

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

September 2, 2014

7:00 P.M.

Commissioners Present: J. Harry Lange, Joey M. Loudermilk, Becky Langston, Jim Woods. Suspended: 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 August 19, 2014, 2014, Regular Session was made by Commissioner Langston and seconded by Commissioner Loudermilk, and passed unanimously.
3. **APPEARANCE OF CITIZENS**
  - A. **Scott Moye: JCG/Koch Foods Issues.** Scott Moye, citizen, appeared before the Board and asked if the County had been successful in meeting with JCG/Koch Foods representatives to which Chairman Lange said that he and Greg Wood, County Manager, had a meeting scheduled for tomorrow at 10:00 AM with the Plant Manager and his boss, and that he would let Mr. Moye know the results of the meeting. Mr. Moye asked if anything had been done about the water, and Mr. Wood said that he plans to take samples the next time it rains and will send them to a private lab for analysis. Mr. Moye said that the noise level has increased; that the odor is still an issue as well, and mentioned that concrete/asphalt work had been done along the right of way over the weekend. Following discussion, Chairman Lange said that he would bring up the various issues during tomorrow's meeting.
  - B. **Bobby Haralson: JCG/Koch Foods Issues.** Bobby Haralson, citizen, appeared before the Board and said that the concrete/asphalt work done on the right of way was done without the proper permit from Georgia DOT; and that he will continue to come before the Board regarding issues with JCG/Koch Foods.
4. **OLD BUSINESS**
  - A. **Budget Amendments #2 FY 13/14.** The motion to approve the Budget Amendments was made by Commissioner Woods, seconded by Chairman Lange, and passed unanimously.
  - B. **Financial Statement: June 2014.** The motion to approve the June 2014 financial statement was made by Commissioner Woods, seconded by Commissioner Loudermilk, and passed unanimously.
  - C. **Second Reading: Application of Shaspal Singh for Beer & Wine Off-Premises at Midway Grocery, 10016 GA Highway 315, Cataula.** Chairman Lange read the specifics of the application and said that this was the Second Reading; and that the Sheriff and Community Development had recommended approval. Shapal Singh, applicant, was present but had no comments. Chairman Lange noted that if approved, the new license cannot be issued until September 17, 2014, due to the revocation of the former license at this location in September 2013. He asked if anyone wished to speak in favor of or in opposition to this application. There being none, he asked for a motion. The motion to approve this application was made by Commissioner Woods, seconded by Chairman Lange, and passed unanimously.
5. **NEW BUSINESS**
  - A. **Ellerslie Park Update.** Commissioner Loudermilk said that an ad-hoc committee had been meeting regarding the planning of Ellerslie Park; that the committee currently consists of himself, his wife, Greg Wood (County Manager), Brian Williams (Community Development Director), Ronnie Eakins (formerly with Georgia Department of Natural Resources, Parks & Historic Sites Division), Cecil Hunter

(Central Baptist Church), Scott Morgan (Willis family), David Adams (Haralson & Adams Surveyors), and Jayson Johnston (Harris County Chamber of Commerce). He then reviewed the various ideas for the Park to include a shelter that could be reserved for events, picnic tables, walking trails, lakes and passive recreation; probably a one-way ingress/egress; and the possibility of law enforcement presence in the area. Commissioner Langston said that because the Park will ultimately be maintained by the Recreation Department, John Magazu, Recreation Director, should be added to the committee, and Commissioner Loudermilk agreed to same. Commissioner Loudermilk also said that the Park would probably be open during daylight hours and close at dark.

Andy Capps, citizen, appeared before the Board and said that his main concern is the security to which Commissioner Loudermilk replied that the committee had discussed security; and that there will be some type of law enforcement presence in the area.

At this point, Chairman Lange halted the discussion in order to hold the scheduled Public Hearings.

## 6. **PUBLIC HEARINGS @ 7:30 PM**

- A. **Conflict of Interest Forms.** The Conflict of Interest forms were completed at the request of Chairman Lange.
- B. **Explanation of Public Hearing Procedures.** Chairman Lange explained the procedures involved with the Public Hearing.
- C. **Applications of Christopher Harris to (1) Rezone 2.00 acres located in Land Lot 93, Land District 19, Map 029A, Parcel 167 from MHU2 (Manufactured Housing District - Subdivision) to A-1(Agricultural/Forestry); present use residential; proposed use kennel; property located at 700 Satellite Circle, Fortson; and for (2) a Special Use Permit for a Kennel on the same property.** Chairman Lange called the Public Hearing to order, read the specifics of the Rezoning application, said that the Planning Commission had recommended disapproval, said that the County Planner had also recommended disapproval due to land use issues and insufficient acreage, and said that because the property for which the Rezoning and the Special Use Permit are being requested are the same, one hearing will be held but that each application would have to be voted on separately. Christopher Harris, applicant, appeared before the Board and said that his Dalmatian had 12 puppies four years ago; that the dog died from parvo; that the puppies had parvo; that rather than giving them away, he chose to give monthly shots to the dogs for over a year; and that he would like to be able to keep his dogs. In response to questions from the Board, Mr. Harris said that he currently has 10 dogs; that two are kept inside and the other 8 are outside; and that he hopes to be able to purchase two more acres adjacent his property. There being no further questions, Chairman Lange asked if anyone wished to speak in favor of or in opposition to the applications. There being none, there was discussion as to the number of acres (four) required to rezone to A-1; and that while there is no development behind the subject property, there is a subdivision plat on record for possible development of that property. There being no further questions, Chairman Lange closed the Public Hearing and asked for motions.

Regarding the Rezoning application, Commissioner Langston said that Commissioners have to think with their heads rather than their hearts, and she made the motion to deny the Rezoning to A-1. Commissioner Loudermilk agreed with Commissioner Langston's comments and then seconded the motion. The motion passed unanimously.

Regarding the Special Use Permit, Commissioner Langston made the motion to deny the Permit because the Rezoning application was not approved. The motion was seconded by Commissioner Loudermilk and passed unanimously.

- D. **Application of Robert Feaster to Rezone 1.50 acres located in Land Lots 15 & 28, Land District 19, Map 017, part of Parcels 005 & 006 from M-1 (General Manufacturing District) to A-1 (Agricultural/Forestry); present use empty lot; proposed use to allow access and road frontage to lot; property located at 5815 GA Highway 219, Fortson.** Chairman Lange called the Public Hearing to order, read the specifics of the application, and said that both the Planning Commission and County Planner had recommended approval. Robert Feaster, applicant, appeared before the Board and said that he wants the rezoning in order to have road frontage for the property in the rear. In response to questions, Mr. Feaster said that he has potential buyers who wish to build a home on the property, where there is already a septic tank and a well, but road frontage is needed. Chairman Lange asked if anyone wished to speak in favor of or in opposition to this Rezoning. There being none, he closed the Public Hearing and asked for a motion.

The motion to approve the Rezoning to A-1 was made by Commissioner Woods, seconded by Commissioner Loudermilk, and passed unanimously.

## 7. **NEW BUSINESS**

- A. **Ellerslie Park Update (Continued).** Commissioner Loudermilk said that there are plans to landscape the Park property near the intersection of Georgia Highway 85 and Georgia Highway 315; that the intersection, recently completed, has four left turn lanes and the traffic flows smoothly; and that the landscaping will be an attractive sight for people driving south on Georgia Highway 85. Mr. Capps said that there should have been a turning lane for access to the Park to which Commissioner Loudermilk said that the cost to provide such a lane was astronomical; that while the committee was in favor of having such a turning lane, Georgia DOT said that it could not be done due to the proximity to the traffic light. Mr. Capps asked if consideration had been to having personnel on site during operating hours for security purposes, to which Commissioner Loudermilk said the committee has not yet discussed such and Chairman Lange said that someone should be on site during operating hours.
- B. **Woodland Hills: Master Plan Revision.** Jim Garagus, representing Lee Duncan, appeared before the Board regarding the revision to the Master Plan for Woodland Hills and said that when the Master Plan was previously approved last year, one of the conditions was the any lot less than two acres must be on sewer; that the request is to enlarge four lots so that they are two acres each; and that a builder is interested in purchasing the four lots in order to build homes. In response to a question from John Taylor, County Attorney, Mr. Garagus said that the three lots abutting the golf course will have a golf easement, similar to ones in their Fulton County development; and that nothing could be built on the golf easements except that underground septic tanks could be installed. In response to a question from Commissioner Langston regarding Resort zoning and if this request was in keeping with the definition and regulations for Resort, Mr. Taylor gave a brief explanation of the history of Resort zoning, and concluded by saying that this request, which had been approved by the Planning Commission, was appropriate.

The motion to approve the revision to the Master Plan to enlarge four lots (one at the southernmost entrance near Phase I, and three fronting Daylake Drive across from the current site of the Clubhouse) was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously.

## 8. **COUNTY MANAGER**

- A. **Water SCADA System & MR Systems.** Greg Wood, County Manager, said that the Water Works SCADA (supervisory control and data acquisition) System has been having issues for some time; that current system is inoperable and cannot be repaired as it is no longer supported by Siemens who gave a replacement cost estimated eight years ago of \$500,000; that MR Systems is a company whose system is compatible with that of Columbus from whom the County purchases water; that Columbus uses MR Systems as their system provider; that MR Systems has a two-hour response time

and no other company has been found that can meet that window; that the situation is critical and MR Systems is sole-source since another company can't be found that can be compatible with Columbus' water system and provide the response capabilities; and it is being requested that approval be given to allow final design, acquisition, and installation of a SCADA system at an approximate cost of \$499,000, which will be paid for from Water Works funds. Following discussion, which included that once the agreement is drawn up and reviewed by John Taylor, County Attorney, it will be brought back to the Board for approval, the motion to declare MR Systems as sole-source and to authorize moving forward with final design, acquisition, and installation of a SCADA system was made by Commissioner Langston, seconded by Commissioner Loudermilk, and passed unanimously.

- B. **Bid Award: Solid Waste Slab Renovation.** Greg Wood, County Manager, said that bids were received for the renovation of the slab at the Solid Waste Transfer Station; that there were three different bids - one for traditional renovation, one for traditional renovation with a densifier, and one for rail iron renovation; that the recommendation is to choose the rail iron renovation because it will last longer because the front end loader will ride on the rail iron rather than directly on the concrete; and that the funds will come from Solid Waste. The bids were:

Type of Bid	A. C. Blount Concrete Service Moultrie, GA	Moxley Concrete Services, Inc. Fortson, GA
Traditional Renovation	\$ 168,436	\$ 168,220
Traditional with Densifier	\$ 179,440	\$ 171,620
Rail Iron Method	\$ 199,888	\$ 205,620

Mr. Wood said that it is recommended the bid be awarded to A.C. Blount Concrete for the low bid of \$199,888 for the Rail Iron method. Following discussion, the motion to award the bid to A. C. Blount Concrete Service for \$199,888 was made by Commissioner Loudermilk, seconded by Commissioner Langston, and passed unanimously.

- C. **Wild Dog Pack on GA Hwy 315.** Greg Wood, County Manager, said that a citizen, Wayne Stevens, has been having issues with a pack of dogs killing two calves and a cow; that the County has no means by which to take care of the issue; that Georgia DNR has been contacted, but they don't handle such cases; that Danny Gatlin, owner of Wild Thangs, has proposed trying to trap the dogs, in a humane manner, at a cost of \$225/trap; and that he is requesting authorization to have Danny Gatlin to set traps. Wayne Stevens, citizen, was present and responded to questions from the Board, which included that the problem started four or five months ago; that he has seen the dogs attack and kill one of the animals; that the dogs came toward him but there was a fence between him and the dogs; that he called his neighbor, Landon Ledford, who came over with his gun but could not shoot because the dogs were amongst the cows and calves; and that the dogs killed a cow more recently. Following discussion, Commissioner Langston made the motion to authorize up to \$1,500 for use in trapping the dogs. The motion was seconded by Commissioner Loudermilk and passed unanimously.
- D. **Safety Incentive Discount Verification Forms.** At the request of Greg Wood, County Manager, the motion to approve the Safety Discount forms that are required in order to receive a discount on the County's Property Liability and Workers' Compensation Insurance, was made by Commissioner Woods, seconded by Commissioner Langston, and passed unanimously.

9. **COUNTY ATTORNEY**

- A. **Fears Property Option.** John Taylor, County Attorney, advised the Board that the option on the Fears Property of 19 acres will expire September 30; that the property is contiguous with the Northwest Harris Business Park; and that he recommended the Board authorize exercising the option to purchase the property pending final results of the Phase II soil evaluation. The motion to approve was made by Commissioner Woods, seconded by Commissioner Loudermilk, and passed unanimously.

10. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing personnel was made at 8:30 PM by Chairman Lange, seconded by Commissioner Loudermilk, and passed unanimously. At the request of Chairman Lange, the County Manager, the County Attorney, and the County Clerk did not attend the Executive Session.
11. **RESUME REGULAR SESSION.** The motion to resume the Regular Session was made by Chairman Lange, seconded by Commissioner Loudermilk, and passed unanimously.
12. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Loudermilk, 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