of 10.320 mils.

The proposed millage rate for the Special Service District Fund is 3.475 mils, which is 0.082 mils greater than the calculated "rollback millage" of 3.393 mils.

The proposed millage rate for the Chatham Area Transit Authority is 0.820 mils, which is .02 mils greater than the calculated "rollback millage" of 0.80 mils.

A list is provided at the front of the room for you to record your name and address, as well as the group or organization you represent, if any. This will allow us to document that public input was solicited.

Chairman Liakakis said, we ask that you be brief and concise in your remarks. So now I will call — now we want everybody to know, since we have no one here today for this third public hearing on the millage set. Now we need a motion on the floor to adopt the same amount of millage as we had —.

Commissioner Shay said, Mr. Chairman, I would first like to make a motion to close the hearing. Chairman Liakakis said, we have a motion on the floor to close the hearing. Commissioner Kicklighter said, second.

Commissioner Odell said, point of order. Don't we want to — although we didn't have people sign up, should we just open it up to both sides and then we close it, which kind of sets the record.

Assistant County Manager Monahan said, yes sir, and then the adoption of the millage will actually be the following item, Item 3, on the agenda.

Commissioner Shay said, alright, in that case I'll withdraw my motion. Commissioner Kicklighter said, I'll withdraw my second.

Chairman Liakakis said, okay. Any comment? Commissioner Shay said, I think he means out there. We're not supposed to comment. Chairman Liakakis asked, would any else like to talk on the public hearing on the millage set?

Commissioner Shay said, now Mr. Chairman, I'd like to make a motion to close the hearing. Chairman Liakakis said, we have a motion on the floor to close the public hearing. Commissioner Stone said, second. Commissioner Kicklighter said, second.

Chairman Liakakis said, we have a second also. Let's go on the board. The motion carried unanimously.. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.] Chairman Liakakis said, the motion passes.

ACTION OF THE BOARD:

The Commission held its third public hearing, as required by State law, on the County's intent to levy a millage rate that exceeds the calculated "rollback" millage rate for ad valorem tax.

Commissioner Shay made a motion to close the public hearing. Commissioners Stone and Kicklighter seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

AGENDA ITEM: IX-2

AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: Linda Cramer, Finance Director

ISSUE:

To hold the third Public Hearing as required by State law on the County's intent to levy a millage rate that exceeds the calculated "rollback" millage rate for ad valorem tax purposes.

BACKGROUND:

Chatham County is required by State law (O.C.G.A Code Section 48-5-32.1) to compute a "rollback" millage rate, which is the previous year's millage rate minus the millage equivalent of the total net assessed value added by reassessments of existing real property. The law further provides that, if the levying authority proposes to levy a millage rate in excess of the computed "rollback" rate, certain advertisements and three public hearings must be held before the adoption of the final millage rate.

FACTS AND FINDINGS:

- (1) At its June 13, 2008 meeting, the Chatham County Commission instructed staff to proceed with the necessary advertisements and schedule the public hearings necessary to adopt the millage rates for the 2008 Tax Digest:
 - a) For the General Fund the millage rate will remain unchanged from last year at 10.537 mils. This exceeds the calculated "rollback" rate of 10.320 mils, by 0.217 mils, a 2.10% increase.
 - b) For the Special Service District the millage rate will remain unchanged at 3.475 mils. This exceeds the calculated "rollback" rate of 3.393 mils, by 0.082 mils, a 2.42% increase.
 - c) For the Chatham Area Transit Authority the millage rate will remain unchanged from last year at 0.820 mils. This exceeds the calculated "rollback" rate of 0.80 mils, by .02 mils, a 2.50% increase.
- (2) Public hearings were held at 9:30 a.m. and 6:00 p.m. on June 24, 2008. These hearings were advertised in the Savannah Morning News on June 17, 2008.
- (3) The third public hearing is scheduled for 9:00 a.m. on July 11, 2008. This hearing was advertised in the Savannah Morning News on June 30, 2008. After the public hearing is complete, the Board can adopt the millage rate.
- (4) Also, as required by law, on June 16, 2008, Chatham County issued a press release to the Savannah Morning News and the television media announcing the above mentioned millage rates and the three public hearings.
- (5) Notification of the public hearings is being broadcast on Channel 16.

FUNDING:

N/A

ALTERNATIVES:

- (1) Hold the third public hearing on July 11, 2008.
- (2) Give staff alternate direction.

POLICY ANALYSIS:

State law requires three advertised public hearings before the adoption of any millage rate that exceeds the "rollback" rate.

RECOMMENDATION:

That the Board approves Alternative I.

Prepared by: Read DeHaven

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- 3. **REQUEST BOARD ADOPT YEAR 2008 CHATHAM COUNTY GENERAL MAINTENANCE AND OPERATIONS, SPECIAL SERVICE DISTRICT AND CHATHAM AREA TRANSIT DISTRICT MILLAGE LEVY RESOLUTION PURSUANT TO ADVERTISEMENT HAVING BEEN PUBLISHED IN ACCORDANCE WITH O.C.G.A. 48-5-32.1. IN ADDITION, FORM PT-35 COUNTY MILLAGE RATE CERTIFICATION AND FORM PT 32.1 COMPUTATION OF MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES FOR TAX YEAR 2008 MUST BE CERTIFIED AND SUBMITTED TO THE GEORGIA DEPARTMENT OF REVENUE FOR DIGEST APPROVAL FOR THE TAX YEAR 2008.**

Chairman Liakakis said, Patrick [Shay].

Commissioner Kicklighter said, motion to approve. Chairman Liakakis said, we have a motion on the floor. Commissioner Odell said, second.

Chairman Liakakis said, we have a motion on the floor and a second to set this millage rate. Let's go on the board.

Commissioner Stone said, Mr. Chairman, that millage rate is consistent with last year, no change. Chairman Liakakis asked, pardon? Commissioner Stone said, the millage rate is consistent with last year's millage. There's no change, correct?

Chairman Liakakis said, right. That's correct. The millage rate is the same as last year. What I read over there is just the State requirement about rollback, but we are not increasing the millage this year.

The motion carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.] Chairman Liakakis said, okay, the motion passes.

ACTION OF THE BOARD:

Commissioner Kicklighter moved to adopt year 2008 Chatham County General Maintenance and Operations, Special Service District and Chatham Area Transit District millage levy resolution pursuant to advertisement having been published in accordance with O.C.G.A. 48-5-32.1, and, in addition, Form PT-35 County Millage Rate Certification and Form PT 32.1 Computation of Millage Rate Rollback and Percentage Increase in Property Taxes for Tax Year 2008 will be certified and submitted to the Georgia Department of Revenue for digest approval for tax year 2008. Commissioners Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

AGENDA ITEM: IX-3
AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: Linda Cramer, Finance Director

ISSUE:
Adoption of year 2008 Chatham County General Maintenance and Operations, Special Service District, and Chatham Area Transit District millage levy resolution pursuant to advertisement having been published in accordance with O.C.G.A. 48-5-32.1.

In addition, Form PT-35 County Millage Rate Certification and Form PT 32.1 Computation of Millage Rate Rollback and Percentage Increase in Property Taxes for Tax Year 2008 must be certified and submitted to the Georgia Department of Revenue for digest approval for the tax year 2008.

BACKGROUND:
A tax levy resolution must be submitted to the State of Georgia Department of Revenue, and is scheduled for delivery by the Tax Assessor's Office during the week of July 28, 2008.

FACTS AND FINDINGS:
(1) At its June 13, 2008 meeting, the Chatham County Commission instructed staff to proceed with the necessary advertisements and schedule the public hearings necessary to adopt the millage rates for the 2008 Tax Digest. This has been done. As a result, the Board of Commissioners has the option to adopt millage increases.

- (2) The recommended millage rates for tax year 2008 are as follows:
 - (a) General M&O, 10.537 mils. This exceeds the calculated rollback millage rate of 10.320 mils by .217 mils.
 - (b) Special Service District, 3.475 mils. This exceeds the calculated rollback millage rate of 3.393 mils by 0.082 mils.
 - (c) Chatham Area Transit District .820 mils. This exceeds the calculated rollback millage rate of 0.80 mils by .02 mils.
- (3) The 5-year history of levy for Chatham County was advertised on June 27, 2008, as required by State Law and incorporated millage rates equal to the recommended rates.
- (4) In addition to the rollback rate calculation relating to reassessed values as documented on Form PT-32.1, State law also requires that the County compute a millage rate and rollback rate associated with Local Option Sales Tax and Insurance Premium Tax (OCGA 48-8.91 and OCGA 33-8-8.3 respectively). The M&O Sales Tax rollback rate is computed at 1.009 mils. The SSD Insurance Premium Tax rollback rate is computed at 0.790 mils. These rollback rates are documented in the attached resolution.

FUNDING:

N/A

ALTERNATIVES:

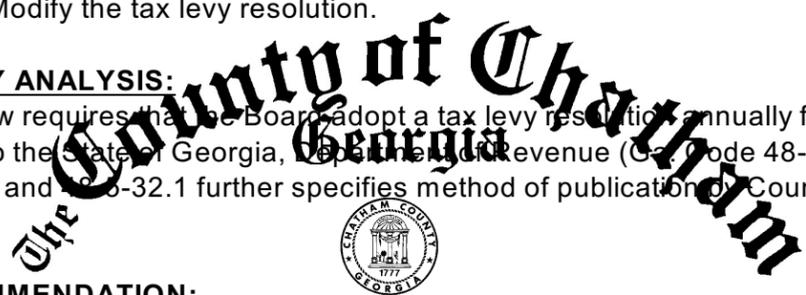
- (1) Adopt the year 2008 levy resolution pursuant to advertisement having been published and the Millage Rates as follows:
 - (a) General M&O, 10.837 mils (net of sales tax rollback of 1.009).
 - (b) Special Service District, 3.475 mils (net of insurance premium rollback of 0.790 mils).
 - (c) Chatham Area Transit District .820 mils.
 - (d) Authorize the Chairman to sign the Georgia Department of Revenue Forms PT 35 and PT 32.1.
- (2) Modify the tax levy resolution.

POLICY ANALYSIS:

State law requires that the Board adopt a tax levy resolution annually for submission of the digest to the State of Georgia, Department of Revenue (Ga. Code 48-5-302). Georgia law 48-5-32 and 48-5-32.1 further specifies method of publication of County of ad valorem tax rate.

RECOMMENDATION:

Approval of Alternative 1.



Resolution

PREPARED BY: Read DeHaven

STATE OF GEORGIA)
COUNTY OF CHATHAM)

CHATHAM COUNTY BOARD OF COMMISSIONERS
IN RE: TAX LEVY YEAR 2007

IT IS ORDERED that a net tax of Ten Dollars and Fifty-Three and Seven Tenth cents per One Thousand Dollars (\$1,000) (rate of 10.537 mills) is hereby levied and assessed on all taxable property in Chatham County, Georgia, in the year 2008 to pay the cost of the following General Maintenance and Operation Services to be provided by the Chatham County Government during the fiscal year beginning July 1, 2008: General Government, Judiciary, Health and Welfare, Public Safety, Public Works, Culture and Recreation, Housing and Development, Debt Service and Other Financing Uses. The Sales Tax Rollback, as required by State Law, is One Dollar and Nine Tenths Cents per One Thousand Dollars (\$1,000) (rate of 1.090 mills).

IT IS FURTHER ORDERED that the gross tax rate for General Maintenance and Operations taxes for Chatham County and the sales tax rollback be calculated based upon applicable sales tax collections during 2007 and the final 2008 Chatham County digest. The resulting gross tax rate as reduced by the sales tax rollback for General Maintenance and Operations shall result in a net tax rate of Ten Dollars and Fifty-Three and Seven Tenth Cents per One Thousand Dollars (\$1,000) (rate of 10.537 mills).

IT IS FURTHER ORDERED that a net tax for Special Service District of Three Dollars and Forty-Seven and Five Tenth Cents per One Thousand Dollars (\$1,000) (rate of 3.475 mills) be levied and assessed on all taxable property in Chatham County located outside the incorporated limits of the Municipalities of Bloomingdale, Garden City, Pooler, Port Wentworth, Savannah, Tybee Island, Thunderbolt and Vernonburg for the year 2008 to pay for the support and maintenance of the following during the fiscal year beginning July 1, 2008: General Government, Judiciary, Public Safety, Public Works, Housing and Development, Debt Service and Other Financing Uses. The Insurance Premium Rollback, as required by State Law, is Seventy-Nine Cents per One Thousand Dollars (\$1,000) (rate of 0.790 millage).

IT IS FURTHER ORDERED that the gross tax rate for Special Service District taxes for Chatham County and the insurance premium rollback be calculated based upon insurance premiums received in 2007 and the final 2008 digest. The resulting gross tax rate as reduced by the Insurance premium rollback for Special Service District shall result in a net tax rate of Three Dollars and Forty-Seven and Five Tenth Cents per One Thousand Dollars (\$1,000) (rate of 3.475 mills).

IT IS FURTHER ORDERED that a Special Service District tax of Eighty-Two Cents per One Thousand Dollars (\$1,000) (rate of .820 mills) be levied and assessed on all taxable property in Chatham County located within the Chatham Area Transit District for the year 2008 to pay for the support and maintenance of the Chatham Area Transit Authority.

IT IS FURTHER ORDERED that the Chairman be authorized to execute the documentation for submission of the 2008 Tax Digest to the State of Georgia Department of Revenue in accordance with this resolution.

IT IS FURTHER ORDERED that the said taxes be collected by the Tax Commissioner of the County or his successor in office.

APPROVED THIS 11TH DAY OF JULY 2008, IN OPEN COURT.

Pete Liakakis, Chairman
Chatham County Commission

ATTEST:

Sybil Tillman, County Clerk

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4. REQUEST BOARD APPROVE A RESOLUTION CLARIFYING THE MILLAGE LEVY FOR FISCAL YEAR JULY 1, 2008, THROUGH JUNE 30, 2009.

Chairman Liakakis said, I need a motion on the floor for this resolution.

Commissioner Odell said, so moved. Commissioner Stone said, second.

Chairman Liakakis said, I have a motion on the floor and a second. Let's go on the board. The motion carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.] Chairman Liakakis said, the motion passes.

ACTION OF THE BOARD:

Commissioner Odell moved to approve a Resolution clarifying the millage levy for fiscal year July 1, 2008, through June 30, 2009. Commissioner Stone seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

WHEREAS, the millage levy approved on July 11, 2008 applies to calendar year 2008 costs that cover portions of two fiscal years of Chatham County as follows: a) the six month period from January 1, 2008 through June 30, 2008 which are part of the County's fiscal year ended June 30, 2008 and b) the six month period from July 1, 2008 through December 31, 2008 which are part of the fiscal year ended June 30, 2009; and

WHEREAS, taxes are billed in two installments, which are due June 1st and November 15th each year; and

WHEREAS, the second six month period of the fiscal year ending June 30, 2009 representing the period from January 1, 2008 through June 30, 2008 will be billed at the millage rate approved on July 11, 2008 based on assessed values on January 1, 2008, and will be adjusted on the November 2009 installment billing to reflect the approved 2009 millage levy;

NOW, THEREFORE, the Board of Commissioners of Chatham County do hereby clarify the year 2008 Millage Levy in accordance with this resolution.

APPROVED: THIS 11TH DAY OF JULY 2008 IN OPEN COURT.

ATTEST: _____
Pete Liakakis, Chairman
Chatham County Commission

Sybil Tillman, County Clerk

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5. REQUEST BOARD APPROVE REQUEST FROM SOUTHBRIDGE HOMEOWNERS ASSOCIATION ("HOA") TO FORGIVE OR REBATE TAXES FOR 2006 AND 2007 ON COMMON AREA PARCELS INCLUDING THE FOLLOWING PIN NUMBERS: 1-1009C-02-003; 1-1009C-05-025; 1-0989C-04-017; 1-0989D-03-002; 1-1009-02-001; 1-1009-02-016; AND 1-1009C-07-048. COUNTY ATTORNEY RECOMMENDS APPROVAL.

Chairman Liakakis recognized County Manager Abolt.

County Attorney Hart said, we recommend Alternative 1. The background on this, this is a homeowners association. These PINS were in issue for various reasons. PIN number ending in digit 1009C-003 is no longer an issue. That has changed. Number 2 paragraph is also not an issue, is was not marked for development. The Board of Assessors made an error there. That has been corrected to show as common error value. We do recommend a refund for the PIN number ending in 025. That will be a refund of \$1,524.83. The County Attorney's office does not recommend a refund of the PIN numbers in Item 4. Those PIN numbers are reimbursed and, pursuant to request for information from Helen Stone, that will be a \$21,328 refund. Now the reason that the County Attorney's office did not recommend refunding that money is that the notice of change of values was sent to these people and they were not timely appealed. Okay. That bars them from questioning the change of value notice. If you'll recall, just last week we went to Superior Court for another industry in this town that raised the same issue, and we got an Order from Superior Court saying that they did not have the right to hearing when not timely appealed \$2,000,000. And I think if we refund these people with the same set of circumstances, you've got a question of being consistent.

Chairman Liakakis said, alright, Jon [Hart], give me the PIN number then on that one. Commissioner Odell said, that's Alternative 1. County Attorney Hart said, Alternative 1. Chairman Liakakis said, Alternative 1, okay. Chairman Liakakis recognized Commissioner Stone.

Commissioner Stone said, Mr. Chairman, the reason I brought this up in the pre-meeting, I wanted to know how much money we were talking about, but I agree with the County Attorney, we're setting a precedent that needs to be straight across the board, and if they did not file an appeal and we're giving them a refund, I don't think that's the correct way to go about this, and I have some grave concerns over a precedent that would be set by doing that.

County Attorney Hart said, for further information, they did timely appeal 07's value, okay. So they will be heard on 07's value and if this is property that is being held not for future development, they can [inaudible] and I believe in all honesty they're correct, then that value will be changed back to reflect back how we would value common areas. I can't say that on behalf of the [inaudible] because that has to go to a hearing, but their argument makes good sense.

Commissioner Stone asked, but then why would we be granting a refund before they've even gone before the Board of Equalization? County Attorney Hart said, that's a different PIN number. Commissioner Stone said, okay. County

Attorney Hart said, the PIN number I'm [inaudible] there's different reasons for that PIN number. All I'm saying is the PIN numbers we have asked or do not recommend a refund is based on a lack of failing to appeal the change of value. Commissioner Stone said, right. County Attorney Hart said, and I'm only pointing out to the Board that following '07 they received a notice and timely appealed it. Given the circumstances of classification of the property, there's a high probability that the Board of Equalization that those values are going to be changed back to reflect what common area values [inaudible].

Chairman Liakakis recognized Commissioner Kicklighter.

Commissioner Kicklighter said, Mr. Hart, you I'm sure spoke with them and they understand the recommendation. County Attorney Hart said, we provided this correspondence to their attorney. Commissioner Kicklighter said, okay. Alright, well, having said that, it sounds very fair. This is a step in the right direction and I assume that they'll correct whatever problem in the future and then we may revisit to have to reimburse on those, but at this point this is good, so I make a motion to approve Alternative 1. Commissioner Odell said, second.

Chairman Liakakis said, a motion on the floor and a second. Let's go on the board. The motion carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.] Chairman Liakakis said, the motion passes.

ACTION OF THE BOARD:

Commissioner Kicklighter moved that the Board refund Southbridge Homeowners Association for PIN 1-1009C-05-025, assuming the Board of Assessors corrected the parcel to common area, but charged ad valorem taxes based on future development. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

AGENDA ITEM: X-5

AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R.E. Abolt, County Manager
FROM: R. Jonathan Hart, County Attorney
ISSUE:

Request for approval by Southbridge Homeowners Associate ("HOA") to forgive or rebate taxes for 2006 and 2007 on the following PIN numbers:

1-1009C-02-003
 1-1009C-05-025
 1-0989C-04-017
 1-0989D-03-002
 1-1009-02-001
 1-1009-02-016
 1-1009C-07-048

BACKGROUND:

The Southbridge HOA seeks tax refund for years 2006 & 2007 pertaining to the above-referenced PIN numbers. The underlying issue is whether the subject property should be valued as future development (i.e. FMV development property), or the value of the land as common area of a subdivision in which the owners of lots within the development have undivided property interest in the land by virtue of title held by the HOA.

The Board of Commission has in the past, on a limited basis, allowed the reclassification of land from future development to common area for tax purposes when it would be shown: (1) the value difference is due to an improper classification of property; and, (2) the HOA timely appealed the value or uniformity of assessment.

The above referenced PIN numbers for the parcels of land fall into the following separate and distinct categories:

1. PIN 1-1009C-05-025 was marked on a plat as "future development," and when change of value notices were sent they were not appealed.
2. PIN 1-1009C-02-003 contained property that was not marked "future development," and was owned by the HOA and has been corrected by the BOA and now is not at issue.

3. PIN 1-0989C-04-017, PIN 1-0989D-03-002, PIN 1-1009-02-001, PIN 1-1009-02-016 and PIN 1-1009-07-048 are now valued for tax year 2007 as common area land as a result of a timely appeal by the HOA to the Board of Assessors.

4. PIN 1-0989C-04-017, PIN 1-0989D-03-002, PIN 1-1009-02-001, PIN 1-1009-02-016 and PIN 1-1009-07-048 of the HOA were sent change of value notices for 2006, and the HOA filed no appeal to challenge the value or raise any issue of these parcels as common area, and the appeal time has lapsed.

FACTS & FINDINGS:

1. PIN 1-1009C-05-025 was marked as future development and was not appealed in a timely manner to raise these issues to the Board of Assessors.

2. PIN 1-1009C-02-003 is not at issue.

3. PIN 1-1009C-02-003 and what was not marked for future development was corrected by the Board of Assessor's to reflect common area values.

4. PIN 1-0989C-04-017, PIN 1-0989D-03-002, PIN 1-1009-02-001, PIN 1-1009-02-016 and PIN 1-1009C-07-048 received change of value notices that were not timely appealed to the Board of Assessors for 2006 values and are barred. These PIN numbers for 2007 values were timely appealed based on common area, as opposed to future development

FUNDING:

Refunds would be made on general revenue.

ALTERNATIVES:

1. Grant refund for PIN 1-1009C-05-025, assuming the Board of Assessors corrected the parcel to common area, but charged ad valorem taxes based on future development.

2. PIN 1-1009C-02-003 has been corrected and requires no action.

3. PIN numbers outlined in "Background" paragraph 3 have been revalued by timely appeal and need no action.

4. PIN number outlined in "Background" paragraph 4 should be denied and no appeal taken and is barred by lapse of time.

POLICY ANALYSIS:

The Board of Assessors should not refund taxes for HOA that did not timely file an appeal to challenge 2006 or 2007 valuations.

RECOMMENDATION:

1. Grant alternative 1.

RJH/dc

=====

X. ACTION CALENDAR

(The Board can entertain one motion to adopt the below-listed calendar. Such motion would mean adoption of staff's recommendation. Any Board Member may choose to pull an item from the calendar and it would be considered separately.)

Chairman Liakakis said, everybody has the Action Calendar, 1 through 4 and under 4 Items A through G. Did you want to discuss that G again?

Commissioner Kicklighter said, Mr. Chairman, I would make a motion to approve the entire Action Calendar with the exception of Item 4-G, put that in the form of a motion.

Chairman Liakakis said, we have a motion on the floor. Do we have a second? Commissioner Gellatly said, second. Chairman Liakakis said, we have a motion on the floor and a second. Let's go on the board. The motion carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

ACTION OF THE BOARD:

Commissioner Kicklighter moved to approve with the exception of 4-G, the Action Calendar items numbered 1 through 4-F. Commissioner Gellatly seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

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[NOTE: ACTION OF THE BOARD IS SHOWN ON EACH ITEM AS THOUGH AN INDIVIDUAL MOTION WAS MADE THEREON.]

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1. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF JUNE 27, 2008, AS MAILED.

ACTION OF THE BOARD:

Commission Kicklighter moved to approve the minutes of the regular meeting of June 27, 2008. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

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2. CLAIMS VS. CHATHAM COUNTY FOR THE PERIOD JUNE 19, 2008, THROUGH JULY 2, 2008.

ACTION OF THE BOARD:

Commissioner Kicklighter moved to authorize the Finance Director to pay the claims against the County for the period June 19, 2008, through July 2, 2008, in the amount of \$4,155,123. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

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**3. REQUEST FROM HUSSEY, GAY, BELL & DEYOUNG, ENGINEER FOR THE DEVELOPER, GREEN WAY DEVELOPERS, INC., FOR THE COUNTY TO ACCEPT THE DEDICATED IMPROVEMENTS AND RELEASE THE FINANCIAL GUARANTEE FOR THE LAKES AT COTTONVALE, PHASE 3A.
[DISTRICT 7.]**

ACTION OF THE BOARD:

Commissioner Kicklighter moved to approve the request from Hussey, Gay, Bell & DeYoung, engineer for the developer, Green Way Developers, Inc., for the County to accept the dedicated improvements and release the financial guarantee for The Lakes at Cottonvale, Phase 3A. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

AGENDA ITEM: X-3
AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: A. G. Bungard, P.E., County Engineer

ISSUE: To accept the dedicated improvements and release the financial guarantee for The Lakes at Cottonvale, Phase 3A.

BACKGROUND: The engineer, Hussey, Gay, Bell & DeYoung, for the developer, Green Way Developers Inc., requests that the County accept the dedicated improvements and release the financial guarantee for The Lakes at Cottonvale, Phase 3A.

FACTS AND FINDINGS:

1. The Lakes at Cottonvale, Phase 3A is a single family residential development. This phase of The Lakes at Cottonvale contains 62 lots on 13.795 acres.
2. The paving and drainage improvements are being dedicated to Chatham County for ownership and maintenance. The water and sewer improvements are maintained by Consolidated Utilities, Inc.
3. The constructed improvements have been inspected and found to be without fault.
4. The streetlights in this phase are being dedicated to Chatham County for ownership and maintenance. This phase includes 35 100W lights and 35 wooden poles, with an annual estimated cost of \$2852.
5. The developer submitted a letter of credit issued by First Chatham Bank in the amount of \$100,231. Upon acceptance, this financial guarantee will be returned to the developer.

ALTERNATIVES:

1. Accept the dedicated improvements and release the financial guarantee for The Lakes at Cottonvale, Phase 3A.
2. Do not approve the request.

POLICY ANALYSIS: The request is in accordance with the Chatham County Subdivision Regulations.

RECOMMENDATION: That the Commissioners adopt Alternative No. 1.

District 7

PREPARED BY: Nathaniel Panther

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4. REQUEST BOARD APPROVAL TO AWARD BIDS AS FOLLOWS: (Please note that new purchase thresholds of \$10,000 or more have been enacted; however, contracts and change orders of a lesser amount still will appear.)

<u>ITEM</u>	<u>DEPT.</u>	<u>SOURCE</u>	<u>AMOUNT</u>	<u>FUNDING</u>
A. Confirmation emergency lease agreement for temporary field office space	Public Works and Park Services	Williams Scotsman	\$11,500	Reserve for Deductible
B. Confirmation emergency repair of a pump for the Central Avenue pumping station	Water and Sewer	TAW Savannah Service Center	\$11,755	Water and Sewer
C. One (1) used Mazda sedan	Assessor	Fairway Lincoln Mercury	\$12,750	CIP - Fleet Operations

<u>ITEM</u>	<u>DEPT.</u>	<u>SOURCE</u>	<u>AMOUNT</u>	<u>FUNDING</u>
D. Contract for mechanical systems for inmate holding, Court Services and sallyport at the Judicial Courthouse	Special Project	Boaen Mechanical Construction	\$179,300	SPLOST (2003-2008) - Courthouse Construction
E. Contract for electrical systems for inmate holding, Court Services and sallyport at the Judicial Courthouse	Special Project	All Electric and Specialty Systems, Inc.	\$202,175	SPLOST (2003-2008) - Courthouse Construction
F. Extend professional services contract for Records Center project	Courthouse/ Records Center	Bennett Martin	\$35,000	SPLOST (2003-2008) - Courthouse Construction
G. Correction to Change Order No. 2 to the design-build contract for the Aquatic Center based on pre-existing conditions	Aquatic Center	TIC/ Thomas and Hutton	\$68,604	2005 DSA Bond

As to Items 4-A through 4-F:

Commissioner Kicklighter moved to approve, with the exception of 4-G, Items 4-A through 4-F. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

As to Item 4-G:

Commissioner Gellatly said, I make a motion to approve. Commissioner Shay said, second.

Chairman Liakakis said, we have a motion on the floor and a second.

Commissioner Odell asked, can we just read that into the record please.

Chairman Liakakis said, okay. Correction to Change Order No. 2 to the design-build contract for the Aquatic Center based on pre-existing conditions. The department is, of course, Recreation Aquatic Center and the source is Thomas and Hutton. The amount is \$68,604 and the funding comes from a DSA Bond.

Commissioner Odell said, I call for the question.

Chairman Liakakis said, let's go on the board. Chairman Liakakis and Commissioners Stone, Shay, Odell and Gellatly voted in favor of the motion. Commissioner Kicklighter voted in opposition. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.] Chairman Liakakis said, the motion passes.

ACTION OF THE BOARD:

- a. Commissioner Kicklighter moved to approve, with the exception of 4-G, Items 4-A through 4-F. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]
- b. Commissioner Gellatly moved to approve Item 4-G. Commissioner Shay seconded the motion. Chairman Liakakis and Commissioners Stone, Shay, Odell and Gellatly voted in favor of the motion. Commissioner Kicklighter voted in opposition. The motion carried by a vote of five to one. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

AGENDA ITEM: X-4 A-G
AGENDA DATE: 11 JULY 2008

TO: BOARD OF COMMISSIONERS

THRU: R.E. ABOLT, COUNTY MANAGER

**FROM: MICHAEL A. KAIGLER, DIRECTOR
HUMAN RESOURCES & SERVICES**

SUBJECT: AWARD OF BIDS

ITEM A

ISSUE: Request Board confirmation of the \$11,500 emergency lease agreement for temporary field office space from Williams Scotsman for Public Works and Park Services.

BACKGROUND: On 19 June 2008, a portion of the field office building occupied by Solid Waste, Drainage Maintenance and Parks and Recreation field staff personnel was damaged during a severe storm event. As a result of inspections rendered on behalf of the County by the Building Maintenance Superintendent, that portion of the building must be evacuated and was unsafe for further occupancy.

FACTS AND FINDINGS:

1. Drainage Maintenance, Solid Waste, and Park and Recreation field staff Supervisory Personnel require office space.
2. Due to the damage from the storm, a significant portion of the Public Works and Park Services Field Staff are without an area from which to dispatch their workforce.
3. Williams Scotsman is able to quickly supply a short-term temporary work space until such time as a properly configured modular unit can be installed on-site that meet all applicable zoning and flood plane regulations and standards.
4. Staff believes that the total cost of \$11,500 for the six (6) month lease, which includes delivery charges, blocking and leveling, knockdown and return, to be fair and reasonable.
5. In order to get delivery in a timely manner, staff requested emergency approval from the Chairman. He concurred (see attached page 9) and directed staff to see confirmation at the next scheduled meeting.

FUNDING: Reserve for Deductible
(6259908 - 57.30101)

ALTERNATIVES:

1. Board confirmation of the \$11,500 emergency lease agreement for temporary field office space from Williams Scotsman for Public Works and Park Services.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to provide safe working conditions for County employees.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
ESTELLE BROWN

ITEM B

ISSUE: Request Board confirmation of the \$11,755 emergency pump repair from Taw Savannah Service Center for Water and Sewer.

BACKGROUND: Pump #1 at the Central Avenue pumping station needed to be repaired. The lift station failed to operate causing a spill. The pump needed to be pulled and repaired immediately.

FACTS AND FINDINGS:

1. A sanitary sewer spill violates State of Georgia Environmental Protection Division regulations. Currently, the pump station is operating with a portable bypass pump. Failure to repair the pump risks further spills and violations.
2. Taw Savannah is the only local vendor capable of accepting an oversized (85hp) pump for repairs.

3. In order to expedite the pump repair, staff requested emergency approval from the Chairman, he concurred (see attached page 10) and directed staff to seek confirmation at the next scheduled Board meeting.

FUNDING: Water and Sewer - FY2007/2008
(5054400 - 52.22001)

ALTERNATIVES:

1. Board confirmation of the \$11,755 emergency pump repair from Taw Savannah Service Center for Water and Sewer.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to make emergency repairs so that the County will not be in violation of any Georgia Environmental Protection Division regulations.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
READ DEHAVEN

ITEM C

ISSUE: Request Board approval of the \$12,750 purchase of one (1) used Mazda sedan from Fairway Lincoln Mercury for the Assessor's Office.

BACKGROUND: The purchase of this vehicle will be an addition to their fleet. (See an attached memo on page 11)

FACTS AND FINDINGS:

- (1) Staff has a standing request with the local car dealership for "good" used vehicles. When a vehicle is located the dealership contacts Fleet Operations.
- (2) Fairway Lincoln Mercury informed staff they had a used 2006 Mazda Tribute. The Fleet Manager and a representative from the Assessor Office believe the cost of \$12,750 to be fair and reasonable.

FUNDING: CIP - Fleet Operations
(3501567 - 54.22001 - 3503004A)

ALTERNATIVES:

1. Board approval of the \$12,750 purchase of one (1) used Mazda sedan from Fairway Lincoln Mercury for the Assessor's Office.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to provide the necessary vehicles to the using departments.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM D

ISSUE: Request Board approval to award a \$179,300 contract to Boen Mechanical Construction, Inc., for Mechanical Systems for inmate holding, Court Services and sallyport for the Chatham County Courthouse Renovation project.

BACKGROUND: Renovation in progress at the Judicial Courthouse requires that the air distribution components be upgraded and expanded to accommodate the inclusion of Sheriff's Department Operations in the basement as well as the sallyport and other

extended areas of the Courthouse basement. This work will require new ducting and distribution boxes throughout the renovated areas.

FACTS AND FINDINGS:

1. This project was properly advertized and three (3) bids were received and opened 20 June 2008. The bids are as follows:

Boaen Mechanical Construction, Inc. Savannah, GA	\$179,300
Erickson Associates, Inc. Savannah, GA	\$191,630
Mock Plumbing & Mechanical, Inc. Savannah, GA	\$222,350

2. Staff believes the bid from Boaen Mechanical Construction, Inc. to be fair and reasonable.

FUNDING: SPLOST (2003-2008) - Chatham County Courthouse Renovation
(3234980 - 52.12003 - 32360427)

ALTERNATIVES:

1. Board approval to award a \$179,300 contract to Boaen Mechanical Construction, Inc. for Mechanical Systems for inmate holding, Court Services and sallyport for the Chatham County Courthouse Renovation project.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to award contracts to the low responsive, responsible bidder.

RECOMMENDATIONS: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM E

ISSUE: Request Board approval to award a \$202,175 contract to All Electric & Specialty Systems, Inc. for Electrical Systems for inmate holding, Court Services and sallyport for the Chatham County Courthouse Renovation project.

BACKGROUND: Renovations in progress at the Judicial Courthouse requires electrical systems to work in coordination with the air distribution components that are being upgraded and expanded to accommodate the inclusion of Sheriff's Department Operations in the basement as well as the sallyport and other extended areas of the Courthouse basement.

FACTS AND FINDINGS:

1. This project was properly advertized and only one (1) bid was received and opened 19 June 2008. The bid is as follows:

All Electric & Specialty Systems, Inc. Savannah, GA	\$202,175
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2. Due to the urgency of having this work completed prior to the installation of the inmate holding cells, staff chose to negotiate with All Electric & Specialty Systems, Inc. and concur with their negotiated price of \$202,175.
3. The original bid from All Electric & Specialty Systems, Inc. was \$276,500. Being the only bid received, staff can negotiate with the contractor. With clarifications of the work to be completed, staff was able to negotiate the price down to \$202,175.

4. Staff believes the negotiated price from All Electric & Specialty Systems, Inc. to be fair and reasonable.

FUNDING: SPLOST (2003-2008) - Chatham County Courthouse Renovation
(3234980 - 52.12003 - 32360427)

ALTERNATIVES:

1. Board approval to award a \$202,175 contract to All Electric & Specialty Systems, Inc. for Electrical Systems for inmate holding, Court Services and sallyport for the Chatham County Courthouse Renovation project.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to award contracts to sole bidders that are considered to be responsive and responsible.

RECOMMENDATIONS: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM F

ISSUE: Request Board approval to extend a professional services contract to Bennett Martin.

BACKGROUND: On 5 October 2007, the Board approved the plan of action for managing more than 180 capital projects with a value in excess of \$325 million. The Board also concurred in a strategy to contract with former government and specialist employees to assist with project management responsibility.

FACTS AND FINDINGS:

1. At the 18 January 2008 meeting, the Board authorized a personal services agreement with Bennett Martin to manage the Records Center renovation. By terms of the authorization and the personal services agreement, the contract totaled \$35,000.
2. The Records Center project will continue for at least six more months. Engineering the roof to withstand a Category 5 hurricane, design of the mechanical system and architectural details of the interior shelving layout and accompanying spaces will require additional time.
3. Mr. Martin previously served as Senior Project Engineer with Tronox. Referred from the Human Resources & Services Department, he came highly recommended based on his previous work at project management, especially related to mechanical engineering projects.
4. Based on Mr. Martin's background, he became an ideal fit to manage the Records Center renovation, which not only calls for extensive project management experience but also knowledge about the project's key component, a mechanical system to meet environmental quality and humidity levels. The project will also require expertise in working with engineers on related projects for insulation, fire suppression and wind load to maintain structural integrity during hurricanes.
5. The rate of compensation will continue at \$35 per hour, not to exceed a total contract amount of \$35,000. Should additional services beyond this amount be required, staff will return to the Board for approval.

FUNDING: SPLOST (2003-2008) - Courthouse Renovation
(3234980 - 54.13011 - 32360427)

ALTERNATIVES:

- (1) Board approval to extend a professional services contract to Bennett Martin.
- (2) That the Board not enter extend the contract with Bennett Martin.

POLICY ANALYSIS: Georgia law and *The Chatham County Purchasing Ordinance and Procedures Manual* provide authority for the Board to enter into agreements for professional services.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM G

ISSUE: To correct Change Order 2 to the design-build contract for the Aquatic Center.

BACKGROUND: The Board entered into a design-build contract with the team of T.I.C. (The Industrial Company) and Thomas & Hutton Engineering for replacement of the Aquatic Center roof and mechanical system.

FACTS AND FINDINGS:

1. At the 8 February 2008, the Board approved Change Order #2 to the contract on renovating the Aquatic Center. Staff presented an amount of \$55,000 to address additional work by TIC on replacement piping and to correct a piping leak beneath the pool deck; however, the correct amount should have been \$68,604, or an additional \$13,604. During a review of the proposed work and pricing, staff inadvertently omitted one section.
2. This change order closes out the Aquatic Center renovation project.
3. Project history:

Contract award	\$3,255,803
Change Order 1 (no net change in project cost since removed from Pocopson contract for on-site assembly of wood trusses)	19,000
Change Order 2 (corrected amount from \$55,000 approved February 8, 2008)	<u>68,604</u>
Revised Contract Amount	\$3,343,407

FUNDING: Aquatic Center Project (2005 DSA Series Bonds) [Funding transferred from DSA Series Bonds Contingency] (3706124 - 54.13011 - 37032607)

ALTERNATIVES:

- (1) That the Board approve correction to Change Order 2 to the contract with TIC (The Industrial Company) and Thomas & Hutton Engineering.
- (2) That the Board not approve the correction.

POLICY ANALYSIS: Georgia law and *The Chatham County Purchasing Ordinance and Procedures Manual* provide authority for the Board to award contracts and amendments.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
TOM DRANE

PREPARED BY _____
PURCHASING AGENT

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XI. FIRST READINGS

Proposed changes to ordinances must be read or presented in written form at two meetings held not less than one week apart. A vote on the following listed matters will occur at the next regularly scheduled meeting.
 On first reading, presentation by MPC staff and discussion only by Commissioners will be heard.
 Comments, discussion and debate from members of the public will be received only at the meeting at which a vote is to be taken on one of the following listed items.

1. **THE PETITIONER, RALPH BROEILS AGENT FOR (CHATHAM COUNTY RECREATION AUTHORITY) IS REQUESTING REZONING FOR 663 LITTLE NECK ROAD FROM A PUD-C (PLANNED UNIT DEVELOPMENT-COMMUNITY) CLASSIFICATION TO A PUD-M-6 (PLANNED UNIT DEVELOPMENT MULTI FAMILY-6 UNITS PER NET ACRE). THE MPC RECOMMENDED APPROVAL.
 MPC FILE NO. Z-080513-00061-1
 [DISTRICT 7.]**

ACTION OF THE BOARD:

Chairman Liakakis read this item into the record as the first reading.

**AGENDA ITEM: XI-1
 AGENDA DATE: July 11, 2008**

**TO: BOARD OF COMMISSIONERS
 THRU: R. E. ABOLT, COUNTY MANAGER
 FROM: THOMAS L. THOMSON, EXECUTIVE DIRECTOR**

LEGAL NOTICE/AGENDA HEADING:

The petitioner, Ralph Broeils Agent for (Chatham County Recreation Authority) is requesting rezoning for 663 Little Neck Road from a PUD-C (Planned Unit Development-Community) classification to a PUD-M-6 (Planned Unit Development Multi Family-6 units per net acre)
 The MPC recommended approval. MPC File No. Z-080513-00061-1

FACTS AND FINDINGS:

1. **Public Notice:** All property owners located within 200 feet of the petitioned site(s) were notified of the rezoning petition.
2. **Site:** The subject property is 3.82 acres in size and is located between the Henderson Golf Course and an adjacent 33.49 acre site located on the west side of Little Neck Road approximately 400 feet west of Henderson Oaks Drive.
3. The petitioner requests that the site be rezoned to a PUD-M-6 zoning classification in order to combine this site with the adjacent 33.49 acre site to create a unified site for a proposed residential townhome development. The adjacent land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Church Vacant Land	R-A [1] R-A
South	Vacant Land	R-A
East	Vacant Land	PUD-M-6
West	Vacant Land Golf Course	PUD-C PUD-C

[1] R-A – Residential Agriculture

4. **Zoning History/Existing Development Pattern:** The site was rezoned to its present PUD-C classification in 1993 (MPC File Number Z-93-10415-C) in conjunction with the approval of the Henderson Lakes Master Plan. There have been no zoning changes in the general area within the last 25 years with the exception of the eastern adjacent 33 acre site from an R-A classification to its present PUD-M-6 classification in 2007 (MPC File Number Z-070302-29580-1) and a 35 acre site located southeast of the petitioned site was rezoned from an R-A classification to its present PUD-M-6 classification in 2007 (MPC File Number Z-070123-32398).

On August 8, 2005, the City of Savannah annexed approximately 4,500 acres of land west of Interstate 95 between Little Neck Road and Fort Argyle Road. These properties were rezoned to their current PUD classification on October 27, 2005 in conjunction with the adoption of the New Hampstead PUD ordinance. The New Hampstead development is approximately 3.7 miles from the petitioned site and reflects the trend for development and redevelopment in this area of Chatham County.

5. **Existing PUD-C Zoning District:**
 - a. **Intent of the PUD-C District:** The Zoning Ordinance does not provide an intent for this district. However, the definition states that under this district, various types of uses shall be permitted in accordance with an approved Master Plan.
 - b. **Allowed Uses:** The uses approved within the Henderson Lakes development and reflected on the approved Master Plan include: 1) single family detached dwellings; 2) multi-family dwellings, including townhomes, apartments, and condominiums; 3) non-residential uses including churches, hotels and restaurants; and, 4) a public golf course.
 - c. **Development Standards:** The development standards for the PUD-C district vary depending upon the type of development. For instance, single family detached residential must be developed in accordance with the R-1 (Single Family Residential) district standards, multi-family residential must be developed in accordance with the PUD-M standards, and business uses must be developed in accordance with the B-C and B-N standards.
6. **Proposed PUD-M-6 Zoning District:**
 - a. **Intent of the PUD-M-6 District:** The Zoning Ordinance does not provide an intent for this district. However, the definition states that under this district, various types of residential uses shall be permitted with an overall net density not to exceed 6 units per net acre.
 - b. **Allowed Uses:** Multi-family dwellings, including townhomes, apartments, condominiums, two-family dwellings, single family semi-detached dwellings, single family detached dwellings, and some business uses under certain conditions. The petitioner has requested a neighborhood commercial use in conjunction with the requested PUD-M-6 zoning classification. However, this use would not be permitted unless the proposed development would have a minimum of 500 dwelling units.
 - c. **Development Standards:** The development standards for the PUD-M-6 district vary depending upon the type of development. For instance, single family detached residential must be developed in accordance with the R-1 (Single Family Residential) district standards. Duplexes must be developed in accordance with R-2-A (Two Family Residential) district standards.
7. **Land Use Element:** The Tricentennial Comprehensive Plan Future Land Use Map designates the subject property as a planned development. Approval of the zoning map amendment would be consistent with the Future Land Use Map.
8. **Transportation Network:** The property will be accessed through the adjacent 34 acre tract of land which has direct access on Little Neck Road, a two lane public road. According to the Street Classification Map, Little Neck Road is classified as a collector roadway. The 2004 average daily traffic count for Little Neck Road from U.S. Highway 17 South (Ogeechee Road) to Interstate 95 was 2,300 vehicles.

- 9. **Public Services and Facilities:** The site is served by Metropolitan police, City fire protection and by City water and sewer. The subject site is presently not served by the Chatham Area Transit Authority. The nearest bus stop is located at the intersection of Little Neck Road and Al Henderson Boulevard which is approximately 3,825 feet south of the site.

SUMMARY OF FINDINGS

- 1. Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?

Yes ___ No X

- 2. Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?

Yes __ No X

- 3. Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?

Yes ___ No X

- 4. Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?

Yes ___ No X

- 5. Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?

Yes ___ No X

- 6. Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?

Yes ___ No X

- 7. Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?

Yes ___ No X

ALTERNATIVES:

- 1. Approve the petitioner's request to rezone the property from a PUD-C classification to a PUD-M-6 classification.
- 2. Deny the petitioner's request.

POLICY ANALYSIS:

The proposed rezoning is consistent with the Tricentennial Comprehensive Plan. The proposed P-R-3-6 classification would provide low density single family attached and semi-attached residential housing opportunities that would be compatible with the zoning pattern in the general area and would not adversely impact properties within the general area.

RECOMMENDATION: The MPC and director of Building Safety and Regulatory Services recommend Approval to rezone the property from a PUD-C (Planned Unit Development - Community) classification to a PUD-M-6 (Planned Unit Development Multi Family-6 units per net acre).

PREPARED BY: Jim Hansen, AICP, Director
Development Services

June 3, 2008

Gregori Anderson, Director
BUILDING SAFETY AND REGULATORY SERVICES

Table 1: Comparison of Development Standards (for residential uses) for the Existing PUD-C and Proposed PUD-M-6 Zoning District		
Minimum Lot Area	(Per Dwelling Unit) One-family detached 6,000 S.F. Two-family detached 3,000 S.F. One-family detached and semi-attached 1,200 S.F. Multi-family 1,800 S.F.	(Per Dwelling Unit) One-family detached 6,000 S.F. Two-family detached 3,000 S.F. One-family detached and semi-attached 1,200 S.F. Multi-family 1,800 S.F.
Minimum Lot Width	One-family and Two-family detached 60 Feet One-family detached and semi-attached 18 Feet Multi-family 100 Feet	One-family and Two-family detached 60 Feet One-family detached and semi-attached 18 Feet Multi-family 100 Feet
Front Yard Setback	25 Feet	25 Feet
Minimum Side Yard Setback	One-family and Two-family detached 5 Feet One-family detached and semi-attached 10 Feet Multi-family 10 Feet	One-family and Two-family detached 5 Feet One-family detached and semi-attached 10 Feet Multi-family 10 Feet
Minimum Rear Yard Setback	25 Feet	25 Feet
Maximum Height	36 Feet	36 Feet
Maximum Building Coverage	40 Percent	40 Percent
Maximum Density	15 Units Per Net Acre	6 Units Per Net Acre



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JUNE 3, 2008
TO: CHATHAM COUNTY COMMISSION
FROM METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC ZONING RECOMMENDATION

PETITION REFERENCED:
SBD Consulting, LLC, Petitioner
Chatham County Recreational Authority, Owner
Ralph Broeils/BP Barber, Agent
663 Little Neck Road
MPC File No. Z-080513-00061-1

MPC ACTION: **Approval to rezone the property from a PUD-C (Planned Unit Development-Community) classification to a PUD-M-6 (Planned Unit Development Multi Family 6 units per net acre)**

MPC STAFF RECOMMENDATION: **Approval to rezone the property from a PUD-C (Planned Unit Development-Community) classification to a PUD-M-6 (Planned Unit Development Multi Family 6 units per net acre)**

MEMBERS PRESENT: 9 + Chairman

- | | |
|-----------------------------|---------------------------|
| Jon Todd, Chairman | Robert Ray, Vice-Chairman |
| Shedrick Coleman, Secretary | Susan Myers, Treasurer |
| Russ Abolt | Douglas Bean |
| Ben Farmer | David Hoover |
| Timothy Mackey | Adam Ragsdale |

VOTING FOR MOTION
Jon Todd
Robert Ray
Susan Myers
Shedrick Coleman
Russ Abolt
Doug Bean
Ben Farmer
David Hoover
Timothy Mackey
Adam Ragsdale

VOTING AGAINST MOTION

***ABSENT OR **FAILING TO VOTE**
*Stephen Lufburrow
*Michael Brown
*Lacy Manigault

FOR APPROVAL: 10 FOR DENIAL: 0 ABSTAINING: 0

Respectfully submitted,

/s/ Thomas L. Thomson

Thomas L. Thomson
Executive Director

/cbm

Enclosure

MPC recommends that the following described property be rezoned from its present PUD-C (Planned Unit Development Community) classification to a PUD-M-6 (Planned Unit Development Multi Family 6 Units Per Net Acre) zoning classification.

LEGAL DESCRIPTION

Starting on a point located at the intersection of the centerline of Interstate 95 and Little Neck Road, thence proceeding southeasterly along the centerline of Little Neck Road a distance of approximately 3698 feet to a point, thence southwesterly along a line South 70 degrees 05 minutes West a distance of approximately 1641 feet to a point, said point being the point of beginning, thence continuing southwesterly along a line South 70 degrees 05 minutes West a distance of approximately 522 feet to a point, thence in an easterly direction along a line South 70 degrees 28 minutes East a distance of approximately 1012 feet to a point, thence in a westerly direction along a line North 41 degrees 50 minutes West back to the point of beginning.

The property is further identified by the Property Identification Number as follows:

PIN 1-1029 -01-008 (portion)

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XII. SECOND READINGS

None.

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XIII. INFORMATION ITEMS

- 1. **PROGRESS REPORT ON GENERAL FUND CONTINGENCY ACCOUNT - M&O AND THE SPECIAL SERVICE DISTRICT (SEE ATTACHED).**

ACTION OF THE BOARD:

A status report was attached for review.

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- 2. **LIST OF PURCHASING ITEMS BETWEEN \$2,500 AND \$9,999 (SEE ATTACHED).**

ACTION OF THE BOARD:

A status report was attached for review.

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- 3. **ROADS AND DRAINAGE REPORTS.**

ACTION OF THE BOARD:

Status reports were attached for review.

AGENDA ITEM: XIII-3 Roads
AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: A.G. Bungard, P.E., County Engineer

ISSUE: To provide information on the status of Chatham County road projects.

BACKGROUND: In the past, most of the large road projects in Chatham County were accomplished by intergovernmental agreement with the Georgia Department of Transportation (GDOT). Using SPLOST revenue, the County would design projects, acquire the needed rights of way and relocate utilities. Construction was funded by the GDOT using state and federal funds. Construction schedules were dictated by the GDOT allocations of funds among the Congressional districts and the balancing of funds in the Chatham Urban Transportation Study (CUTS) Transportation Improvement Program (TIP) and the State TIP. The current CUTS TIP (Fiscal Year 2008-2011) was approved by the CUTS Policy Committee on June 27, 2007.

Upon appointment as the Commissioner of the GDOT in November 2007, Ms. Gena Abraham put all construction contracts for road projects involving state and federal funds on hold state-wide pending her review of transportation priorities and available funding. In the meantime, the County Department of Engineering is reviewing the intergovernmental agreements, assessing the availability of SPLOST funds for commitments with the GDOT and reviewing production schedules. County staff is focusing on the following priorities (but being worked on concurrently):

- Truman Parkway, Phase 5
- Whitefield Avenue
- Diamond Causeway (intersection improvements on Skidaway Island)
- Skidaway Road Improvements
- Bay Street Widening
- Jimmy DeLoach Parkway/US80 Interchange
- Jimmy DeLoach Parkway, Phase 2
- Islands Expressway Bridge Replacement

FACTS AND FINDING:

1. Truman Parkway, Phase 5. Right of way (ROW) plans were approved by the GDOT on June 30, 2005. Closings are pending on 7 parcels. Three condemnations are pending filing by the GDOT. Demolition of structures is in progress. Current time line for ROW is August, 2008. Utility relocations are being designed. The Final Field Plan Review (FFPR) should be in August 2008. Construction funding in the CUTS and State TIP is programmed for FY 2010.

2. Whitefield Avenue Widening. The Federal Highway Administration (FHWA) approved the Environmental Assessment (EA) on February 13, 2004. A Public Information Open House (PIOH) was held on February 28, 2006. On September 24, 2007, the GDOT approved a Revised Concept Report incorporating a 50 feet wide median with six canopy trees. The new Concept Stage Study has been done for the entire project. The revised EA was submitted to GDOT on February 28, 2008. The Preliminary Field Plan Review (PFPR) was held May 14, 2008. ROW plans were submitted to the GDOT on June 5, 2008. Review comments from the GDOT Right of Way Office are now expected before the end of July 2008.

3. Diamond Causeway Widening.

a. The GDOT is managing the bridge project. GDOT is pursuing a design/build contract to construct a two lane high level bridge over Skidaway Narrows on the north side of the bascule bridge. At this time, the GDOT intends to award the design/build contract in FY2009.

b. In the meantime, the County's consultant completed designing a project to construct a traffic signal with turn lanes at State Park Road and to widen the section of roadway from the existing traffic signal at Lake Street to State Park Road. The design was submitted to the GDOT District Office on February 27, 2008. The GDOT has reviewed the plans and issued a permit. Solicitations for bids for a construction contract have been issued with a bid opening date scheduled for July 9, 2008.

4. Skidaway Widening. The Final EA was approved by the FHWA on December 30, 2004. The Board approved a new engineering services contract with the County's consultant on October 20, 2006, to resume design of the project incorporating all new GDOT requirements known to date. New data base for project is 95 percent complete. Preliminary design continues and will incorporate the realignment of some side streets to allow for signalization. Concept revision is 80 percent complete.

5. Bay Street Widening from I-516 to Bay Street Viaduct. The FHWA approved the Final EA/Finding of No Significant Impact (FONSI) on August 31, 2007. PFPR to be scheduled by the GDOT in August, 2008 with an anticipated approval of ROW plans in December, 2008.

6. Jimmy DeLoach Parkway/US 80 Interchange. The Concept Report was approved by the GDOT on April 17, 2008. Consultant is preparing the EA and working on preliminary design.

7. Jimmy DeLoach Parkway, Phase 2 (I-16 to US 80). The FHWA approved the Final EA on March 3, 2006. On September 22, 2006, the Board approved a change order for the engineering services contract to complete the design. The revised Concept Report was approved by GDOT on March 14, 2008. Preliminary design is about 50 percent complete.

8. Stephenson Avenue. Substantially complete as of April 1, 2005. Liquidated damages totaling \$54,450 were assessed from December 1, 2004 to March 31, 2005. GDOT, County, City of Savannah and APAC performed the joint final inspection on June 14, 2005. A punch list was compiled (129 items) and given to APAC on June 21, 2005. Approximately 20 punch list items remain uncorrected. Staff started the process to find them in default. In the meantime, APAC filed a lawsuit against the County. Depositions are have not been scheduled yet through the Office of the County Attorney.

9. White Bluff/Coffee Bluff Road. After the PIOH was held on August 12, 2004, the Need and Purpose was revised to create a 3-lane section from Willow Road to Cedar Grove and to improve the two lanes (i.e. widen pavement to 12 feet wide travel lanes) from Cedar Grove to Rose Dhu Road. It was submitted to GDOT January 19, 2006. The project will include either sidewalks on both sides or a multi-purpose trail on one side. GDOT transferred management of the project from Atlanta to the Jesup District Office. The GDOT approved a revised Need and Purpose Statement on June 26, 2006. On April 27, 2007, FHWA comments were received. The consultant updated the traffic analysis and the City of Savannah has issued comments regarding the study. Engineering staff will be meeting with City staff in July 2008 to discuss the findings and determine a direction.

10. Eisenhower Drive Widening from Abercorn to Truman Parkway. The Concept Report was approved by GDOT on June 22, 2004. Because of the high estimated ROW costs (over \$22 million -- local cost), the City of Savannah and County proposed reductions in the project. The proposal was sent to GDOT October 28, 2005. This project was transferred (sometime in 2007) to the District Office in Jesup to manage. City and County staffs will meet in July 2008 to discuss the scope of the project and determine a direction. A revised concept with reduced ROW impacts is being evaluated.

11. Abercorn Widening from Truman Parkway to U.S. 17. The GDOT is managing a project for Abercorn Street from Truman Parkway (Phase 5) to U.S. 17. PIOHs were held on November 14-15, 2006. After the GDOT and consultants evaluated comments and alternatives, a second round of PIOHs were held at AASU on June 19-20, 2007. The Concept Report is being held until the design alternative (viaduct versus freeway) is selected.

12. Abercorn Intersection Improvements (DeRenne Avenue, Mall Boulevard, Apache Drive, Tibet Avenue). GDOT awarded a contract on October 5, 2007 to APAC (the sole bidder). All intersections are scheduled to be completed by November 30, 2008.

13. Islands Expressway Bridge Replacement. LPA Group (engineering consultant) is under contract with County to develop the Concept Report. A PIOH was held on May 26, 2005, presenting three alternatives to construct 4-lane high span bridges. After updating the utility relocation estimate, the Concept Report was submitted to GDOT on August 8, 2006. The Concept Team Meeting was held April 26, 2007. The Concept Report has been submitted to GDOT for approval supporting Alternative #1, which would keep 4 lanes open to traffic during construction.

14. Local Roads.

a. Troy Street, Catherine Street, Adeline Street, Thomas Avenue, Billings Road, Elmhurst Road, Beechwood Road, Ridgewood Road. Being designed by Jordan, Jones & Goulding for paving. Comments on their submittal have been returned to the consultant for corrections.

b. Southbridge Boulevard. The Board approved award of a construction contract on April 25, 2008 to rebuild the entrance road. Scheduled completion date is August 29, 2008. Construction is approximately 60% complete.

c. Bond Avenue, Betran Avenue. ROW and encroachment issues on Bond Avenue. Waiting on legal opinion to continue on Betran Avenue.

d. Brandy Road, Wright Avenue, Fenwick Avenue, Pyeland Avenue. These dirt roads are being designed by McGee Partners. Preliminary plans have been reviewed in the field with the consultant with final plans being prepared at this time.

RECOMMENDATION: For information.

Districts: All

SUMMARY OF ROAD PROJECT STATUS
July 2008

PROJECT	ELEMENT	MILESTONE FOR COMPLETION	AGENCY RESPONSIBLE	NOTES
Truman Parkway, Phase 5	Environmental ROW Final Design Construction	Complete August 2008 August 2008	County County/GDOT County/GDOT GDOT	EIS approved 8/12/99 Acquisitions underway. FFPR in Sep/2008 CST FY 2010
Whitefield Avenue Widening	Environmental Design ROW Construction	Feb 2004	County County County/GDOT GDOT	EA/FONSI approved 2/13/04. PFPR held 5/14/08. ROW funded FY08 CST FY 2009
Diamond Causeway Bridge (Skidaway Narrows)	Environmental Design/Build		GDOT GDOT	January 2009
Diamond Causeway Widening (Spur SR 204)	Environmental Design ROW Construction		GDOT GDOT GDOT GDOT	Draft EA signed Feb 2005. FY 2008 FY 2011
Skidaway Road Widening	Environmental Design ROW Construction	Complete	County County County GDOT	Final EA signed 12/30/04. New contract 10/20/06. CST FY 2012
Bay Street from I-516 to Viaduct	Environmental ROW Final Design Construction	Complete FY 09	County County County GDOT	EA/FONSI approved 8/31/07 CST Long Range
Jimmy DeLoach Parkway, US 80 Interchange	Environmental ROW Design Construction		County County County GDOT	Concept Report approved 3/08 CST Long Range
Jimmy DeLoach Parkway, Phase 2	Environmental ROW Design Construction	Complete	County County County GDOT	Final EA approved by FHWA. Concept Report Approved 3/14/08. CST Long Range
Islands Expressway Bridge	Environmental ROW Design Construction		County County County County/GDOT	
White Bluff/Coffee Bluff	Environmental	N/A	County	CST FY 2013
Eisenhower Drive (Abercorn to Truman Parkway)	Environmental ROW Construction	N/A	County	Concept approved 6/22/04. CST FY 2013

NOTES: CST = FY in which the projects are programmed for construction.

AGENDA ITEM: XIII-3 Drainage
AGENDA DATE: July 11, 2008

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: A. G. Bungard, County Engineer

ISSUE: To provide information on the status of Chatham County drainage projects.

BACKGROUND: For awarded construction contracts, this report provides the latest scheduled completion dates. For projects pending environmental permits, start dates are best estimates. Project scopes include varying degrees of canal widening, bank stabilization, bridges and culverts.

FACTS AND FINDING:

1. Pipemakers Canal. The Pipemakers Canal extends from the Savannah River to Bloomingdale (over 13 miles). The project includes canal widening, bank stabilization, flood control structures to reduce control tidal influence, larger bridges and culverts. The work is being phased due to the size and complexity of the project. Construction of a sluice gate structure and channel improvements from SR 21 to the Savannah River (about 1.4 miles) were completed in December 2005. Channel improvements downstream to about 1.4 miles from I-95 (along the Savannah-Hilton Head Airport) were completed in 2000. Design of channel improvements downstream from the Airport to SR21 are complete and right of way acquisition is almost complete. Approval of a construction permit is pending. Improvements upstream of I- 95 is pending completion of ongoing work.

2. Hardin Canal. The Hardin Canal extends from Salt Creek near US 17 to Bloomingdale (over 12 miles). The project includes canal widening, bank stabilization, larger bridges and culverts. The work is being completed in phases due to the size and complexity of the project. Several years of delay resulted from objections raised by the US Fish and Wildlife Service. A project to replace two canal culverts under SR 307 with bridges is designed. Right of way acquisition is underway. Improvements upstream of I-16 is pending completion of ongoing work.

3. Romney - Parkersburg. The scope includes increasing size and capacity of storm drainage pipes and extending the drainage system into areas without adequate drainage. The project is being done in phases. Construction of new storm drain pipes along Central Avenue was completed in October 2001. Award of a contract to construct drainage improvements along Parkersburg Road and to extend the drainage system to Romney Place was tabled indefinitely by the Board of Commissioners on May 9, 2008.

4. Conaway Branch Canal. The Conaway Canal extends from Pipemakers Canal to US 80 in Bloomingdale (about 1.6 miles). The project includes canal widening, bank stabilization and larger culverts. The work includes engineering surveys and design, acquiring easements and rights of way, permitting and construction. Except for revisions to comply with recent changes in State laws on soil erosion and water quality, the design is complete. Most of the right of way for Phase 1 (about 1.1 miles) has been acquired.

5. Little Hurst Canal. Improvements consist of constructing a new culvert under the railroad east of SR 21. Work is underway to identify and acquire drainage easements and rights of way, and to acquire permits for construction. Engineering surveys and design work will commence after accomplishing these tasks.

6. Wilmington Park Canal. The Wilmington Park Canal extends from the Wilmington River to North Cromwell Road (about 1.4 miles). The project includes canal widening, bank stabilization and larger culverts. Construction of new culverts with tide gates at Wilmington Park Road was completed in September 2002. Design work is underway to widen and stabilize the channel in the area of Wilmington Park Road. Future work will include widening the channel about 1400 feet upstream from Wilmington Park Road.

7. Kings Way Canal. The Kings Way Canal extends from Whitefield Ave through the Kingswood Subdivision (about 0.7 mile). The project includes canal widening, bank stabilization and larger culverts. The work includes engineering surveys and design,

acquiring easements and rights of way, permitting and construction. Phase 1 of the project was completed in 2005 as a part of the construction of Truman Parkway. The current project is scheduled to be complete in early 2009.

8. Village Green Canal, Phase 2. This project involves constructing an outfall canal and access for canal maintenance. The project is designed. Construction is proceeding as rights of way are acquired. The new outfall channel is complete, effectively increasing drainage capacity and lowering the water level by a few inches. All construction should be complete in 2008.

9. Port Industrial Park Canal. The project involves improvements to the Port Industrial Park Canal from the Pipemakers Canal to SR307 (about 0.75 miles). The improvements include widening the channel and replacing culvert crossings. Design is complete. One culvert was replaced with a new bridge as a part of private development. The Georgia Department of Transportation will replace the culverts under SR307 as part of a road widening project. Channel widening efforts are on hold due to unsuccessful efforts to secure needed easements and rights of way.

10. Redgate / Rahn Dairy. The project will reduce storm water flows in the Louis Mills system by diverting water into an improved Rahn Dairy Canal. The project (about 1.3 miles long) includes canal widening, bank stabilization and larger culverts under roads. Design is complete and right of way acquisition is underway.

11. Dundee Drainage. This project will improve the metal tidegate structure and concrete headwalls, and provide access for maintenance. The project is under construction and is scheduled for completion by the end of 2008.

12. Louis Mills / Redgate Canal. The Louis Mills and Redgate Canals are tributaries to the South Springfield Canal. The project includes canal widening, bank stabilization and enlarging culverts. Project limits extend from the South Springfield Canal to Veterans Parkway (about 2.2 miles). About 0.7 miles of canal downstream of Garrard Avenue will be improved under a construction project that has been combined with a project to replace the culvert under the CSX railroad. A contract to construct these projects may be awarded before fall 2008. Work continues on acquiring easements for the remaining 1.5 miles of canal. Completed work includes replacing a bridge, widening a culvert, and constructing channel improvements to the South Springfield Canal through Hunter Army Airfield.

13. Ogeechee Farms Area. The Ogeechee Farms area drainage improvement project includes improvements to canals and road crossing culverts at various locations. The work is being completed in phases due to the size and complexity of the project. Phase 1 was completed in July 2005 and included piping about 0.2 mile of channel south of Vidalia Road and replacing a road crossing at Waynesboro Road. Phase 2 improvements include about 1.2 miles of channel improvements, improvements to road culverts and providing maintenance access. Design continues. Rights of way and easements must be acquired for construction. The addition of a parallel culvert to increase drainage capacity at the Hodges Airpark is being designed and efforts are underway to secure the needed permits.

14. Fawcett Canal. The Fawcett Canal serves the Georgetown area. The drainage system is composed of open channels, road crossing culverts and storm sewer pipes. Lagoons managed by the homeowners association are a functional part of the drainage system. Improvements include canal widening, bank stabilization, larger culverts and replacing storm sewer pipes. Phase 1 (completed in August 2002) involved about 1.4 miles of canal widening and new tide gates at Grove Point Road. In 2005 improvements to the lagoons were completed. Construction is underway to replace storm drainage pipes along Red Fox Drive to relieve flooding at White Hawthorn Drive.

15. Quacco Canal Drainage.. The Quacco Canal extends from the Little Ogeechee River to the Regency Mobile Home Park (about 4 miles). The project includes canal widening, bank stabilization, larger road crossing culverts and providing access for maintenance. Completed work includes upgrading the US 17 road crossing culvert (done with the US17 widening). Removal of the rice box structure at the outfall and a portion of the causeway is substantially complete. Design work to improve road crossing culverts along Quacco Road and construct storm water drainage improvements to protect the Regency Mobile Home park are complete. Right of way acquisition is underway.

16. Halcyon Bluff Drainage Improvements. The project involved improvements to the storm water collection system to relieve the severity and frequency of flooding within community. Construction work was completed spring 2008.

17. Norwood Drainage Outfalls. The project will improve drainage capacity and provide access for maintenance. Three outfall locations along Norwood, between Skidaway Road and Lester Avenue are being considered for improvements. Current work involves preliminary engineering work to identify recommended improvements and define project scope.

18. Golden Isles Drainage. The project involves improvements to the storm water collection system to relieve the severity and frequency of flooding within community. Construction of Phase 1 improvements were completed in 1997 and included channel improvements and installing larger storm sewer pipes between Blue Heron Drive and Golden Isles Way. Phase 2 improvements, which include replacing driveway crossdrains and improving roadside ditches, are under construction and are expected to be completed in the fall 2008.

19. Henderson / Gateway Drainage. Primary drainage is provided by the Little Neck Canal and the Henderson Branch Canal (combined length of about 2 miles). Development of the subdivisions led to increased rates and volumes of storm water runoff which the canals cannot handle. Improvements include channel widening, replacement of road crossing culverts and providing access for maintenance. The work includes engineering surveys and design, acquiring easements and rights of way, permitting and construction. Two phases of the improvements are under design and will replace three culverts (Little Neck Road, Henderson Oaks Drive, and a golf path crossing). Improvements to the Little Neck Canal channel and improving access for maintenance was eliminated from the project as the result of opposition by residents. Improvements to the Henderson Branch are being designed.

20. Walthour Canal at Off Shore. The project replaced the road crossing culvert and tidegates at the entrance to the Off Shore Subdivision. Construction work was completed spring 2008.

21. Shipyard-Beaulieu Drainage. A project to improve drainage by replacing culverts and pipes. Design is underway to replace two culverts and a storm sewer with larger systems in order to increase drainage capacity at Beaulieu Avenue. The County Attorney is working on a temporary right of access agreement with a property owner to correct a ditch drainage problem.

22. Georgetown Canal. The project to upgrade roadway crossings to improve drainage capacity at St. Ives Way was completed in February 2006. Minor cleanup and an inspection report for the sanitary sewer work still remain to be completed.

23. Louisville Branch Canal. Provide maintenance road downstream of US80. Some preliminary work for design and permitting has been done, but this project is not accessible until the rights of way is acquired for the Pipemakers Canal.

24. Grange Road Canal. The Grange Road Canal extends from Pipemakers Canal to north of Grange Road (about 1.8 miles). The project will improve drainage capacity and provide access for maintenance. The original improvement concept identified construction of a new drainage outfall to the Savannah River along the unopened right of way of Grange Road. In 2007, the Georgia Ports Authority (GPA) requested that the right of way be abandoned to make way for a container berth expansion project. Efforts are underway to coordinate the County's needs for drainage improvements with GPA's needs to expand.

RECOMMENDATION: For information.

Districts: All

Prepared by W.C. Uhl, P.E.

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4. MONTHLY STATUS REPORT ON NEW RECREATION RESOURCES (RAP).

ACTION OF THE BOARD:

A status report was attached for review.

AGENDA ITEM: XIII-4
AGENDA DATE: July 11, 2008

TO: Board of Commissioners

THRU: R. E. Abolt, County Manager

FROM: Robert Drewry Director, Public Works and Park Services

ISSUE: Provide Board a status update on RAP

BACKGROUND:

At the Board's request, staff has developed a Recreational Action Plan (RAP) that best utilizes the additional funds allocated to Parks and Recreation. It is staff's overall commitment to improve the visibility of the recreation facilities and the quality of recreational programs for the citizens of this community.

FACTS AND FINDINGS:

1. FY 06 staff was able to accomplish the following:
 - In-house renovation of Lake Mayer's Restrooms
 - Installed new infield mix for Ambuc Park, L. Scott Stell, and Charlie Brooks Park
 - Installed new backstop and foul line fencing for Ambuc Park
 - Hired nine Maintenance Workers
 - Replaced the scoreboards at Ambuc, L. Scott Stell, and Charlie Brooks Park
 - Replaced all roofs at Memorial Stadium
 - Purchased three new vehicles
 - Purchased material for the renovation of the restroom at Ambuc Park
 - Painted the exterior of the concession stand at L. Scott Stell, and Ambuc Park
 - Contracts were awarded to replace the roof on the large pavilion at Lake Mayer, and reconstruct/resurface eighteen tennis courts
2. FY 07 staff completed the following:
 - All eighteen tennis courts were renovated or re-constructed.
 - Tom Triplett Park Bridge is completed
 - Frank W. Spencer Boat Ramp - Renovation is completed and the restrooms were re-opened
3. FY 08 staff completed the following:
 - Westlake Neighborhood Park - Playground Equipment installation is completed.
 - Lamarville Neighborhood Park - Playground Equipment installation is completed.
 - Salt Creek Complex - Playground Equipment installation is completed.
 - Replacement of the pavilion at Grey's Subdivision is completed
 - Replacement of the pavilion at Runaway Point Park is completed
4. Status of CIP project recently approved by the Board:
 - Fred Thompson has been assigned as Project Manager to manage CIP projects for Park Services.
 - Turners Creek Boat Ramp parking lot paving - Engineering is currently working with a consultant for design.
 - Fence at Memorial Stadium - Work is expected to begin prior to the 15th of July.
 - Lake Mayer - Re-roofing of Restroom, Boathouse, Administration Building is expected to be completed prior to the end of July.
 - Kings Ferry Park - New Restrooms design in progress - Pavilions Roofs bid package is in Purchasing.
 - Contract awarded to GameTime for the replacement of the playground equipment at Hodge-Turner-Young.
5. RAP improvements identified in Park Services operating budget for FY 08.
 - Ambuc Sports Lighting - Funds identified for lights installation will be transferred to CIP Recreation. Materials have been ordered.
 - Jim Golden Complex backstop replacement - Funds identified for the backstop installation will be transferred to CIP Recreation
 - Replacement of light wiring for tennis courts at Lake Mayer
 - Change water source at the Soccer Complex - Funds identified for a second water source will be transferred to CIP Recreation.

FUNDING:

N/A

RECOMMENDATION:

For Board Information Only

[All Districts]

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EXECUTIVE SESSION

An Executive Session was held prior to going into the regular meeting of the Board of Commissioners at 8:56 a.m.

Following adjournment of the Executive Session, the meeting of the Board of Commissioners was convened at 8:58 a.m.

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ITEMS FROM EXECUTIVE SESSION**1. REQUEST BOARD APPROVE SETTLEMENT OF THE CLAIM OF MAY ANN ZELESNIK.****ACTION OF THE BOARD:**

Commissioner Kicklighter moved to approve settlement of the claim of May Ann Zelesnik in the amount of \$47,000. Commissioner Shay seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

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2. REQUEST BOARD APPROVE A MOTION TO AUTHORIZE THE CHAIRMAN TO EXECUTE AN AFFIDAVIT THAT THE EXECUTIVE SESSION WAS HELD IN COMPLIANCE WITH THE OPEN MEETINGS ACT.**ACTION OF THE BOARD:**

Commissioner Shay moved to approve a motion to authorize the Chairman to execute an Affidavit that the Executive Session was held in compliance with the Open Meetings Act. Commissioner Holmes seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

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ADJOURNMENT

Commissioner Kicklighter moved that the meeting be adjourned. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Holmes, Farrell and Thomas were not present.]

Chairman declared the meeting adjourned at approximately 9:35 a.m.

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APPROVED: THIS _____ DAY OF _____, 2008

PETE LIAKAKIS, CHAIRMAN, BOARD OF
COMMISSIONERS OF CHATHAM COUNTY, GEORGIA

SYBIL E. TILLMAN, CLERK OF COMMISSION