

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
September 4, 2018
7:00 P.M.

Commissioners Present: J. Harry Lange, Susan Andrews, Martha Chewning, Becky Langston, Jim Woods. Staff Present: Randy Dowling, County Manager; Mark DeGennaro, Acting County Attorney in the absence of 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, Randy Dowling, County Manager, led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the August 21, 2018, Regular Session and the August 21, 2018, Comprehensive Plan Work Session was made by Commissioner Woods, seconded by Commissioner Chewning, and passed unanimously.
4. **NEW BUSINESS**
 - A. **Georgia State Patrol Request for Equipment: Sgt. Maurice Raines and FY 18/19 Budget Amendment #1.** Sgt. Maurice Raines of the Georgia State Patrol office in LaGrange, appeared before the Board and requested funding for the purchase of five (5) handheld radar guns and ten (10) mounted mobile radar detectors at a total cost of \$40,486. Following discussion, the motion to approve \$20,000 in this fiscal year as a budget amendment and including \$20,000 in the next fiscal year budget was made by Commissioner Langston, seconded by Commissioner Woods, and passed unanimously.
 - B. **Resolutions: Update 9-1-1 Charges for Prepaid and Other than Prepaid Telephones.** Randy Dowling, County Manager, explained that telephone vendors currently send the 9-1-1 fees directly to the County; that the State has created the Georgia Emergency Communications Authority (GECA) and that beginning January 1, 2019, all 9-1-1 fees will be sent to the Georgia Department of Revenue (GDOR), collecting the fees on behalf of GECA; that the fee for telephone services and wireless enhanced services will remain at \$1.50 per line; that the fee for the prepaid wireless services will increase from \$.75 to \$1.50 per line; and that in order for the County to receive distribution from GDOR, the resolutions, which were provided by ACCG, need to be adopted, after which they will be forwarded to GDOR for implementation. Following discussion, the motion to approve the adoption of the two resolutions was made by Commissioner Woods, seconded by Commissioner Langston, and passed unanimously.
5. **PUBLIC HEARING @ 7:30 PM**
 - A. **Application of Mark & Terri Braddy for Special Use Permit for a Private Kennel on Map 088, Parcel 048, Land Lot 109, Land District 22; property zoned A-1; use permitted on A-1 & C-4; and located at 1101 Moon Road, Shiloh.** Chairman Lange said the applicant had submitted a request to withdraw the application; that both the Planning Commission and Community Development Director had recommended approval of the withdrawal; and that the Planning Commission also recommended allowing reapplication by the applicant within six months rather than the normal 24 months waiting period. He asked for a motion regarding the request to withdraw. The motion to approve the withdrawal and to allow reapplication within six months was made by Commissioner Chewning, seconded by Commissioner Andrews, and passed unanimously.
6. **NEW BUSINESS (CONTINUED)**
 - C. **Appeal of Planning Commissioner Decision: Ralph Fuller.** Chairman Lange explained that Ralph Fuller has filed an appeal on the Planning Commission's decision to uphold the decision of the Community Development Director, who disapproved a plat for a non-conforming 0.7657 acre lot, which in turn also meant that a building permit could not be issued. Ralph Fuller, appellant, appeared before the Board, distributed information, and discussed same to include a plat recorded in 1994 showing a 0.5257 acre parcel (#1) and a 3.8038 acre parcel (#2); that parcel #2 was subdivided in 1997 into three one-acre lots with 0.7657 remaining; that the 0.7657 acre lot has a separate tax ID number from parcel #1 even though both have

the same owner; that the taxes for the 0.7656 lot are about \$110 per year; that he plans to build a home that would increase the taxes to the County to around \$1,700 to \$2,000 per year; and that adjoining lots on one side and across the street in the subdivision contain .5 acres and on the other side contain 1 acre. Discussion included that the County increased lot sizes from one-half to one acre in 1994 and from one acre to two acres in 2005; that the lot was required to be included with parcel #1 resulting in a larger lot and shown on the 1997 recorded plat, even though no deed is on file regarding same; that because there is no deed on file the two smaller lots are separate; and that while Brian Williams, Community Development Director, was correct in making his decision to deny based on the County's current requirements (minimum of 2 acres), common sense should prevail. Following discussion, the motion to overturn the decision of the Planning Commission and the Community Development Director, Brian Williams, and allow the subdivision into the two smaller lots and recording of the plat for the 0.7656 acre lot was made by Chairman Lange and seconded by Commissioner Chewning. Commissioner Woods said that approval would set a precedent and imply that the "good old boys" network is in place. The motion passed with a vote of three in favor (Lange, Chewning, Andrews) and two opposed (Langston, Woods).

- D. **First Reading: Hotel/Motel Ordinance.** Randy Dowling, County Manager, said that the County currently charges 3% for hotel/motel tax; that the ordinance will increase that amount to 5%, does not include the remittance to the Georgia DNR of the tax collected at FD Roosevelt State Park for the promotion of the park, and includes remitting such tax to the Harris County Chamber of Commerce to promote the park; that the Second Reading is scheduled for September 18; that the revised agreement with the Chamber of Commerce is also scheduled for action on September 18; that the new tax would go into effect on January 1, 2019; that there are currently eight businesses remitting the tax to the County and that all would be notified of the increase. Discussion included that while AirBNB, VRBO, and Home Away need to be addressed, it should be done in a separate ordinance; that there are a few counties and cities addressing such businesses in a separate ordinance to avoid confusion with actual commercial hotels; that the definitions should be in alphabetical order; and if the law allows an administrative fee to be retained by the County. Following discussion, Chairman Lange said that the Second Reading will be on September 18.
- E. **Safety Discounts for Property & Liability and Workers Compensation Insurance.** Chairman Lange said that these are the usual documents necessary for the County to receive a discount on its property & liability and workers' compensation insurance. The motion to approve both documents was made by Commissioner Woods, seconded by Commissioner Chewning, and passed unanimously.
- F. **Request for Inmate Work Detail: Talbot County.** Chairman Lange said that Talbot County has requested an inmate work detail consisting of five (5) inmates and have indicated that not only will they pay the salary and benefits of the required Correctional Officer, they will provide all equipment, tools, supplies and vehicle for the detail; would like an initial term to end June 30, 2019 and then continue with automatic renewal; and would like the Board to consider waiving the \$20/day/inmate fee. Discussion included that while Cynthia Nelson, Warden, was aware of the request, she had not directly discussed the request with Talbot County. Consensus was for Warden Nelson to talk with the County Manager of Talbot County. Action was tabled to the September 18 meeting.
- G. **Resolution to Accept: Pleasant Valley Drive, Troop Court, Troop Drive, and Creekwood Court in Callaway Woods Subdivision.** Chairman Lange said that it has taken some time to get the proper deeds in place for the acceptance of Pleasant Valley Drive, Troop Court, Troop Drive, and Creekwood Court, which have been in existence for quite some time, in Callaway Woods Subdivision. The motion to approve the resolution to accept the four roads was made by Commissioner Langston, seconded by Commissioner Chewning, and passed unanimously.
- H. **Budget Amendments #18 & #19 FY 17/18: Adjustments for Audit.** Clint Chastain, CFO, appeared before the Board and said that various changes were needed to the FY 17/18 budget in order to clean up same for auditing purposes; that the auditors will be here the 17th of September to start the audit; that amendment #18 includes adjustments for the Health Reimbursement Arrangement accounts (of Clerk of Superior Court, Public Works, Sheriff's Office, and Tax Commissioner), for the Retirement Contribution for Extension Service, for Facilities Maintenance, for

Information Technology, for Vehicle Maintenance, and for Community Center; and that amendment #19 for \$20,000 to transfer funds from Hotel/Motel Revenues to Hotel/Motel Fund Expenditures. The motion to approve these two amendments was made by Commissioner Andrews, seconded by Commissioner Woods, and passed unanimously.

- I. **Audit Status.** In response to questions from the Board regarding the status of the upcoming audit, Clint Chastain, CFO, responded that everything is on track and there is no reason for the audit not to be completed by December 31, 2018.

7. **COUNTY MANAGER**

- A. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:

- (1) Replacement Phone System for Community Center. Side-by-side comparison between the current phone provider and Charter/Spectrum having been provided to the Board for review, there were no objections to moving forward with the leasing of the phone system from Charter/Spectrum.
- (2) Ambulances for EMS. Delivery is expected in March 2019 due to delay in the bid winner receiving the chassis.
- (3) LMIG 2019 Roads. Bids open October 9, bid award expected October 16, and project completion in May 2019.
- (4) Hamilton Business Park Road Improvements. Utility poles are being moved this week.
- (5) Holland Drive. Issues remain with three deeds regarding a land swap, a title issue, and a partial release by mortgage holder. The right of way deed acquisition process is on hold until the Board decides same.
- (6) Barnes Mill Road Bridge. There is not enough room to paint bicycle lanes on the bridge. Suggestion was made for the County and City of Hamilton to meet and discuss the posting of signs.
- (7) Ellerslie Park. Bid award regarding driveway improvements to be later this evening.
- (8) Airport Fencing, Phase I. Fencing is being installed with completion expected by the end of the September.
- (9) Airport Access Road. Bids open September 18, bid award expected October 2, and project completion next spring.
- (10) Water Line Relocation (SR 219). Bids open September 7, bid award expected September 18.
- (11) Comprehensive Plan Update. Currently underway with next meeting scheduled for September 18.
- (12) Hotel/Motel Tax Ordinance. First reading held during tonight's meeting with second scheduled for September 18.
- (13) Daesol Stream Reroute. Bid awarded on August 7 and project is expected to be completed in December.
- (14) Rectangular Rapid Flashing Beacon. Device has been installed at Callaway Gardens Country Store.
- (15) SPLOST. Higher than last month, but almost the same amount as the same time last year.
- (16) T-SPLOST. Higher than last month, but almost the same amount as the same time last year.
- (17) Single Family Building Permits. Number not yet in for August.

- B. **Bid Award: Ellerslie Park Driveway Improvements**. Randy Dowling, County Manager, said that bids were received on August 30 for improvements to the Driveway in Ellerslie Park, as follows:

Bidder	Base Bid
Alexander Contracting, Fortson, GA	\$ 407,653.30
Cline Service Corp., Columbus, GA	\$ 449,800.00
McCoy Grading, Inc., Greenville, GA	\$ 539,763.80

Mr. Dowling said after evaluation and review of the bids by Carter & Sloope, the recommendation is to award the bid to Alexander Contracting for the low bid of \$407,653.30. He also said that upon receipt of permits from GDOT for the required turn lanes on Georgia Highway 85, a change order will be executed with Alexander for the work. He also said that the County is awaiting the federal and state environmental permits for the pedestrian bridges. In conclusion, he said that funding for this project, in the amount of \$510,000, has been budgeted in 2014 SPLOST (\$201,112) and Recreation (\$308,888). The motion to award the bid to Alexander Contracting and to authorize the County Manager and County Clerk to execute the necessary contract documents was made by Commissioner Woods, seconded by Commissioner Chewning, and passed unanimously.

8. **COUNTY ATTORNEY**

- A. **Ante Litem Notice: Shawn & Preston Sheely**. Mark DeGennaro, Acting County Attorney, said that the County has received an ante litem notice regarding an accident involving a Sheriff's vehicle, and he recommended denial of the claim. The motion to deny the claim was made by Commissioner Langston, seconded by Commissioner Chewning, and passed unanimously.

9. **RECESS FOR EXECUTIVE SESSION**. The motion to go into Executive Session for the purpose of discussing real estate acquisition was made at 8:55 PM by Chairman Lange, seconded by Commissioner Langston, and passed unanimously.

10. **RECONVENE REGULAR SESSION**. The motion to go back into Regular Session was made by Chairman Lange, seconded by Commissioner Chewning, and passed unanimously.

11. **OTHER**.

- A. **Philosophy & Vision Subcommittee**. Chairman Lange said that during the August 21 Comprehensive Plan Update Work Session, the Board asked for volunteers to be on the Philosophy & Vision Subcommittee; that eight individuals volunteered; and that it was later realized that two of the individuals are not on the Comprehensive Plan Update Committee. Following discussion, consensus was to discuss the makeup of the Subcommittee during the next Comprehensive Plan Work Session scheduled for September 18.

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

J. Harry Lange, Chairman

Attest:

Nancy D. McMichael, County Clerk