

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION

January 7, 2020

7:00 P.M.

Commissioners Present: Becky Langston, Susan Andrews, Rob Grant, J. Harry Lange, Andrew Zuerner.
Staff Present: Randy Dowling, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Langston called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** Chairman Langston led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the December 17, 2019, Regular Session, and the December 17, 2019, Appeal Hearing of Alan Dumas (dog classification) was made by Commissioner Andrews, seconded by Commissioner Lange, and passed unanimously.
4. **ORGANIZATION OF COMMISSION**
 - A. **Election of Chairman.** The motion to reappoint Becky Langston as Chairman was made by Commissioner Grant, seconded by Commissioner Zuerner, and passed with three in favor (Grant, Zuerner, Langston) and two opposed (Andrews, Lange).
 - B. **Election of Vice-Chairman.** The motion to reappoint Andrew Zuerner as Vice Chairman was made by Commissioner Grant, seconded by Chairman Langston, and passed unanimously.
 - C. **Appointment of County Attorney.** The motion to reappoint John Taylor as County Attorney was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.
 - D. **Appointment of County Clerk.** The motion to reappoint Nancy McMichael as County Clerk was made by Commissioner Grant, seconded by Commissioner Zuerner, and passed unanimously.
5. **OLD BUSINESS**
 - A. **Community Center Fee Schedule Revision.** Chairman Langston said the Board has discussed revising the Community Center Fees several times with the most recent being during the December 17, 2019, meeting; that the proposed fee schedule reflects the changes; that as of June 30, 2019, there were approximately 6,800 members that generated about \$93,500 in membership fees for that fiscal year; that if approved, the new schedule will be effective July 1, 2020; that those with current memberships can allow their memberships to expire; and that any remaining months on memberships, at June 30, can be reimbursed on a pro-rated basis. Following discussion, the motion to approve the revised fee schedule (county residents and county employees \$5 one-time registration fee/person plus \$5/ID card; out of county fee \$5/day/person; organized group fee \$5/day/person; pizza party fee \$100 up to 10 people or \$150 for up to 20; replacement card \$10; etc.) was made by Commissioner Grant and seconded by Commissioner Zuerner. Discussion included that the fee change should be tracked for at least one year in order to determine if the fee should be increased to recoup a greater amount; and that memberships are currently tracked so there should be no problem in tracking the new rate. The motion passed unanimously. (Document can be found in "Miscellaneous Documents" file as MD# 20-01.)
 - B. **Renaming of Railroad Recreation Trail.** Chairman Langston said the Board discussed renaming the Railroad Recreation Trail during the December 17, 2019, meeting; and that several names have been suggested (Iron Horse Trail, Man O'War Iron Horse Trail of the South, and Man O'War Railroad Recreation Trail); and that once the Board decides on the name, the trail signs can be finalized, ordered and installed. Following discussion, the motion to rename the trail as Man O'War Railroad Recreation Trail was made by Commissioner Grant, seconded by Commissioner Lange, and passed unanimously.
 - C. **Second Reading: Broadband Ready Ordinance.** Chairman Langston said that this is the Second Reading to amend Appendix A - Zoning to provide a Broadband

Ready Ordinance in order to be eligible for Broadband Ready Community Certification by the Georgia Department of Community Affairs. Following discussion, which included the Ordinance will be sent to DCA along with pertinent information from the Comprehensive Land Use Plan in order to obtain the appropriate certification, Chairman Langston asked if anyone wished to speak in favor of or in opposition to this Ordinance. There being none, she made the motion to approve the Broadband Ready Ordinance. The motion was seconded by Commissioner Andrews and passed unanimously.

6. **NEW BUSINESS**

- A. **Sheriff's Requests: Purchase of Replacement Vehicle, Budget Amendment #6, and Transfer of Vehicle to Board of Education.** Chairman Langston said that Sheriff Jolley has made two requests: (1) the purchase of a vehicle in the amount of \$60,000 (vehicle and equipment) to replace a county vehicle, which did not have comprehensive and collision coverage (due to a November 2002 Board directive), which will require a budget amendment (#6), and (2) the transfer of a 2012 Chevrolet Tahoe with 141,699 miles to the Board of Education for use by the Harris County High School Law Enforcement (HCHSLE) Skills USA with supervision by the Sheriff's Office and members of the HCHSLE Skills USA, insurance provided by the Board of Education, and the cost of routine/regular maintenance provided by the Sheriff's Office from the Drug Fund. Following discussion, the motion to approve the purchase of a replacement vehicle, to approve budget amendment #6 in the amount of \$60,000, and to declare the 2012 Chev Tahoe (VIN 2152) as surplus and authorize the transfer of title to the Board of Education was made by Commissioner Lange, seconded by Commissioner Grant, and passed unanimously.

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

- A. **Conflict of Interest Forms.** The Conflict of Interest forms were completed at the request of Chairman Langston.
- B. **Explanation of Public Hearing Procedures.** Chairman Langston explained the Public Hearing procedures.
- C. **Application of Edgar Hughston Builder, Inc., to Rezone 299.9 acres on Map 044, Part of Parcel 014, Land Lots 38, 39, 46 & 47, Land District 19, from A-1 (Agricultural & Forestry) to R-1 (Single Family Residential); current use timberland; proposed use single family homes; property located north of GA Highway 315 and west of Hoody Hudson intersection.** Chairman Langston called the Public Hearing to order, read the specifics of the rezoning application, said that the Planning Commission had recommended approval with the condition that there be at least two (2) points of ingress and egress, and said that Staff had recommended approval. Jack Hughston, representing Edgar Hughston Builder, Inc., appeared before the Commission and said that they plan to have approximately 94 lots, two entrances/exits on Hoody Hudson Road, which will be shown on the Preliminary Plat, that the lots will range from 2 acres to 8 acres, averaging out to 3 acres; that the proposed development is in compliance with the Comprehensive Land Use Plan; that taxes before purchase were \$1,752, are now around \$23,000, and will probably be over \$300,000 by the time of completion; that the subject property is categorized as low density residential in the Comp Plan; and that even though it is not required, a traffic study will be performed and submitted with the Preliminary Plat to the Planning Commission for approval. In response to a question from the Board, Mr. Hughston said he could not answer how many of the lots were 2 to 4 acres, 4 to 6 acres, or 6 to 8 acres. There being no further questions, Chairman Langston asked if anyone wished to speak in favor of this rezoning application. There being none, she asked if anyone wished to speak in opposition to this rezoning application.

Bill Berry, citizen who lives on Denney Road, appeared before the Board and said that he lives off GA Hwy 315 where the developer already has two developments with cul-de-sacs; that the development will bring more traffic to the subject area.

Ashley Edgington, citizen who lives on Morton Hollow, appeared before the Board and said that she is concerned about the increase in traffic; that the Board needs to think about what it is doing to the County, the fire departments, schools, wildlife, and law enforcement.

Norm Turnbull, citizen who lives on Abberly Lane, appeared before the Board and said he has issues with the product of the developer; that he cannot construct a

garage on his property, even though he was told by the representatives of the developer there would be no problem; and that he probably could not get a variance. Chairman Langston thanked Mr. Turnbull for his comments and said that the issue at hand is the rezoning of the subject property.

Meghan Guenther, citizen who lives on Hamilton Mulberry Grove Road, appeared before the Board and said that with the revision to land use ordinances within the year, the Board should stop rezonings in order to give the planner time to find out what the citizens want for the County; that this rezoning will bring another 94 or so homes; that there are 83-86 in Oak Hill Subdivisions; and that 50+/- homes will be constructed in Mulberry Grove; that school traffic has increased significantly, particularly in the mornings and afternoon; that she is concerned about the impact on the fire departments, schools, and Sheriff's Office; that schools are already over crowded; and that she would like the Board to consider letting the planning consultant do their job in helping the County to go in the right direction.

There being no further comments in opposition, Chairman Langston asked Mr. Hughston for rebuttal.

Mr. Hughston said that a traffic study will be completed soon, even though such is not required by the County, and submitted with Preliminary Plat (to the Planning Commission); and that they are building houses in the correct way in the County. In response to a question from Commissioner Grant, Mr. Hughston said that with Muscogee County not having room to grow, the only way is north; that they like building in Harris County and feel they are fulfilling the need for housing.

Chairman Langston asked John Taylor, County Attorney, about putting rezonings on hold in light of the upcoming ordinance revisions. Mr. Taylor said that delaying rezonings would basically be the taking of property rights of the property owner, and he recommended the Board not delay this or any rezonings.

Commissioner Andrews said that while the conceptual plan submitted with the rezoning application is not a final plat, she would prefer not to see such long, deep lots, and hopes the developer would be cognizant of that in the final platting stage.

There being no further comments or questions, Chairman Langston closed the Public Hearing and asked for a motion. The motion to approve, with the condition of there being at least two (2) points of ingress/egress was made by Commissioner Lange and seconded by Commissioner Zuerner, who said that he had look at traffic counts and that based on such counts, the roads in Harris County are not near their capacity level; that building permits are on the same level they were in the early 1990s but appear to be greater in number due to the growth areas. The motion passed unanimously.

7. **NEW BUSINESS (CONTINUED)**

B. **Budget Calendar FY 2020/21.** Chairman Langston said that the budget calendar has been prepared and she reviewed same. The motion to approve the budget calendar for FY 2020/21 was made by Commissioner Lange, seconded by Commissioner Zuerner, and passed unanimously.

8. **COUNTY MANAGER**

A. **Water Works Fee Schedule Revision.** Randy Dowling, County Manager, said that while the Water Works fee schedule has been reviewed, no major changes have been made since the late 1990s; that the County does not have a sewer system or sewer fee schedule, but due to the agreement of 2014 with the Mulberry Grove Development Company, such fees are necessary; that revisions include adding a sewer installation tap fee and sewer usage fees; that other revisions, which are needed but not in connection with the agreement of 2014 with Mulberry Grove, include adding a water installation tap fee for meters over one inch, adding a water irrigation meter fee, increasing the 3/4 inch water meter installation tap fee from \$1,000 to \$1,300, and increasing the one-inch water meter installation tap fee from \$1,250 to \$1,550; that it is also recommended a water and sewer rate study be conducted by a professional consultant during the upcoming fiscal year; that the new fee schedule will take effect March 1, 2020; and that Jeff Culpepper, Water Works Director, is in attendance to respond to questions. Mr. Dowling then reviewed the fee schedule. In response to questions, Mr. Culpepper said that while there will be an increase in the water tap fee, there will not be an increase in the water usage fee;

that when changes to the fees are made by the Columbus Water Works, from whom water is purchased and by whom the sewer effluent will be received, such changes will be provided to the Board for review and consideration to increase the County's fees accordingly. Following discussion, the motion to approve the Water Works revised Fee Schedule was made by Commissioner Andrews, seconded by Chairman Langston, and passed unanimously. (Document can be found in "Miscellaneous Documents" file as MD#20-02.)

- B. **Resolution: Georgia Fund 1 Account for SPLOST 2019.** Randy Dowling, County Manager, said that the Board has previously approved resolutions for the purpose of investing the County's excess funds from the General Fund, SPLOST 2014 Fund, TSPLOST Fund, and Solid Waste Fund; that with the revenue coming in for SPLOST 2019, another resolution is necessary; and that the staff recommends the creation of the additional Georgia Fund 1 account for SPLOST 2019 proceeds. Following discussion, the motion to approve the Resolution was made by Chairman Langston, seconded by Commissioner Andrews, and passed unanimously.
- C. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
- (1) Replacement Telephone System. Bid specs are being prepared for a new system in the Courthouse, Administration Building, Community Development, and possibly the old Library.
 - (2) Heavy Equipment for Public Works - Six Pieces. Five pieces have been received and are being utilized; the sixth piece will be delivered by the end of this month.
 - (3) LMIG 2020 Road Resurfacing. Bid specs are being prepared and should go out by the end of the month; project is expected to be completed by June 30, 2020.
 - (4) Ellerslie Park Lodge Repair. Project is underway and should be completed by the first of next week.
 - (5) Ellerslie Park Chipping & Grinding. Project is about 90% complete and should be finished this month.
 - (6) Rails to Trails. Phase I has been completed; Phases II and III are underway and should be completed by March 2020; and should receive word around March 2020 about the grant for Phase IV. In response to a question from Commissioner Grant regarding the new signage, Mr. Dowling said that such should be in place at the Pine Mountain trail head within 30 days.
 - (7) Airport Consultant. RFQ has been prepared in accordance with FAA requirements and is being advertised with responses due February 7; current consultant agreement expires June 30; and FAA requires the solicitation of an Airport consultant every five years.
 - (8) Vehicle Scales at Solid Waste Transfer Station. Installation will soon be underway with completion in March.
 - (9) Hadley Road Water Lines. Project to begin this month.
 - (10) Water Line Upgrade on SR 315. Pre-construction meeting scheduled for later this month with project completed in late February.
 - (11) Land Use & Development Codes Update. An organizational meeting will take place this month to review basic information, after which the process will begin.
 - (12) Compensation Study by CVIOG. An organizational meeting will take place later this month and followed by kick off meetings on February 5 to begin the study.
 - (13) Renovation of Old Library. In response to question from Commissioner Grant, Mr. Dowling said that the renovation of the old library is scheduled to take place prior to the renovation of the Courthouse and Community Development, which will be in the next fiscal year.

9. **COUNTY ATTORNEY**

- A. **Resolution to Accept Oak Hill Drive, Oak Hill Court, Mt. Olive Lane, Mt. Olive Court, and Gloria Way in Oak Hill Subdivision, Phase 1.** John Taylor, County Attorney, reviewed the process for accepting roads, said all required documents to accept the five roads have been submitted, and he recommended approval of the Resolution. The motion to approve the Resolution to accept the five roads was made by Chairman Langston, seconded by Commissioner Lange, and passed unanimously.
- B. **Agreement: GEMA Statewide Mutual Aid and Assistance.** John Taylor, County Attorney, reviewed the agreement, said that the current agreement expires March 1, 2020, and the new agreement would expire March 1, 2024. He recommended approval of the agreement. The motion to approve the agreement was made by Commissioner Lange, seconded by Chairman Langston, and passed unanimously. (Document can be found in “Contracts & Agreements” file as C&A# 20-01.)
10. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing real estate acquisition, disposition or leasing was made at 8:25 PM by Chairman Langston, seconded by Commissioner Grant, and passed unanimously.
11. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made by Commissioner Andrews, seconded by Commissioner Lange, and passed unanimously.
12. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Chairman Langston, seconded by Commissioner Andrews, and passed unanimously.

Becky Langston, Chairman

Attest:

Nancy D. McMichael, County Clerk