

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

February 17, 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.** Chairman Lange asked Lou Smith, Air Force veteran, to lead everyone in the Pledge of Allegiance, and Ms. Smith complied.
3. **MINUTES.** The motion to approve the minutes of the February 3, 2015, Regular Session was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously.
4. **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 Chairman Lange said he and Commissioner Chewning met with Sam Wellborn, the regional representative for GDOT, and Thomas Howell, DOT Engineer, regarding the two drainage ditches; that nothing can be done about drainage ditch at the water tank, but there is a possibility regarding the other and discussion is needed with the plant manager about an additional holding pond; that the Material Data Sheets have been requested but not yet received, and if they aren't received soon, the County Manager may contact OSHA or GEMA; that Mr. Moye believes the first drainage ditch to be more of an issue than the second; that the trash situation has become worse as a result of all the wind; that Mr. Moye went to the chicken plant in Buena Vista but did not go inside, nor did he try to do so; that he drove around, stopped in various places, could not detect any odor nor could he hear any loud noises like he hears at the JCG/Koch plant; that the chicken plant in Buena Vista is smaller than the plant here; and that another meeting will be arranged with JCG/Koch.
5. **OLD BUSINESS**
 - A. **Decision on Application of McKee, LLC, to rezone 54.343 acres of Land Lots 98 & 127, Land District 18, Map 084, portion of Parcel 112A, from A-1 to R-1; present use agricultural; proposed use single family housing; property located on McKee Road, Waverly Hall.** Chairman Lange said that the Public Hearing for the rezoning of the 54.343 acres had been held and closed during the February 3 meeting; that there were no citizens in favor of or in opposition to the rezoning; that the applicant nor its representative was present at the Public Hearing because there was a misunderstanding as to the date of same. John Taylor, County Attorney, said that because someone does not show up for a rezoning hearing does not mean the rezoning fails; that if the required conditions are met, the rezoning should be approved; that with this particular rezoning he recommends three conditions in the event the motion is made to approve the rezoning: (1) no building permits or certificates of occupancy will be issued for any house or lot that fronts on Abberly Lane unless Abberly Lane is a dedicated public road constructed to County standards and has been accepted by the County; (2) no subdivision road constructed within the proposed development or property will connect to Abberly Lane unless Abberly Lane is a dedicated public road constructed to County standards and has been accepted by the County; that this particular condition would allow the subdivision road to go right up to it, but be barricaded, then once Abberly Lane is dedicated the barricade could be removed. Greg Wood, County Manager, said that Commissioner Woods had concerns about there being multiple homes without having multiple ingress/egress and suggested that another condition be the requirement of a Master Plan. Mr. Taylor continued with (3) that the part of the subject property that fronts on Abberly Lane have a 100' undisturbed buffer along Abberly Lane unless Abberly Lane is a dedicated public road constructed to County standards and has been accepted by the County; that all the conditions are an effort to plug "loopholes" to prevent circumventing the County's road regulations; and that there were no other zoning conditions suggested by the Planning Commission or the Planner. Following a brief discussion, the motion to approve the rezoning with the three conditions suggested by the County Attorney, and to include a fourth condition, all of which are: (1) no building permits or certificates of occupancy will be issued for any house or lot that fronts on Abberly Lane unless Abberly Lane is a dedicated public road constructed to County standards and has been accepted by the County; (2) no subdivision road constructed within the proposed development or subject property will

connect to Abberly Lane unless Abberly Lane is a dedicated public road constructed to County standards and has been accepted by the County; (3) that the part of the subject property that fronts on Abberly Lane have a 100' undisturbed buffer along Abberly Lane unless Abberly Lane is a dedicated public road constructed to County standards and has been accepted by the County; and (4) to require the submission of a Master Plan for all the property in which the subject property is located (322.237 tract) with the submission of the Preliminary Plat for the subject property, was made by Commissioner Langston, seconded by Commissioner Loudermilk, and passed unanimously.

6. **NEW BUSINESS**

A. **Financial Statement: December 2014.** The motion to approve the December 2014 financial statement was made by Commissioner Woods, seconded by Chairman Lange, and passed unanimously.

B. **Traffic Issues Related to JCG/Koch Foods.** Chairman Lange said that he and Commissioner Chewning had met with Sam Wellborn, the regional representative for GDOT, and Thomas Howell, GDOT Engineer, regarding (1) Georgia Highway 354 on the east side of the rock bridge where Georgia Highway 190 starts where it makes a sharp right turn and goes down a hill, which is where large trucks get “hung up” while trying to turn north; (2) Georgia Highway 354 at Georgia Highway 116 in Pine Mountain Valley, where if trucks take the left ramp some scrape there, while other trucks claim they have not seen the sign in time to take the left ramp to the chicken plant, so they go right and swing wide and end up going through the deer processing parking lot or grass shoulder or through the concrete driveway for the auto shop and cracking the driveway; (3) Georgia Highway 116 at US Highway 27 where trucks making a left turn off of Highway 27 onto Highway 116 have had accidents, or where trucks turning right onto Highway 27 have caused traffic jams since they have to make a wide turn. He said that GDOT has indicated, regarding the third issue, that they will move stop bars 30 to 40 feet back from the traffic light on US Highway 27 on the north side and on Georgia Highway 116, as well as change the timing on the lights, on the east side, which while it deletes the “right on red”, it will allow room for the trucks to make the wide turn to go north without blocking traffic, and that this will be done rather quickly; that regarding the second issue, GDOT will, very quickly, put up signs on Georgia Highway 354 before the intersection with Georgia Highway 116 that point toward the chicken plant that read “chicken plant”; and regarding the first issue, the State is willing for the County to take ownership of about 2.5 miles of Georgia Highway 354 from about the rock bridge down to where it meets Georgia Highway 116, which would allow the County to post the road for “no truck traffic”; that while GDOT can put weight limits on roads, they cannot post “no truck traffic”; that he understands most, if not all, of the problems associated with the sharp right turn on Highway 354 are due to the refrigerated trucks that pick up the processed chickens; that Koch Foods has been handing out flyers urging truck drivers not to take that route due to problems it causes; that the County’s Public Works Director has looked at that section of Georgia Highway 354 and feels that the County could take away the steep turn and drop for about \$15,000, which could possibly cause other problems. Commissioner Chewning said she asked about having that section of Highway 354 deleted from GPS programs, and DOT indicated there are roads shown on GPS programs as going through the interstate when they actually dead end at the interstate; that it appeared that GDOT does not want to touch the sharp turn on Highway 354. Discussion included that should the County take that section of the road, there may be issues with enforcement, but that the Sheriff has indicated his deputies will do the enforcement; that the \$15,000 would be for decreasing the slope, and would cover the materials with the County employees doing the work. Following discussion, Chairman Lange made the motion for the County to request that it take back that section of Georgia Highway 354. The motion was seconded by Commissioner Chewning, and passed unanimously.

Bobby Haralson, citizen, appeared before the Board and said that he feels like he was won the lottery, in more ways than one, and thanked Chairman Lange and Commissioner Chewning for meeting with GDOT in order to resolve the various traffic issues; and that he had previously recommended that the County take over that section of Highway 354.

C. **Planning Commission Appointment.** Chairman Lange said that there is a vacant position on the Planning Commission as a result of Willie Rutledge declining to be reappointed; that he would like to recommend John Brent, who lives in Harris County, and retired as the Chief of the Environmental Management Division at Fort Benning; that Mr. Brent has talked with both Tracie Hadaway, County Planner, and Patti Cullen, of the River Valley Regional Commission, and has consented to the appointment. Chairman Lange then made the motion to appoint John Brent to the Planning Commission to fill the At-Large position formerly held

by Willie Rutledge. The motion was seconded by Commissioner Langston and passed unanimously.

- D. **Agreement with DOT: Inmate Work Detail.** Chairman Lange said that the agreement is for the inmate work detail for which DOT pays the County \$39,500 annually and provides the necessary equipment, tools, and vehicle. Nancy McMichael, County Clerk, said that this agreement covers July 2014 through June 2015. The motion to approve the agreement was made by Commissioner Loudermilk, seconded by Commissioner Chewning, and passed unanimously. (Document can be found in “Contracts & Agreements” file as C&A #15-05.)

7. **COUNTY MANAGER**

- A. **Recycling Container at Pate Park.** Greg Wood, County Manager, said that a proposal had been received from Advanced Disposal to provide a recycling container at Pate Park to be serviced once a week at a cost of \$85 per month. Discussion included that the container would be for specific items (newspaper, magazines, office paper, catalogs, junk mail, phone books, corrugated cardboard, plastic containers (1-7), and aluminum and steel cans) and that any contamination with other waste may result in an extra charge, the cost of which is yet to be determined; and that the agreement should include a termination clause of thirty (30) days notice without cause. Following discussion, the motion to approve the proposal with the agreement being for one year and include a thirty (30) day without cause termination clause was made by Commissioner Langston, seconded by Commissioner Chewning, and passed unanimously. (Document can be found in “Contracts & Agreements” file as C&A #15-06.)
- B. **Airport Consultant RFP.** Greg Wood, County Manager, said that we are required to request proposals for airport consultant every five years; that while 2014 was the year same should have taken place, we were in the middle of a project; that GDOT is now requiring that the County request proposals; that the same consultant can be chosen, but we must go through the process; and that he is requesting approval to request proposals and bring back the top three recommendations to the Board within 90 days. The motion to move forward with requesting proposals as described was made by Commissioner Woods, seconded by Commissioner Loudermilk, and passed unanimously.
- C. **Vehicle Fleet Increase.** Greg Wood, County Manager, said that the Sheriff’s Office has obtained four vehicles, free of charge, for use by the County; that two are large pick-ups to be used “novelty” vehicles on special occasions for which the Sheriff does not want to turn in two of his spare vehicles; that one is a bucket truck for Facilities Maintenance; that the other is a Fuel Truck for use at the Airport; and that he is requesting approval to increase the overall fleet by these four vehicles. Following discussion, the motion to approve adding the four vehicles to the fleet was made by Commissioner Chewning and seconded by Commissioner Langston. Discussion followed regarding the two large pick-up trucks for the Sheriff’s Office. Following discussion, Commissioner Chewning amended her motion to add the four vehicles to the County’s fleet in the appropriate department, except that the addition of the two large pick-ups will not permanently increase the Sheriff’s Office fleet and that when those vehicle are disposed of, the Sheriff’s fleet will be reduced by two. The amended motion was seconded by Commissioner Woods and passed unanimously.
- D. **SPLOST Work Session.** Greg Wood, County Manager, suggested that the Commission have a Work Session to discuss the current and past SPLOSTs regarding current balances, monies remaining for certain projects, etc. Consensus was to have the Work Session on March 17 at 6:00 PM.
- E. **Water Line Extensions and SPLOST.** Chairman Lange said that he had previously provided the Commissioners with a list of water line extension projects for which SPLOST funds would be used and that he would like to have a Work Session with Jeff Culpepper, Water Works Director, in order for the Board to review the list and make determinations as to which projects should be done. Consensus was to have the Work Session of March 3 at 6:00 PM.

8. **COUNTY ATTORNEY**

- A. **Annexations to West Point.** John Taylor, County Attorney, said that two Notifications of Annexation had been received from West Point; that one is for a 10-acre parcel owned by West Point on which its sewer treatment plant is located, is located on the west side of Interstate 85, and is contiguous with other property within the city limits of West Point; that the other is for a 21.3-acre parcel on which the Welcome Center is located on the east side of Interstate 85, and is contiguous with other property within the city limits of West Point;

that he has prepared a response to each of the notifications, as required by law; and recommends approval of same. Following discussion, the motion to approve the annexations to West Point as described was made by Commissioner Woods, seconded by Commissioner Loudermilk, and passed unanimously.

9. **RECESS FOR EXECUTIVE SESSION.** Chairman Lange made the motion at 8:08 PM to go into Executive Session for the purpose of discussing personnel matters, real estate acquisition, and potential or pending litigation. The motion was seconded by Commissioner Woods and passed unanimously.
10. **RESUME REGULAR SESSION.** The motion to resume the Regular Session was made at 8:40 PM by Chairman Lange, seconded by Commissioner Woods, and passed unanimously.
11. **PERSONNEL: CHIEF DEPUTY INSPECTOR POSITION.** The motion to authorize Greg Wood, County Manager, in order to fill the full-time Chief Deputy Inspection position in Community Development left vacant by the retirement of Mike Rucker, to offer up to the hourly rate that was paid to Mr. Rucker upon his retirement, was made by Chairman Lange, seconded by Commissioner Chewning, and passed unanimously.
12. **ELLERSLIE PARK LODGE.** Commissioner Loudermilk said that he and his wife would like to contribute the funds necessary to renovate the house located on the Ellerslie Park property and turn it into a lodge; that he and his wife would like to oversee the renovation so that it would move forward at a faster and less restrictive pace that it would if the County were to oversee it. Following discussion, John Taylor, County Attorney, was directed to draft the appropriate document to include a condition that the donation is dependent upon Commissioner and Mrs. Loudermilk overseeing the renovation and approving any change orders as necessary.
13. **PLANNING COMMISSION: WILLIE RUTLEDGE & JAMES RODGERS.** Commissioner Chewning said that because Willie Rutledge and James Rodgers served on the Planning Commission for such a long length of time, she would like the Board to recognize them in some manner. Following discussion, Nancy McMichael, County Clerk, was directed to draft resolutions honoring both men.
14. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Chairman Lange, seconded by Commissioner Langston, and passed unanimously.

J. Harry Lange, Chairman

Attest:

Nancy D. McMichael, County Clerk