

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

March 15, 2016

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.** At the request of Chairman Lange, Andy Cunningham, member of Boy Scout Troop 109, led those in attendance in the Pledge of Allegiance.
3. **INTRODUCTION.** Chairman Lange introduced Meghan Duke as the Economic Development Director for West Point and commented that Ms. Duke will be working with the County in connection with the growth and development of Northwest Harris Business Park.
4. **MINUTES.** The motion to approve the minutes of the March 1, 2016, Regular Session was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously.
5. **APPEARANCE OF CITIZENS**
  - A. **Ralph Stephens: Melody Lakes Roads and School Buses.** Ralph Stephens, citizen, appeared before the Board and said that school buses are tearing up the roads in Melody Lakes since the buses changed their routes; that they used to enter at the second entrance and make a left turn, but now enter at the first entrance and make a right turn, which damages the roads; that he contacted the School Transportation Department but didn't get anywhere with them; and that there is a large parking lot (former location of the Melody Lakes Volunteer Fire Department) where the buses could pick up/drop off students and turn around without damaging roads. He submitted photos showing road damage by school buses. Following Mr. Stephens comments, John Taylor, County Attorney, said that he would contact Jimmy Martin, School Superintendent, about the matter, and Greg Wood, County Manager, said that he had not yet talked with the School Transportation Department about the matter. In response to a question, Mr. Stephens said that the school bus routes changed about a year and a half ago. (Photos can be found in "Miscellaneous Documents" file as MD# 16-02.)
6. **OLD BUSINESS**
  - A. **Status of Springsted Salary Compensation & Classification Study.** In response to a question from Commissioner Langston, Nancy McMichael, County Clerk, reported that all the job descriptions with changes had been returned to Springsted, via overnight delivery, on March 10; that Springsted has been given until March 28 to return the revised job descriptions for distribution, after which two days will be set up for scheduling meetings with the Constitutional Officers and Department Heads.
7. **NEW BUSINESS**
  - A. **Appointment to Public Improvements Authority.** Chairman Lange said that the Development Authority's representation on the Public Improvements Authority (PIA) is Lynda Dawson, who is no longer a member of the Development Authority, and that the Development Authority has recommended that David King be appointed to the PIA to take the place of Mrs. Dawson, whose term expires June 30, 2016. Discussion included that the Board could also appoint Mr. King to the next term, which would expire June 30, 2019, should it so desire. The motion to appoint Mr. King to the PIA to complete the term of Mrs. Dawson and to also appoint him to the next full term, which would expire June 30, 2019, was made by Commissioner Loudermilk, seconded by Commissioner Chewning, and passed unanimously.
  - B. **Financial Statement Status.** In response to a question from Commissioner Langston regarding the January financial statement, Greg Wood, County Manager, replied that he received the January statement this evening, will review it, and get copies to the Board soon. Commissioner Langston said that she doesn't want the gap between financial statements to be longer than necessary.

- C. **JCG/Koch Foods Noise Issue.** Commissioner Chewning said that she understands that Koch Foods recently installed a refrigeration unit that produces a noise that is disturbing surrounding neighbors. Greg Wood, County Manager, said that a temporary housing has been installed around the unit to help muffle the noise, but that permanent housing will soon be in place; and he commented that the unit was put behind the plant and not on the roof so that the immediate neighbors would not be disturbed, but that management did not realize the sound would carry as far as it has to those citizens behind the plant.

7. **COUNTY MANAGER**

- A. **Proposal: Northwest Harris Business Park Signs.** Greg Wood, County Manager, said that proposals were requested for two double-faced signs to be constructed and installed at the Northwest Harris Business Park, and that three proposals were received, as follows:

Company	Proposal Amount
Signs, Inc., Columbus, GA	\$ 35,751
Sunshine Banners & Signs, Columbus, GA	\$ 39,244
United Signs, Peachtree Corners, GA	\$ 57,740

Mr. Wood said that the Development Authority has reviewed the proposals and recommends that the award be made to Signs, Inc., for the amount of \$35,751. Following discussion, the motion to award to Signs, Inc., for \$35,751 was made by Commissioner Woods, seconded by Commissioner Chewning, and passed unanimously. Funds to pay for the signs are to come from the Development Authority budget.

- B. **Proposal: Oak Mountain Bridge Swaybracing.** Greg Wood, County Manager, said that proposals were requested for the rehabilitation of Oak Mountain Bridge, and that two proposals were received, as follows:

Company	Proposal Amount
Cline Services, Columbus, GA	\$ 38,000
Comanche Construction, Marietta, GA	\$ 25,000

Mr. Wood recommended that the project be awarded to Comanche Construction, who performed work on other county bridges, including the replacement of the bridge on Mayo Road, last year, for the amount of \$25,000. Following a short discussion, the motion to award to Comanche Construction for \$25,000 was made by Commissioner Chewning, seconded by Commissioner Woods, and passed unanimously. Funds to pay for the project are to come from the Road Department budget.

- C. **Proposal: Airport Beacon Replacement.** Greg Wood, County Manager, said that the rotating beacon at the Airport has stopped working; that because of the necessity of this equipment, proposals were requested for the replacement of same, and three responses were received, as follows:

Company	Proposal Amount
Precision Approach, Eatonton, GA	\$ 13,778
TCA Electrical, Tifton, GA	\$ 11,500
Trinity Electrical, Baxley, GA	\$ 9,246

Mr. Wood recommended that the project be awarded to Trinity Electrical, who is already on site doing other electrical work, for the amount of \$9,246. Bill Champion, Airport Manager, commented that the beacon is a safety issue and that it should take no more than a week or two to change out. Following discussion, which included that because the beacon is being replaced the County will be eligible for reimbursement from GDOT/FAA, but if the beacon was being repaired there would be no reimbursement. The motion to award to Trinity Electrical for \$9,246 was made by Commissioner Woods, seconded by Commissioner Langston, and passed unanimously. Funds to pay for the beacon and installation are to come from General Funds.

8. **COUNTY ATTORNEY**

- A. **Agreement: Daesol Materials in Northwest Harris Business Park.** John Taylor, County Attorney, said that this agreement is regarding the location of Daesol, a subsidiary of Daehan, in the Northwest Harris Business Park; that the building will be in two phases at a total of

\$35 million with about 110 employees; that the first phase will be about \$18 million and 60 employees with the second phase of \$17 million and the remaining 50 employees; that tax abatements will be 100% for the first three years with the next four years at 50%, which is similar to what has been provided to other businesses in the business park; that the agreement is between Daesol, the City of West Point, Harris County, the Development Authority of Harris County, the Harris County School District (Board of Education), and the Harris County Board of Tax Assessors; and that he recommends approval of the agreement. The motion to approve the agreement was made by Commissioner Chewning and seconded by Commissioner Woods. Chairman Lange gave the Board more information regarding the negotiations that led up to the final agreement prepared over the weekend, and thanked everyone involved with the process. He also said that the business is scheduled to open in the first half of 2017. The motion passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #16-04.)

B. **Agreement: CSG Aviation in Corporate Hangar at Airport.** John Taylor, County Attorney, said that this agreement is regarding the location of a charter aviation business at the Harris County Airport in one of the two corporate hangars; that the agreement is for 10 years with annual rent of \$31,200 to be paid in equal monthly installments; that there will be at least eight aircraft and nine employees on site with about 20 pilots who live in three states; that the company will purchase a minimum of 8,000 gallons of fuel a month at \$.35 per gallon over the County's cost and for any month the fuel purchase falls below that number, the business will pay the County \$.35 per gallon for the shortfall; and that he recommends approval of the agreement. The motion to approve the agreement was made by Commissioner Langston and seconded by Commissioner Chewning. Chairman Lange said that with the stated rental amount and fuel purchase amount, annual revenue to the County will be approximately \$64,000; and that based on such income, the construction costs will be paid back in 5.83 years. The motion passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #16-05.)

9. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session to discuss potential or pending litigation and personnel was made at 7:40 PM by Chairman Lange, seconded by Commissioner Langston, and passed unanimously.
10. **RESUME REGULAR SESSION.** The motion to resume the Regular Session was made by Chairman Lange, seconded by Commissioner Loudermilk, and passed unanimously.
11. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously.

Attest:

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J. Harry Lange, Chairman

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Nancy D. McMichael, County Clerk