

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

February 5, 2019

7:00 P.M.

Commissioners Present: Becky Langston, Andrew Zuerner, Susan Andrews Rob Grant, J. Harry Lange.
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.** At the request of Chairman Langston, Commissioner Grant, led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the January 15, 2019 Regular Session and the January 15, 2019 Comprehensive Plan Update Work Session was made by Commissioner Andrews, seconded by Commissioner Zuerner, and passed unanimously.
4. **OLD BUSINESS**

A. **Appointments/Reappointments: Various Boards, Committees Authorities.** Chairman Langston said that a few appointments/reappointments are still needed and asked for a motion. Upon a joint motion made by Commissioner Grant and Chairman Langston, seconded by Commissioner Andrews and passed unanimously, the following appointments were made.

- (1) **Public Improvements Authority.** Patrick Callaway was appointed to fill the position formerly held by Jayson Johnston, who moved out of the County, with term expiration of June 30, 2020, and Andrew Zuerner was appointed to complete the term of Martha Chewing, whose term as Commissioner expired, with term expiration of June 30, 2020.
- (2) **Recreation Board.** Joe Valdes was appointed to fill the position formerly held by Jeff Allen, who resigned as representative for Cataula YSA, with term expiration of December 31, 2020.

B. **Melody Lake Dam Options.** Chairman Langston said that this topic was discussed during the January 15 meeting during which action was taken to move forward with the GEMA grant application and tabled regarding the choice of an option; that the approved budget includes \$75,000 for consulting work and \$350,000 for actual construction; that the cost of the project can span two fiscal years or longer depending on actual costs; that funding could be spread over two or three fiscal years, from a low-interest GEFA loan spread over many years, or a GEMA grant, for which the deadline is March 1; that upon choosing an option and receiving approval from the State, the consulting engineers can begin design work, after which project will be bid out and awarded; that the design and bidding process could take about eight months; and that construction should be completed during the summer of 2020. She said that Brian Kimsey, with Carter Engineering, and Matt Smith, with Carter & Sloope, are present to answer any questions of the Board. Discussion included that should the Board choose option #8, the cost of \$400,000 is only an estimate and would require a study to be performed, at a cost of \$30,000, to determine if the option would work and the exact cost for same. Following discussion, Commissioner Zuerner made the motion to approve Option #8, to submit the GEMA grant application for Option #8, to authorize execution of the forthcoming Task Order for the study, and for the results of the study to be brought back to the Board before moving forward with the bidding process. The motion was seconded by Commissioner Grant. More questions were asked regarding the GEMA grant application.

Discussion and vote were postponed until after the scheduled Public Hearings.

5. **PUBLIC HEARINGS @ 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 Hearings.** Chairman Langston explained the Public Hearing procedures.
 - C. **Application of Shannon Y. Boykin, for Special Use Permit for Commercial Kennel - Boarding, on 5.00 acres of Land Lot 41, Land District 21, Map 069, Parcel 006A001; current use residential & farming; proposed use commercial kennel - boarding for up to 10 dogs; property located at 384 Harold Williams Road, Hamilton, and zoned A-1 (Agricultural/Forestry).** Chairman Langston called the Public Hearing to order, read the specifics of the application, and said that the Planning Commission had recommended approval with no conditions. Shannon Boykin, applicant, and her husband, James, appeared before the Board. Mrs. Boykin said that she currently has a Special Use Permit for training dogs and would like to be able to board the dogs when necessary; and that she currently has three 8 x 10 kennels behind her house. Chairman

Langston asked if anyone wished to speak in favor or in opposition to this application. There being none, she closed the Public Hearing. The motion to approve this Special Use Permit application with the condition to limit the boarding to 10 dogs, was made by Commissioner Grant, seconded by Commissioner Zuerner, and passed unanimously.

- D. **Application of Donald Bowles to Rezone 25.139 acres of Land Lots 135 & 144, Land District 19, Map 015, Parcel 002B from A-1 (Agricultural/Forestry) to R-1 (Single Family Residential); current use timber; proposed use residential; property located on Terry Lane, Fortson.** Chairman Langston called the Public Hearing to order, read the specifics of the application, and said that the Planning Commission had recommended approval with the condition that the width-to-length ratio of the lots not exceed one to five. Donald Bowles, application, appeared before the Board and said that he plans on developing 12 lots, each being 2+ acres. In response to questions, Mr. Bowles said no new roads will be developed and that he is planning on putting in dual driveways to minimize the curb cuts, but that same would depend on the topography. Chairman Langston asked if anyone wished to speak in favor. There being none, she asked if anyone wished to speak in opposition.

Rich Boyd, citizen who lives on Old River Road, appeared before the Board and said that he is concerned about the size of the lots; that most of the parcels in the area are five to six acres or more; and that having so many lots in a small area will detract from what has attracted people to the area.

Bill Kennon, citizen who lives on Terry Lane, appeared before the Board and said that he agrees with the previous comments; that when his family moved to the area about 60 years ago it was to get away from the urban sprawl; that the population density of the subject development will not be in keeping with the surrounding properties; and that the construction of 12 homes on a dead-end street will be a great disturbance.

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

In rebuttal, Mr. Bowles, said that people move to the County for its rural nature; that he plans to leave as many of the trees as possible; and that there is a vegetative buffer between the property and that of Mr. Kennon. In response to questions from the Board, Mr. Bowles said that a 30-foot buffer would be acceptable.

There being no further comments or questions, Chairman Langston closed the Public Hearing and asked for a motion.

The motion to approve this Rezoning application with the condition that there be a 30-foot buffer, as defined by the Zoning Ordinance, on the west boundary line, was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.

- E. **Application of William A. Gordy, Sr., to amend the Zoning Conditions on 11.615 acres of Land Lot 27, Land District 17, Map 085, Part of Parcel 11B, regarding specific property uses; property located on GA Hwy 85 at Twin Lakes Road, Waverly Hall, and zoned C-4 (Highway Commercial).** Chairman Langston read the specifics, said that the Planning Commission tabled their Public Hearing due to the absence of Mr. Gordy or his representative, and she too is tabling the Public Hearing before the Board until after the hearing before the Planning Commission is held. There were no objections to tabling this Public Hearing.

6. **OLD BUSINESS (CONTINUED)**

- B. **Melody Lake Dam Options (Continued).** Following further discussion regarding the motion, the vote to approve the motion was four in favor (Zuerner, Grant, Andrews, Langston) and one opposed (Lange). (Proposal can be found in "Contracts & Agreements" file as C&A #19-10.)

7. **NEW BUSINESS**

- A. **Financial Statement: November 2018.** The motion to approve the November 2018 financial statement was made by Commissioner Andrews and seconded by Commissioner Zuerner. Discussion, in response to a question from Commissioner Lange, included that the items contained within the Non-departmental budget are further explained on page 21 of the statement. Following discussion, the motion to approve passed unanimously.
- B. **Adoption: FY 19/20 Budget Schedule.** The motion to approve the Budget Schedule for FY 2019-2020 was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.
- C. **Bid Award: Striping of County Roads & Budget Amendment #7.** Chairman Langston said that bids were received for the striping of 33 County roads, as follows:

Company	Bid Amount	Bid After Deletion of 2 Roads
Mid-States Striping, Eatonton, GA	\$ 76,370.50	\$ 66,875.00
Mid State Construction & Striping, Perry, GA	\$ 79,375.00	\$ 69,879.50
Peek Pavement Marking, Columbus, GA	\$ 81,480.00	\$ 71,984.50

Chairman Langston said that the budgeted amount is \$65,000; that it has been recommended by Mike Brown, Public Works Director, to delete three roads (Lower Blue Springs at \$7,462, Barnes Mill Road at \$2,033.50, and Mehaffey Road at \$1,023) to reduce the low bid amount to \$65,852. Following discussion, the motion to award the striping bid to Mid-States Striping, but to add Mehaffey Road back to the list, for a total bid of \$66,875.00, which will require a budget amendment (#7) of \$1,875, and to authorize County Manager to execute the contract for same, was made by Commissioner Andrews, seconded by Commissioner Lange, and passed unanimously. (Contract can be found in "Contracts & Agreements" file as C&A# 19-10A.)

- D. **Amend Road Paving List.** Chairman Langston said that due to issues surrounding the acquisition of right of way from property owners on Holland Drive, which is in her district, that she would like to abandon the paving project for Holland Drive, which is #3 on the road paving list, and replace it with Pitts Drive, #8 on the list, for which most of the right of way has already been obtained. She then made the motion to amend the road paving list to reflect this change. The motion was seconded by Commissioner Andrews, and passed unanimously.

8. **COUNTY MANAGER**

- A. **Scrap Tire Grant Application.** Randy Dowling, County Manager, said the County held two scrap tire amnesty days last year during which 2,700 tires, totaling over 31 tons, were collected from citizens and the cost for same was reimbursed by the Georgia DNR EPD in the amount of \$5,248.25. The County would like to apply for the same grant this year to hold two scrap tire amnesty days on April 20 and April 27; that the events would take place at the Transfer Station; and there is no cost to the County as the grant is fully reimbursable by Georgia DNR EPD. Following discussion, the motion to approve the Scrap Tire grant application was made by Commissioner Lange, seconded by Commissioner Grant, and passed unanimously.
- B. **911 Radio System Agreements.** Randy Dowling, County Manager, said that there are three parts to the County's public safety radio system (1) CAD, (2) telephone system, and (3) the radios; that last year the new CAD system was put in place and the new telephone system was put in place and the last part is the radio portion; that the County's public safety radio system is part of the TETRA system owned by Diverse Power; that the arrangement with the County and Diverse Power has been working very well, but there is no written agreement regarding same; that because the County also uses the radio frequencies of Diverse Power and Dean's Commercial Two-Way, the FCC is requiring agreements for same; and that Dean's has been taking care of the maintenance on the County's radios for some, but again without a written agreement; that the request is to approve the four agreements; and that Dean Ginn (Dean's Commercial Two-Way), Randy Shepard (Diverse Power), Dennis Ward (TUSA), Monty Davis (911 Director), and Jamie White (Assistant 911 Director) are present to respond to questions or comments. Mr. Dowling also said that once the agreements are in place, public safety providers will be trained on using the existing gateway connections; and that a determination as to additional tower sites and locations is needed to minimize radio coverage problems.

Dean Ginn, of Dean's Commercial Two-Way, explained the radio system for the benefit of the two new Commissioners, to include the Diverse Power network has over 50 sites throughout the state and will soon have more for statewide radio coverage, which enables not only Diverse Power to talk state wide, but the County's deputies as well; that while the County has 100% mobile radio coverage, but the portable coverage is somewhat lower; that there are four areas in the county where portable coverage is lacking - near Coca Lakes, McKee Road, Pine Mountain Valley, and Harrisville Road; and that more tower sites are needed. Discussion included that tower costs could vary depending on the height and topography; that an evaluation could pinpoint where additional towers should be located; that such a study could run between \$35,000 and \$60,000; that portable coverage issues also occur when public safety personnel must enter a structure; that the gateway device, once turned on, becomes a repeater whereby the portable communicates with the gateway, which in turns sends out the message; that all public safety vehicles have the gateway; and that the 911 Center is in need of a server in order to create redundancy and to continue communications should the system go down. Following discussion, the motion to approve all four agreements (Radio System Sharing (County and Diverse Power), Systems Sharing Agreement with Diverse Power, Systems Sharing Agreement with Dean's Commercial Two-Way, and 911 Center Equipment Maintenance Agreement with Dean's Commercial Two-way) was made by Commissioner Andrews, seconded by Commissioner Lange, and passed unanimously. [Documents can be found in "Contracts & Agreements" file as C&A #19-06 (Diverse Power Radio System Sharing), C&A #19-07 (Diverse Power Systems Sharing), C&A #19-08 (Dean's Commercial Two-Way Systems Sharing), and C&A #19-09 (Deans's Commercial Two-Way 911 Center Equipment Maintenance).]

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

- (1) Jaws of Life. Out on bid, bids are due February 14 with action by the Board expected the 19th.
- (2) EMS Vehicle. Vehicle was received February 1.
- (3) EMS Ambulances. Delivery is expected no later than early March.
- (4) Holland Drive. Due to right of way acquisition problems the Board has taken action to remove Holland Drive from the paving list and move Pitts Drive up in its place.
- (5) Road Striping Bid. Bid was awarded during tonight's meeting for the restriping of 31 roads to be completed by May 31.
- (6) Fencing & Backstops at Moultrie Park. Project is underway and should be finished tomorrow, February 6.
- (7) Ellerslie Park. Inclement weather has further delayed the completion of the road and turning lane; park should open mid-March with a grand opening in early April.
- (8) Airport Wildlife Fencing, Phase II. Project will be bid out during March, awarded in April, and completed by July 2019.
- (9) Airport Access Road. Final topping will be applied Friday, February 8, and project completed in a few days.
- (10) Airport Runway Remarketing and Crack Seal Project. Project will be bid out during March, awarded in April, and completed by July 2019.
- (11) Solid Waste Vehicle. Vehicle was received Friday, February 1.
- (12) Comprehensive Master Plan. Update is underway; next meeting is scheduled for February 19 at 5:00 PM.
- (13) Melody Lakes Dam. Board decided to move forward with Option 8 during this evenings meeting.
- (14) Radio Agreements. Board took action during tonight's meeting to approve four agreements concerning the County's public safety radio system with Diverse Power and Dean's Commercial Two-Way.
- (15) Daesol Stream Relocation. In response to a question from Chairman Langston, Mr. Dowling said the project has been delayed due to inclement weather and is about three months behind schedule.
- (16) Barnes Mill Road Bridge Signs. In response to a question from Commissioner Grant, Mr. Dowling said the signs have been ordered and will be installed in coordination with the City of Hamilton.
- (17) Equipment for Recreation (mower, tractor, field groomer) - Moultrie Park. In response to a question from Commissioner Grant, Mr. Dowling said that the equipment is being ordered and that work is in progress to get the fields at Moultrie Park prepared for practice and games. Discussion included that the fields at Moultrie Park are in bad shape and an embarrassment to the County and that maintenance of the fields needs to be better.
- (18) SPLOST, LOST and T-SPLOST. The numbers for December are record highs for each of these special taxes.
- (19) Single Family Home Permits. 16 permits were issued in January, which makes 126 for the fiscal year.

9. **COUNTY ATTORNEY**

A. **Resolutions on Moratoriums.**

- (1) Resolution: Moratorium on Issuance of Building Permits Below Melody Lake Dam. John Taylor, County Attorney, said that the current moratorium regarding issuing building permits for property below Melody Lake Dam expired in November; that a new moratorium is needed and has been prepared and will expire January 31, 2020; and that he recommended same for approval.
- (2) Resolution: Moratorium on Planned Unit Developments. John Taylor, County Attorney, said that the current moratorium on the acceptance or approval of applications for Planning Unit Developments expired January 31 and another is needed until such time

as the amendments regarding same occur; that the new moratorium has been prepared and will expire July 31, 2020; and that he recommended same for approval.

The motion to approve both of the Moratorium Resolutions as described above was made by Commissioner Lange, seconded by Commissioner Grant, and passed unanimously.

10. **REQUEST FOR EXECUTIVE SESSION.** Commissioner Lange made the motion at 8:55 PM to go into Executive Session for the purpose of discussing real estate. The motion was seconded by Commissioner Grant, and passed unanimously.
11. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made at 9:05 PM by Commissioner Lange, seconded by Commissioner Grant, and passed unanimously.
12. **ADJOURNMENT.** There being no further business to discuss the motion to adjourn was made by Commissioner Andrews, seconded by Commissioner Lange, and passed unanimously.

Becky Langston, Chairman

Attest:

Nancy D. McMichael, County Clerk