

**HARRIS COUNTY BOARD OF COMMISSIONERS**  
**REGULAR SESSION**  
November 5, 2013  
7:00 P.M.

Commissioners Present: J. Harry Lange, Joey M. Loudermilk, Becky Langston, Jim Woods, Charles Wyatt. Staff Present: Greg Wood, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Lange called the Regular Session to order.
2. **MINUTES.** The motion to approve the minutes of the October 15, 2013, Regular Session, was made by Commissioner Woods, seconded by Commissioner Wyatt, and passed with four in favor (Woods, Wyatt, Lange, Langston), no opposition, and one abstention (Loudermilk, who was absent from the October 15 meeting).
3. **OLD BUSINESS**
  - A. **Zoning Text Change: Deer Processing & Taxidermist.** Chairman Lange said that this was briefly discussed during the October 15 meeting and tabled to this meeting in order to have a recommendation from Tracie Hadaway, County Planner. He said that Mrs. Hadaway's recommendation is to allow both Deer & Game Processing and Taxidermist in the same zoning districts with a Special Use Permit; and that those districts are A-1, C-4, M-1 and M-2. Discussion included that C-1 is for specialty businesses; that C-3 is neighborhood commercial; that C-4 is similar to manufacturing but is not full manufacturing. Commissioner Langston said that she is in agreement with not allowing such businesses in C-1 or C-3, and that she would like the staff to take a hard look at Special Use Permits. At Chairman Lange's request for people in favor of this amendment to stand, approximately 16 people stood. Following discussion, consensus was to move forward with the process for amending the Zoning Text for Deer & Game Processing and Taxidermist to be in A-1, C-4, M-1 and M-2 with a Special Use Permit.
  - B. **Road Paving List Amendment.** Chairman Lange said that the Commissioners had chosen roads in their districts to be paved; that a change had been made since the list was approved; that the list has been revised and is before the Board for approval. There was discussion about the total road distance on the list for each district and the suggestion was made by Commissioner Woods that the road distances be more equal among the districts. Discussion also included that in order for the survey plats to be performed, the engineer would have to know the right of way and road width the County wants, and consensus was to require a right of way of 50 feet, unless there were circumstances preventing such, and a road width of at least 20 feet. Following discussion, the motion to approve the list, to move forward with the survey and right of way process, to obtain a 50-foot right of way, and for roads to be at least 20 feet wide was made by Commissioner Wyatt, seconded by Commissioner Langston, and passed unanimously. If there are problems with any of the road surveys, particularly about the right of way, the information is to be brought back to the Board for reconsideration before moving forward with obtaining any necessary right of way from property owners.
4. **NEW BUSINESS**
  - A. **Koch and Water Usage.** Commissioner Wyatt said that some residents of Pine Mountain Valley were without water last Wednesday because Koch used all of the water in their County water tank and then switched to the Pine Mountain Valley water tank and basically used all that as well. Discussion included that Greg Wood, County Manager, has already been in touch with representatives of Koch; and that the County needs to take measures to prevent such occurrence from happening again.
  - B. **Agreement: James W. Sewall Company for Aerial Imagery Flight.** Chairman Lange said that this agreement had finally been approved by Pike County, and asked Wayne Morris, Tax Assessor, for comments. Mr. Morris said that aerial flights are needed from time to time in order to get accurate information; that the Georgia Department of Revenue suggests such flights be done every three years; that due to the number of Counties participating in the flight, the cost to Harris County is \$33,300 and is to be paid over a three-year period. John Taylor, County Attorney, said that he had prepared an addendum to the

agreement setting out the language required by State law regarding multiple year contracts. Following discussion, the motion to approve the agreement was made by Commissioner Woods, seconded by Commissioner Wyatt, and passed unanimously. (Document can be found in “Contracts & Agreements” file as C&A #13-31.)

- C. **Reappointments to Board of Zoning Adjustments.** Chairman Lange said that terms of Douglas Bryant (District 5) and J.R. “Red” Beall (District 2) expired September 30, and both have consented to reappointment should the Board wish to do so. The motion to reappoint Mr. Bryant and Mr. Beall to the Board of Zoning Adjustments for the term ending September 30, 2016, was made by Commissioner Loudermilk, seconded by Commissioner Wyatt, and passed unanimously.
- D. **Resolution: County Legislative Coordinator.** Chairman Lange said that a Resolution is necessary in order to appoint Greg Wood, County Manager, as the County Legislative Coordinator, to act as the County’s contact for ACCG regarding legislation. The motion to approve the Resolution appointing Greg Wood as the County Legislative Coordinator was made by Commissioner Loudermilk, seconded by Commissioner Langston, and passed unanimously.

5. **COUNTY MANAGER**

- A. **LMIG List: Bridges and Road.** Greg Wood, County Manager, said that during the preceding Work Session, the Board had discussed repairs to seven bridges, the replacement of one bridge, and the resurfacing of Mayo Road, which has been delayed until the bridge is repaired; that the County’s LMIG allotment will be around \$535,000, which will cover most, if not all, of the work on the eight bridges and road; and he requested approval to submit the bridges/road list to DOT for LMIG funds. Following discussion, the motion to approve the LMIG list of eight bridges and one road (Mayo Road) for submission to DOT was made by Commissioner Woods, seconded by Commissioner Loudermilk, and passed unanimously.

6. **COUNTY ATTORNEY**

- A. **Lease-Purchase Agreement: Ford Motor Credit Company for 9-1-1 Truck.** John Taylor, County Attorney, reviewed the agreement and recommended approval of same. Discussion included that agreements calls for one annual payment over fours years and are to be paid from GEMA funds, but if the County does not receive GEMA funds, the payment will come from General Funds. The motion to approve the agreement was made by Commissioner Woods, seconded by Commissioner Wyatt, and passed unanimously. (Document can be found in “Contracts & Agreements” file as C&A #13-32.)
- B. **Agreement: GDOT for Inmate Work Details (2).** John Taylor, County Attorney, said that the two agreements are the usual annual documents the County signs in connection with two inmate details; that the County receives compensation for the Correctional Officer over one of the details, but not for the other detail. Discussion included that the detail for which the County received compensation works outside the County, and the unpaid detail stays within the County. Following discussion, the motion to approve the two agreements was made by Commissioner Woods, seconded by Chairman Lange, and passed unanimously. [Documents can be found in “Contracts & Agreements” file as C&A #13-33 (paid) and C&A 13-34 (unpaid).]
- C. **Project Agreement: Development Authority & West Point for the Kopla Project in the Northwest Harris Business Park.** John Taylor, County Attorney, reviewed the agreement, which includes tax abatements, investments by Kopla of \$5,000,000 for the building and \$10,000,000 for machinery; 100% tax abatements for three years, 50% starting the fourth year, and then it goes on the tax rolls starting the eighth year. Commissioner Wyatt objected to having received the document two days before the Board is to act on it; said that he recalls no incentives were to be given to the company; and he then tabled action to the November 19 meeting. Mr. Taylor said that the agreement has to also be approved by the School Board, the Board of Tax Assessors, the Development Authority, the City of West Point, and Kopla, and that the School Board will act on same on November 14.

D. **Land Donation Agreement: ICCF for Airport Expansion.** John Taylor, County Attorney, reviewed the agreement, which is for the donation of 4.87 acres of property adjacent the Airport from the Ida Cason Callaway Foundation (ICCF) to be used for property expansion; that the property is valued at \$7,000 per acre; and that in exchange, the County is to “stump” other ICCF property with the County’s expenses not to exceed \$34,000. Following discussion, the motion to approve this agreement was made by Commissioner Wyatt, seconded by Commissioner Woods, and passed unanimously. (Document can be found in “Contracts & Agreements” file as C&A #13-35.)

E. **Recent Land Acquisition Status.** John Taylor, County Attorney, briefly reviewed the County’s recent land purchases and said that the closing for each acquisition has taken place. The properties are:

- (1) Harris Property on Highway 116: One acre
- (2) Blackwell Property on Highway 103: 11.87 acres
- (3) Willis Property on Highway 85: 130± acres (purchased with donated funds)
- (4) MeadWestVaco on Highway 103: 127± acres

7. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing real estate acquisition was made at 8:00 PM by Chairman Lange, seconded by Commissioner Woods, and passed unanimously.

8. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made by Commissioner Wyatt, seconded by Chairman Lange, and passed unanimously.

9. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Wyatt, seconded by Commissioner Woods, and passed unanimously.

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J. Harry Lange, Chairman

Attest:

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Nancy D. McMichael, County Clerk