

REGULAR MEETING, BOARD OF COMMISSIONERS, GLYNN COUNTY,
GEORGIA, HELD THURSDAY, JANUARY 3, 1980,
AT 8:30 A.M.

PRESENT: Commissioners C. K. Curry, Ronald E. Dempsey, Larry Dixon, Lorraine Dusenbury, Eugene Highsmith, Alton L. Wooten and Ronald Young.

ALSO PRESENT: Administrator Roy E. Brogdon and Attorney Thomas J. Lee.

Chairman Wooten opened the meeting by calling on Clarke Wiggins for the invocation.

Election of Chairman.

Chairman Wooten then opened the floor for nominations for Chairman of the County Commission for 1980.

Commissioner Curry nominated Commissioner Dixon for Chairman, and Commissioner Highsmith seconded the motion.

Commissioner Dixon was elected Chairman by the following affirmative vote:

Commissioners Curry, Highsmith, Dempsey, Dusenbury and Young.

Outgoing Chairman Wooten passed the gavel to Chairman Dixon and stated that it had been a pleasure to serve as Chairman during the past year. He expressed appreciation for the cooperation of each and every Commissioner.

Chairman Dixon assumed the chair and thanked the Commissioners for their vote of confidence, adding that by working as a team Glynn County could make 1980 a great year for County Government.

Election of Vice-Chairman for 1980.

Commissioner Young nominated Commissioner Curry for Vice-Chairman, and Commissioner Highsmith seconded the motion.

Commissioner Young moved to close the nominations, Commissioner Highsmith seconded the motion, and Commissioner Curry was appointed Vice-Chairman by unanimous vote of his fellow Commissioners.

Appointment of Clerk and Administrator.

Commissioner Highsmith moved to defer a consideration of appointing the Clerk/Administrator and Deputy Clerk until the Commission had the opportunity to hold an executive session, and Commissioner Curry seconded the motion.

Commissioners Dempsey, Dusenbury and Wooten opposed further postponement on appointment of a permanent Administrator, and referred to tentative agreement reached by the Commission in an earlier meeting to make this appointment.

Commissioner Highsmith called for the question, whereupon his motion for postponement died with only one additional supporting vote being cast by Commissioner Curry.

Commissioner Dempsey then moved to appoint Roy E. Brogdon Clerk and Administrator. Commissioner Dusenbury seconded the motion and it was adopted by the following majority vote:

Commissioners Dempsey, Dusenbury, Young and Wooten.

Consideration of Deputy Clerk Appointment.

Commissioner Wooten moved to re-appoint Martha Kiff Deputy Clerk, and Commissioner Dusenbury seconded the motion.

Aye: Commissioners Wooten, Dempsey and Dusenbury.

Chairman Dixon declared the motion failed.

Commissioner Young then moved to defer this item for legal clarification of the position. Commissioner Curry seconded the motion and it was adopted by the following affirmative vote:

Commissioners Highsmith, Dempsey, Youn, and Chairman Dixon.

Mrs. Kiff presented offer of resignation of this position effective January 31, 1980 and expressed the desire to discuss continued employment at a more appropriate time and place.

Appointment of Police Chief for 1980.

Commissioner Curry moved to re-appoint Jay Cee Harris Chief of Police for 1980. Commissioner Dusenbury seconded the motion and it was unanimously adopted.

Appointment of County Attorney for 1980.

Commissioner Dempsey moved to re-appoint Thomas J. Lee County Attorney for the year 1980. Commissioner Wooten seconded the motion and it was unanimously adopted.

Appointment of Causeway Consultant.

Commissioner Wooten moved to re-appoint Hugh C. Oxford Consultant to the Brunswick-St. Simons Causeway for the year 1980, subject to approval by the City Commission. Commissioner Dusenbury seconded the motion and it was unanimously adopted.

Child Support Recovery Act.

Marvin Highsmith, Clerk of Superior Court advised that Commission action would be needed to implement an additional portion of the Child Support Recovery Act, however, since he had not been able to discuss this matter with Judge Gordon Knox or the District Attorney, he would like a postponement until the next meeting.

Commissioner Dusenbury moved to postpone this item until the next meeting, and Commissioner Young seconded the motion.

Unanimously adopted.

Consideration of Renewing Alcoholic Beverage License for Julius Bradley.

Attorney Lee announced that the Commission was faced with the decision of whether or not to renew Mr. Bradley's License for the Ponderosa Lounge located in Sterling. He advised that Police Chief Harris had recommended against renewal because of certain violations occurring at this place of business. He suggested that Mr. Bradley be given the option of having this matter discussed in executive session.

Mr. Bradley was present and said he had no comment as to when the matter should be discussed.

Commissioner Dusenbury moved to deal with this item in executive session

immediately after the meeting. Commissioner Young seconded the motion and it was unanimously adopted.

Alcoholic Beverage License Application of J. Michael Hammock.

Pursuant to advertisement, public hearing was held on subject application for Alcoholic Beverage License, for consumption on premises only, at Hammock's Steak and Cue, located at 3611 Frederica Road, St. Simons Island.

Administrator Brogdon presented recommendation for approval from the Health Department, Building Inspector, and Chief of Police.

There being no opposition, Commissioner Dusenbury moved to approve issuance of said license. Commissioner Young seconded the motion and it was unanimously adopted.

GC-51-79; Ronald F. and Deborah D. Adams' Application to Rezone, Mary Bryan Fields, Agt.

Pursuant to advertisement, public hearing was held on subject application to rezone from R-12 One Family Residential to GC General Commercial the following described property:

A 41.35 acre tract located northwest of the intersection of Glynn Marsh Drive and Altama Avenue, just south of Frederica Garden Apartments.

Joint Planning Commission Director Ed Stelle conveyed recommendation for approval subject to drainage plan being submitted and approved by the County Engineer. He explained that an adjoining tract had been rezoned to General Commercial last year, and the general site plan for a major shopping center submitted with that earlier rezoning covered both tracts.

Commissioners Dusenbury and Dempsey expressed concern over the lack of controls or safeguards in the development of these two tracts.

Mary Bryan Fields, agent for the applicants, asked the Commission to consider the fact that they were combining both tracts for a single development.

Commissioner Highsmith then moved to approve the JPC recommendation and grant the requested rezoning, adding that it was his understanding that a property owner could do just about anything he wanted with his property unless deemed otherwise by a government in the exercise of its police powers.

Commissioner Curry seconded the motion and it was adopted by the following vote:

Aye: Commissioners Highsmith, Wooten, Curry and Young.

Nay: Commissioners Dempsey and Dusenbury.

Final Plat Approval, Sea Island Subdivision, Phase I, Extension II, Sea Island; Sea Island Company, Applicant.

Joint Planning Commission Director Ed Stelle presented recommendation for approval of Final Plat of Sea Island Subdivision, Phase I, Extension II. He commented that improvements had been completed in accordance with the preliminary plat.

Dewey Benefield, on behalf of Sea Island, was present on behalf of said request.

Commissioner Curry moved to approve subject Final Subdivision Plat, and Commissioner Dempsey seconded the motion.

Unanimously adopted.

GC-53-79; Application for Site Plan Approval; Tommy Tollison, Applicant.

In the absence of the applicant, Commissioner Young moved to table hearing on subject application for Site Plan Approval to allow 96 multi-family apartments on a 6.5 acre tract located on the south side of Demere Road between Retreat Shopping Center and Island Retreat Apartments, St. Simons Island, as an amendment to the Triangle Tract Planned Development. Commissioner Wooten seconded the motion and it was unanimously adopted.

Final Plat of Pecan Point Subdivision; Sally Wildsmith, Applicant.

Joint Planning Commission Director Ed Stelle presented recommendation for approval of Final Plat of Pecan Point Subdivision, adding that it met all requirements of the Glynn County Subdivision Regulations and the County Engineer.

Carroll Palmatary, attorney and agent for Mrs. Wildsmith, asked for approval of this Plat on the grounds that it met all applicable requirements of the County Subdivision Regulations.

Chairman Dixon asked for all persons opposed to this item to stand, and approximately 15 persons stood up.

Roberta Guysell, resident of Touchstone Subdivision, asked the Commission to postpone approval of this adjoining subdivision unless Touchstone Road was paved to better accommodate the additional traffic. She stated that Touchstone Road was hazardous and kept their automobiles in disrepair. She stated that persons purchasing lots in Pecan Point Subdivision would not be aware of the inadequate access road. Several other property owners and residents also opposed approval of the new subdivision, and complained of inadequacy of existing roads serving Touchstone Subdivision.

Commissioner Dempsey asked if residents of Touchstone Subdivision and Mrs. Wildsmith would be willing to share the cost of paving the access road, but neither party expressed a willingness to do so.

Chairman Dixon appointed Commissioner Dempsey as chairman of a three member committee to look at Touchstone Road and attempt to reach some kind of agreement with Mrs. Wildsmith to get it paved.

Commissioner Highsmith moved for denial of Final Plat of Pecan Point Subdivision, and Commissioner Curry seconded the motion. Adopted by majority vote with Commissioner Young abstaining.

Attorney Palmatary stated that no grounds for denial had been stated, and Chairman Dixon advised him to discuss this matter with Attorney Lee after the meeting.

Vacancy on Glynn County Electrical Advisory Board.

There being a vacancy on the Glynn County Electrical Advisory Board created by resignation of C. D. Malone, Sr., Commissioner Dusenbury moved to defer action on said appointment. Commissioner Young seconded the motion and it was unanimously adopted.

Appointments to the Coastal Area Planning and Development Commission's Advisory Commission on Historic Preservation.

Commissioner Highsmith nominated Deborah Clark to said Advisory Commission on Historic Preservation, and Commissioner Dusenbury seconded the motion.

Commissioner Dusenbury nominated Albert Shelander, Sr. and Mary Burdell.

Commissioner Dempsey moved to close the nominations and appoint the above listed nominees to said Advisory Commission. Commissioner Wooten seconded the motion and it was unanimously adopted.

Approval of 1980 Water/Sewer Budget and Revenue Increases.

Finance Director Charles Stewart presented a proposed 1980 Water/Sewer Budget in the amount of \$1,813,042, along with recommendations for rate increases.

Commissioner Dusenbury related that the Water and Sewer Advisory Committee had recommended approval of the budget and increases, and they also recommended that the sum of \$18,000 be allocated from this budget for installation of a water line and four fire hydrants into the Harrington area, with residents being allowed to tap in if they so desired. She explained that Water/Sewer Department personnel could accomplish this installation for \$18,000, and resulting tap-in fees would help replace said monies back into the budget. She explained that fire hydrants would lower fire insurance rates in subject area, and suggested looking into the possibility of gradually expanding services into unserved areas of St. Simons Island.

Commissioner Dusenbury then moved for approval of the proposed budget, including allocation of \$18,000 for installation of water line and four hydrants into the Harrington area, and the following rate increases to be effective immediately:

METER DEPOSIT

Residential	\$ 20.00
Rental	40.00
Commercial	50.00

WATER TAPPING FEES

2" Meter	Increase from \$450 to Cost
3" Meter	Increase from \$1,750 to Cost
4" Meter	Increase from \$3,000 to Cost
6" Meter	Increase from \$4,500 to Cost

IMPACT FEES

Single family dwelling and/or living units	\$ 700
All offices, retail outlets or comparable units, apartments and condominiums, per unit	700
First room or unit, multi-residence (motel-hotel)	2,310
Each additional room or unit	240
Restaurant or food related business	2,310
Laundromat or Commercial laundry-\$150 per machine, but not less than	700

Commissioner Dempsey seconded the motion and it was unanimously adopted.

Commissioner Curry stressed his concern that the \$18,000 water line/fire hydrant installation costs should not be taken from special district funds, and in such regard he opposed any future levy for services not rendered.

Adoption of Sewer Tap Priority System Ordinance.

Attorney Lee, in accordance with instructions at the last regular meeting, presented a proposed Sewer Tap Priority System Ordinance.

Commissioner Dusenbury noted that the Water and Sewer Advisory Committee

had reviewed this proposed ordinance and recommended approval.

Motion was made by Commissioner Wooten and seconded by Commissioner Dempsey to adopt the following Ordinance:

AN ORDINANCE OF THE BOARD OF COMMISSIONERS
OF GLYNN COUNTY, GEORGIA, ADOPTING A PRIORITY
SYSTEM FOR THE ISSUANCE OF SEWER TAPS FOR THE
ST. SIMONS ISLAND WATER AND SEWER DISTRICT;
AND FOR OTHER RELATED PURPOSES.

BE IT ORDAINED by the Board of Commissioners of Glynn County and enacted into law the following Articles and Sections.

ARTICLE I.

SHORT TITLE

This Ordinance shall be known and may be cited as "An Ordinance Establishing a Priority System for the Issuance of Sewer Taps for St. Simons Island."

ARTICLE II.

GENERAL PROVISIONS

Section 2.01 Sewer Taps.

Commencing on the effective date of this Ordinance, sewer taps for St. Simons Island shall be issued in the order in which they are purchased. For the purpose of this Ordinance, the date of purchase shall be defined as the date when Glynn County receives payment in full for the sewer tap by a prospective user, including payment of all impact fees, now or hereafter established.

Section 2.02 Connection of Sewer Taps.

No sewer tap shall be connected by any prospective user, or agent of said user, if the connection of the sewer tap places Glynn County in violation of an Order agreed to by Glynn County and Environmental Protection Division, Department of Natural Resources, State of Georgia on the 19th day of November, 1979. The purchase of a sewer tap by a prospective user shall not guarantee the purchaser of any future date on which the purchaser may be allowed to tie-on the St. Simons Sewer System, but shall instead only establish the order and sequence in which users of the sewer taps will be allowed to tie-on to the St. Simons Sanitary Sewer System, in the future, at such time as connections may be permitted by Glynn County in full compliance with the Order previously set out in this Ordinance.

Section 2.03 Consent to Tie-In to Sewer System.

Prior to any user connecting any sewer line to any part of the St. Simons Sanitary Sewer System, the prospective user shall obtain from St. Simons Island Water and Sewer District's Office a written statement authorizing the connection of the proposed line with the sanitary sewer system.

Section 2.04 Building Permits.

All future building permits issued by Glynn County Building Inspection Department shall contain appropriate language consistent with the terms of this Ordinance. The rezoning of any property on St. Simons Island by the Board of Commissioners of Glynn County shall not be construed as vesting any rights in any party obtaining the rezoning in question to connect to the St. Simons Sanitary Sewer System, and this provision shall apply to all approvals by the Board of Commissioners of final subdivision plans, development plans for multi-family dwellings, or commercial development.

ARTICLE III

ENFORCEMENT AND EFFECTIVE DATE

Section 3.01 Violation.

Any person who violates the terms and conditions of this Ordinance shall, after a determination by the County Administrator of Glynn County of such violation, be denied any future use of the St. Simons Sanitary Sewer System.

Section 3.02.

This Ordinance shall become effective as of the 3rd day of January, 1980.

Unanimously adopted.

Consideration of Business License Fees. *Discussed*

Commissioner Highsmith asked for recommendations from Finance Director, Charles Stewart, regarding business license fees for 1980.

Mr. Stewart asked the Commission to consider adoption of a resolution requesting local legislators to introduce a bill in the 1980 session which would allow Glynn County to impose a gross receipts tax business fee structure in 1981. Mr. Stewart said he would present a fee proposal for the current year at the next regular meeting.

Commissioner Dempsey then moved for adoption of a resolution requesting development of enabling legislation which would allow Glynn County to impose a gross receipts business license tax, and Commissioner Dusenbury seconded the motion.

Commissioner Wooten opposed the gross receipts proposal, noting that it created problems and hardship on businesses. Commissioner Dempsey said he was not personally in favor of this proposal either. He then withdrew his motion and Commissioner Dusenbury withdrew her second.

Commissioner Dempsey then asked that the Business License Committee meet with Mr. Stewart and present fee recommendations at the next regular meeting. Chairman Dixon asked that this committee meeting be held before January 15.

Commissioner Young left the meeting at this point and did not return until after the recess.

Appointments to Brunswick-Glynn County Clean Community Commission.

Richard M. Ludlow, Project Team Leader for the Brunswick-Glynn County Clean Community System, accompanied by Carol Merritt, presented recommendation for appointments to the Clean Community System and requested the Commission's approval. He explained that these appointments would initially be for a term of one year, and three years thereafter.

Commissioner Wooten moved to appoint the following persons as recommended, and Commissioner Dusenbury seconded the motion:

David Chambers
 Gordon Davis
 Henry Harvey
 Willou Smith
 Mary Morris
 Henry Smith, Jr.
 Wayne Reynolds
 Hugh Mayberry
 Roy Brogdon
 Dr. W. Rasmussen

Dr. Philip Keener
 Ken Kribbs
 Deborah Clark
 Ben Slade
 Saxie Godshall
 Mary Bryan Fields
 Dr. Richard Tolins

Ex-officio Members
 Chairman of County Commission
 President, St. Simons Chamber of
 Commerce

Unanimously adopted.

Resolution to Outgoing Chairman.

Motion was made by Commissioner Dusenbury and seconded by Commissioner Dempsey to adopt the following resolutions:

R E S O L U T I O N

WHEREAS, the Glynn County Board of Commissioners hereby publicly recognize Alton L. Wooten for distinguished leadership as Chairman during 1979; and

WHEREAS, it is noted that Mr. Wooten executed the duties and responsibilities of directing County affairs in an experienced and capable manner; and

WHEREAS, Mr. Wooten's Chairmanship helped bring about several major accomplishments, including initial construction of much needed expansion to the St. Simons Wastewater Treatment Plant, and acquisition of the 1,036 acre Blythe Island Regional Park; and

WHEREAS, Mr. Wooten served all residents of Glynn County in an unbiased and dedicated manner, and

WHEREAS, Mr. Wooten's Chairmanship was especially characterized by his friendly and courteous manner of dealing with County employees and all other citizens.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Commissioners, Glynn County, Georgia, in regular meeting held January 3, 1980, that Alton L. Wooten be commended for exemplary leadership while serving as Chairman of the Commission for 1979.

BE IT FURTHER RESOLVED that this resolution be spread on the official minutes of this Board, and presented to Mr. Wooten in appropriate form, as a permanent record of our esteem.

R E S O L U T I O N

WHEREAS, Commissioner Ronald E. Dempsey served effectively as Vice-Chairman of the Glynn County Board of Commissioners for 1979; and

WHEREAS, Commissioner Dempsey was especially noted during the year for efforts in organization of an Airport Study Commission for the purpose of providing Glynn County with reliable and responsive air carrier service; and

WHEREAS, Commissioner Dempsey's professional experience, particularly in areas relating to employee management, has contributed to a smoother and more effective County Government operation; and

WHEREAS, Mr. Dempsey provided a valued assistance to Chairman Alton L. Wooten during the year by performing official duties when the Chairman was not available.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Commissioners, Glynn County, Georgia, in regular meeting held January 3, 1980, that we express our appreciation for his contributions of personal time and dedication in executing responsibilities of Vice-Chairman for 1979.

BE IT FURTHER RESOLVED that Commissioner Dempsey be presented a framed copy of this resolution as an expression of our appreciation, and that it be entered upon the official record of this Board.

Unanimously adopted.

January 17 Meeting Re-scheduled to January 24.

Commissioner Dempsey moved to defer the January 17 meeting to January 24 so that Commissioners would be able to attend the annual Legislative Breakfast in Atlanta on the 17th. Commissioner Dusenbury seconded the motion and it was unanimously adopted.

The meeting was then recessed and re-convened after a short break.

Renewal of Alcoholic Beverage License for the Ponderosa Lounge.

Attorney Tom Lee discussed Police Chief Jay Cee Harris' recommendation that Alcoholic Beverage License of Julius Bradley for the Ponderosa Lounge located in the Sterling community not be renewed for 1980. Attorney Lee recommended renewal of this license on the grounds that the alleged violation was unclear as to whether an actual sale had been made on Sunday.

Commissioner Wooten made a motion to approve renewal of Mr. Bradley's license, as recommended by Attorney Lee. Commissioner Dusenbury seconded the motion and it was unanimously adopted.

Proposed Solid Waste Agreement with Gilman Paper Company.

Administrator Brogdon requested authorization for the Chairman and Administrator to submit a letter of intent to Gilman Paper Company in St. Marys, specifying that Glynn County would be agreeable to considering a proposal to deliver unseparated raw garbage to Gilman Paper Company for their use as a fuel. Administrator Brogdon was authorized to proceed with this proposal.

Complaints from Black Police Officers.

Commissioner Young mentioned a letter of complaint recently submitted to Police Chief Jay Cee Harris from black officers, as well as a proposed reply drafted by Finance Director, Charles Stewart.

Commissioner Young moved that a letter of response be forwarded to the complainants, in accordance with the draft prepared by Mr. Stewart, subject to approval by the County Attorney. Commissioner Dempsey seconded the motion and it was unanimously adopted.

Commissioner Curry commented that the purpose of the proposed letter was to acknowledge receipt of the letter of complaint dated December 7, 1979.

Police Dept

(Approval of \$500 Reward to Informant)

Commissioner Dusenbury moved to present a \$500 reward to an individual who was responsible for notifying Police Department of a drug-laden airplane at McKinnon Airport on January 17, 1979, which led to subsequent arrests and confiscation and sale of said airplane. Police Chief Jay Cee Harris recommended that the reward be granted. Commissioner Dempsey seconded the motion and it was adopted by majority vote with Commissioner Highsmith abstaining.

Request for Salary Adjustments in the Sheriff's Department.

Discussion was held concerning an alleged omission of salary increases for three members of the Sheriff's Department in 1978. Commissioner Dusenbury explained that Commission action granting increases at that time was designated for County employees under the control and direction of the Board of Commissioners, and did not include employees of constitutional offices whose salaries were governed by state legislature. Sheriff's employees were considered to be in the latter category, thereby excluding them from the salary increase granted at that time for general County employees, and it was decided that no further action was required.

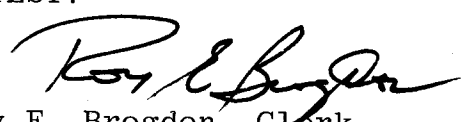
Meeting Adjourned.

BOARD OF COMMISSIONERS,
GLYNN COUNTY, GEORGIA



Larry Dixon, Chairman

ATTEST:



Roy E. Brogdon, Clerk