

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

January 6, 2015

7:00 P.M.

Commissioners Present: J. Harry Lange, Joey Loudermilk, Martha Chewning, Becky Langston, Jim Woods. 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. **PLEDGE OF ALLEGIANCE.** Commissioner Woods led everyone in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the December 16, 2014, Regular Session was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously.
4. **ORGANIZATION OF COMMISSION**
 - A. **Election of Chairman and Vice-Chairman, and Appointment of County Attorney and County Clerk.** The motion to re-elect or to re-appoint Harry Lange as Chairman, Joey Loudermilk as Vice-Chairman, John Taylor as County Attorney, and Nancy McMichael as County Clerk was made by Commissioner Chewning, seconded by Commissioner Woods, and passed unanimously.
5. **APPEARANCE OF CITIZENS**
 - A. **Scott Moye: JCG/Koch Foods Issues.** Scott Moye, citizen, appeared before the Board concerning the issues he has with JCG/Koch Foods. Discussion included that there was not anything new to advise Mr. Moye other than the results of the upcoming meeting between Chairman Lange and the Tyson plant in Buena Vista, which Chairman Lange said had been scheduled for the end of the month. Mr. Moye said that the trash issue has been resolved, partially by the installation of a fence which keeps the trash from blowing across the road; that the noise from the trucks has not stopped but is better; that the noise from the plant, however, is still a big issue and continues 24/7 non-stop and ramps up during the cleaning shift; that the odor is still there; and that the water run-off from the plant still ends up on his property and he wants it stopped. Discussion included that while the Board has authority regarding zoning issues or health concerns, the EPD is the regulating body regarding water run-off; and that Commissioner Chewning is gathering information, the result of which is hoped to provide solutions to some of the issues. Mr. Moye said that he has been talking with EPD but has not gotten very far, even though they have sent someone out to look at the issues. Chairman Lange said that he will call EPD himself about the problem.
6. **OLD BUSINESS**
 - A. **Intersection of US Highway 27 with Georgia Highway 116 in Hamilton.** Chairman Lange said that he has contacted Sam Wellborn about the intersection of US 27 with Highway 116 to see if there is anything DOT can do about it, and that the meeting will be sometime next week.
 - B. **Tax Refund Request: Sidney M. Faress.** Chairman Lange said that the request of Sidney M. Faress for a refund of \$455 due to excess tax payments for the last three years was tabled from the December 16 meeting pending more information. He said that Wayne Morris, Tax Assessor, was present to discuss the issue. Mr. Morris said that the house was built in 2006; that the square footage was based on information provided at that time; that his staff tries to visit properties during construction but don't always get to see the final result due to various reasons which include the owner not being home, the owner not responding to a notice that is left asking that they contact the office, or the owner may have refused to allow access to the property; that in this case, the owner had the property appraised during 2014 and the appraiser said that the square footage was incorrect; that a re-assessment was performed, which resulted in about 276 square feet less than what was on record due to an unfinished basement; that assessment notices are sent out to property owners on an annual basis; and that the owner didn't have any issues about the notices until the real estate appraisal in 2014. Discussion included that state law only allows refunds for up to three years; that if the property had been under appraised, the County is not permitted to go back and ask for the difference in taxes. Following discussion, the motion to deny the refund request was made by Commissioner Loudermilk, seconded by Commissioner Chewning, and passed with four in favor (Loudermilk, Chewning, Lange, Woods) and one opposed (Langston).

- C. **Request from Sgt. Raines, Georgia State Patrol.** Chairman Lange said that action on the request for the Georgia State Patrol (GSP) to purchase tablets from Staples for use by troopers in dealing with traffic stops and accidents was tabled from the December 16 meeting in order to obtain more information. He said that Sgt. Raines had been contacted and he responded that if the Board was not comfortable with the tablets, he could purchase two office computers, which are also needed. Following discussion, the motion to approve the use of the balance of the funds to purchase tablets and/or computers, provided the GSP building has been completed, was made by Commissioner Woods, seconded by Commissioner Langston, and passed unanimously.
- D. **Appointment: Board of Zoning Adjustments.** Commissioner Chewning made the motion to appoint LuAnn Craighton to the Board of Zoning Adjustments to fill position left vacant by the resignation of Billy Collins. The motion was seconded by Commissioner Loudermilk and passed unanimously. Ms. Craighton's term will expire September 30, 2017.

7. **PUBLIC HEARING @ 7:30 PM**

- A. **Application of Edgar Hughston Builders, Inc., to Rezone 70.6 acres of Land Lot 170, Land District 18, Map 067, Parcel 026, from A-1 to R-1; present use timber; proposed use single family residential development; property located on Georgia Highway 315 just north of Holland Road and Ginn Road, Cataula.** Chairman Lange made the motion to postpone the public hearing until January 20 at 7:30 PM. The motion was seconded by Commissioner Langston, and passed unanimously.

8. **NEW BUSINESS**

- A. **Community Center: Change in Friday Hours.** Chairman Lange said that John Magazu, Recreation Director, has requested a change in the closing time for Fridays at the Community Center, and he asked Mr. Magazu to discuss same. Mr. Magazu said that the reason to change the closing on Fridays from 5:00 PM to 6:00 PM is that most people booking the facility for parties don't want to begin until 6:00 or after; that he has to keep staff on hand from 5:00 to 6:00 in those instances; that to pay for the extra hour, staff will no longer be arriving at 6:00 AM on Mondays and Thursdays, but will arrive at 8:45; that the Pool CPO is at the Center at 5:30 AM on Mondays and Thursdays to make sure the pool is okay for use; and that after checking the pool the CPO can man the front desk until staff arrives. Following a brief discussion, the motion to approve changing the hours for closing on Fridays from 5:00 PM to 6:00 PM was made by Commissioner Langston, seconded by Commissioner Loudermilk, and passed unanimously.
- B. **Swim Meet.** John Magazu, Recreation Director, invited the Board to attend the first High School swim meet to be held at the Community Center on Wednesday, January 14, at 4:00 PM.
- C. **Probate Court: Personnel Slot Change.** Chairman Lange said that Allen Levi, Probate Judge, is requesting that his two part-time slots be combined into one full-time slot; that one of the part-time slots is filled, but the employee has notified the judge that she will be leaving her job; that the other part-time slot is vacant; and that the new full-time slot would be for a Deputy Clerk at the starting rate of \$10.14. Following discussion, the motion to approve the request was made by Commissioner Loudermilk, seconded by Commissioner Chewning, and passed unanimously.

9. **COUNTY MANAGER**

- A. **Request for Executive Session.** Greg Wood, County Manager, requested an Executive Session for the purpose of discussing personnel matters.

10. **COUNTY ATTORNEY**

- A. **Kopla Bonds and The Grove.** John Taylor, County Attorney, said that the bond closings for both Kopla and The Grove were successful.
- B. **Ansley Farm Road.** John Taylor, County Attorney, said that a request had been made by Chris Butzon regarding clarification of the ownership of the road known as Ansley Farm Road; that road abuts Georgia Highway 116 to the southeast and is between the County-owned Agri-Center property and private property; that records show the County maintains Ansley Farm Road to a specific point where the Butzon property starts; and that while the road is a County road, it is a road by prescription, not by deed. To resolve the issue, Mr.

Taylor recommended that the Chairman and the Clerk be authorized to execute such documents as needed to declare that Ansley Farm Road is a public road. The motion to authorize the Chairman and the Clerk to execute clarification documents regarding Ansley Farm Road was made by Commissioner Loudermilk, seconded by Commissioner Chewning, and passed unanimously.

11. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing personnel matters was made at 7:57 PM by Chairman Lange, seconded by Commissioner Langston, and passed unanimously.
12. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made by Commissioner Loudermilk, seconded by Commissioner Chewning, and passed unanimously.
13. **OTHER**
 - A. **Shop Foreman Position.** Chairman Lange made the motion to authorize Greg Wood, County Manager, to offer up to \$22.96/hour (\$47,757/year) in an effort to attract the right person to fill the position of Shop Foreman, left vacant by the retirement of Don Bowling.
 - B. **Financial/Accounting Department Evaluation.** Chairman Lange made the motion to authorize Greg Wood, County Manager, to contract with Glick Consulting Group to perform an evaluation to determine finance/accounting department needs at the rate of \$50 per hour and not to exceed 40 hours. The motion was seconded by Commissioner Woods and passed unanimously.
14. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Langston, seconded by Commissioner Chewning, and passed unanimously.

J. Harry Lange, Chairman

Attest:

Nancy D. McMichael, County Clerk