

**HARRIS COUNTY BOARD OF COMMISSIONERS
PLANNING SESSION**

September 26, 2018

12:00 Noon

Conference Room, Impact 360
5565 GA Highway 354, Pine Mountain

Commissioners Present: Harry Lange, Susan Andrews, Martha Chewning, Becky Langston, Jim Woods.
Staff Present: Randy Dowling, County Manager; Nancy McMichael, County Clerk.

Call to Order. Following lunch and tour of the campus, Chairman Lange called the meeting to order at 1:15 PM.

PRD Ordinance Status. Nancy McMichael, County Clerk, reported that four questions regarding the PRD Ordinance had been sent to the attorney with a response requested within the next two weeks. Plans are to have the Ordinance before the Planning Commission for First Reading on November 21 and before the Board for Second Reading and approval on December 4.

Sign Ordinance Status. Nancy McMichael, County Clerk, reported that all the revisions to the Sign Ordinance have been completed, but that she had some clarification questions for the sign ordinance expert. Plans are to have the Ordinance before the Planning Commission for First Reading on November 21 and before the Board for Second Reading and approval on December 4.

Woodland Hills. Following a brief discussion, there were no objections to Chairman Lange contacting John Taylor, County Attorney, regarding the most recent proposal from Woodland Hills, since Mr. Taylor was familiar with the development and its previous history.

Melody Lakes PowerPoint Presentation Review. Discussion included making changes to the presentation to include deleting pages 4, 5 and 14 and changes to pages 3 and 15, prior to the October 1 meeting with the property owners in Melody Lakes Subdivision.

Tetra Radio System Status & Broadband. Regarding the Tetra Radio System status, Randy Dowling, County Manager, reported that the sharing agreement has been provided to Diverse Power for review; that the agreement should be before the Board within the next 30 to 45 days; that the County will be able to make improvements; that Dean Ginn and TUSA Consulting has recommended the County needs at least four to six more tower sites for the system to have adequate coverage for 911 purposes; that the cost of the towers will be between \$2,000,000 and \$3,000,000; and that TUSA will do the necessary study regarding the appropriate locations for towers at a cost of \$50,000. Regarding Broadband, Commissioner Langston reported that she had attended a recent conference on broadband; that Scott Johnson, County Manager of Columbia County, indicated his county has succeeded in providing broadband for economic development purposes and will be more than willing to provide assistance; that in addition to entering into partnerships, the County should not get into the maintenance aspect of the towers, should perform an inventory (towers, water towers/tanks, etc.), should determine where internet currently exists, and have a plan in place, in addition to funding included in its SPLOST. Following discussion, Chairman Lange said that he will contact the Chairman of Columbia County and Mr. Dowling said that he will contact the County Manager of Columbia County for input, assistance, thoughts, etc., regarding implementation of broadband. Chairman Lange said that broadband is still a top priority with ACCG, as well as with the State and Federal governments.

Quarterly Elected Officials Dinner. Nancy McMichael, County Clerk, said that the last time a Quarterly Elected Officials Dinner was held was in May 2002; that in addition to the Board of Commissioners, the past attendees included the councils of Hamilton, Pine Mountain, Shiloh, Waverly Hall, and West Point, the School Superintendent, and the Board of Education. Following discussion, Mrs. McMichael was directed to email the municipal clerks and the Board of Education to determine interest in resuming such dinner meetings, to include rotation of hosting the event, arranging for the dinner, and decide on their topic of discussion (projects being undertaken, news about the entity, etc.), and to indicate that should there be enough interest such could start in early 2019.

Philosophy & Vision Subcommittee of the Comprehensive Plan Update Committee. Following discussion of having a subcommittee, consensus was to not form a subcommittee, but to have the Committee concentrate on the Philosophy & Vision element of the Comp Plan Update, then following through with the remaining elements. In addition, it was determined that it may be necessary to have Comp Plan Update meetings more often than once a month to

complete and review the document prior to the deadline.

Alexander Lane. Following discussion of the status of the response (73% positive & 27% negative) to the letter setting out costs, Mrs. McMichael was directed to contact the three (3) property owner whose properties abut Alexander Lane but have access from Mulberry Lane to make sure they are willing to donate the necessary ROW to the County; to indicate the assessment cost (\$484.50) per parcel may be paid by other property owners on the road; to then contact the other five (5) property owners to determine if, in fact, they are willing to absorb an additional cost of \$290.70 each to cover the assessment costs associated with the three properties. If all are not in agreement, then the 80% requirement will not be met, but if all are, the proper document will be drawn up, if necessary, regarding same.

Solar Farms. Following discussion, consensus was to give further consideration to this matter after the Comprehensive Plan Update has been completed and revisions to the Zoning Ordinance and Subdivision Ordinance are being drafted and considered.

RECESS FOR EXECUTIVE SESSION. The motion to go into Executive Session regarding real estate matters was made by 3:20 PM by Chairman Lange, seconded by Commissioner Andrews, and passed unanimously.

RECONVENE PLANNING SESSION. The motion to resume the Planning Session was made by Chairman Lange, seconded by Commissioner Woods, and passed unanimously.

Personnel Policy/Employee Handbook Status. Revisions to the Personnel Policies/Employee Handbook are ongoing.

Airport Consultant. Discussion took place regarding the current Airport consultant.

Airport Fuel Pump Status. Discussion included that while the fuel pump works, the credit card reader does not, which requires a manual transaction in the terminal; that an RFP will be drafted for a new fuel vendor to supply not only the fuel, but new pumps, and card reader.

Holland Drive. Discussion included that contact with property owners is difficult, but that a decision regarding whether or not to move forward with the road project will be forthcoming from Commissioner Langston.

Compression Salary Issues. Discussion included that addressing and resolving the salary compression issues are still being considered. Consensus was to contact CVIOG regarding a new salary survey.

ADJOURNMENT