

**HARRIS COUNTY BOARD OF COMMISSIONERS
CALLED SESSION**

June 18, 2019

5:30 PM

Commissioners Present: Becky Langston, Susan Andrews, Rob Grant, Andrew Zuerner. Commissioner Present by Phone: J. Harry Lange. Staff Present: Randy Dowling, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **Call to Order.** Chairman Langston called the Called Session to order and turned the meeting over to John Taylor, County Attorney.
2. **Purpose of Meeting.** John Taylor, County Attorney, said that the purpose of this meeting was to review and discuss the concept and development of The Grove.
3. **The Grove.** John Taylor, County Attorney, reviewed various aspects related to The Grove, to include the development is slightly over 1,100 acres; that the rezoning of the property to CUPD took place in July 2007; that there were several conditions attached to the rezoning approval (which he reviewed); that the developer presented a concept plan at that time; that the County does not have sewer but does have water; that there is an IGA between the County and the Public Improvements Authority regarding the issuance of bonds; that there is a Water and Wastewater Management agreement with Mulberry Grove; that the developer provides the sewer connection to the development (from Columbus) and provides all connections for water the sewer within the development; that the County is to provide the water to the site; that the developer wants to start with apartments and a few single family residential homes; that the developer is responsible for everything inside the development and will convey the infrastructure to the County; that sewer will be metered at the development line and the County will own the system; that the County will maintain the sewer lines but will enter into an agreement with Muscogee County to maintain the system so that the County does not have to get into that type of service; that in 2007, the developer was talking about a 20-year build out; that the developer did not start on the sewer line until 2014; that the developer has paid off the bond issue; that the developer gets the sewer tap fees inside the development to help recoup the cost of the bonds; that if the Concept Plan from 2007 has changed, a new one is required to be approved per the CUPD Ordinance; that site construction plans are needed; that once the plans are approved, the developer will provide an irrevocable letter of credit to cover the on-site water and sewer in the event it is not finished by the developer; that the County needs to know how much water is needed, where it is needed, and what's needed for the future; that the County is obligated to provide water to the site; that financing of developing the water lines to the site can be funded by the Public Improvements Authority issuing bonds for same; that a lot of planning that remains; that the developer can't go any faster than the County will let them go; that without the water infrastructure, nothing can go in; and that the County needs to know the density of the apartments, the homes, etc.

Discussion included that there is no way Water Works will be able to recoup its costs or make the payments associated with the necessary water line from Columbus to the site, which is estimated to be \$10 million; that a water tank will be needed and will be difficult to get in place; that a definite plan and timeline are needed from the developer; that the bond financing does not have to be all at one time, but can be done as necessary and as needed; that it may be necessary for the developers to meet with the County Manager and County Attorney and others; that the County needs to stay on target and be ready to fulfill its obligation; that it's imperative to find a route for the water line from Columbus to the site; that water tap fees have not yet been determined for apartments; that none of the costs associated with the water line have been included in the budget; that the cap on the water bill from which the funds to pay Columbus will come is at 110%; and that the first phase is estimated to be about six years with 245 homes and apartments but no commercial.

Concerns remain regarding the development plan, real numbers, engineer consultant estimate, fee schedules, a time frame, and water impact fees.

4. **Adjournment.** There being no further discussion, the motion to adjourn was made by Commissioner Lange, seconded by Commissioner Zuerner, and passed unanimously.

Becky Langston, Chairman

Attest:

Nancy D. McMichael, County Clerk