

Minutes
Land Acquisition Committee
College of Coastal Georgia
Southeast Georgia Conference Center
Altamaha/Satilla Rooms
One College Drive
Brunswick, GA 31520

January 31, 2014

Attending:

Committee Members

William Bagwell, Chairman
Mark Mobley, Vice Chairman
Duncan Johnson
Mike Phelps
Philip Watt
Philip Wilheit
Dee Yancey
Rob Leebern, Board Chairman, ex-officio

Board Members

Nancy Addison
Phyllis Johnson
Ray Lambert
Aaron McWhorter
Paul Shailendra
Bodine Sinyard
Brother Stewart

Visitors

Megan Desrosiers, One Hundred Miles
Tate Holbrook, CCGA
Ashlee Ellis, Ducks Unlimited
Daniel Parshley, Glynn Environmental Coalition
David Stasek, College of Coastal Georgia
Keith Belcher, College of Coastal Georgia
Phillis George, College of Coastal Georgia
Duane Harris

Staff Members

Mark Williams
Jud Turner
Homer Bryson
Spud Woodward
Dan Forster
Becky Kelley
Eddie Henderson
Steve Friedman
Kyle Pearson
Lauren Curry
Cathy Barnette
Taylor Brown
Doug Haymans
Pat Geer
Jan MacKinnon
Jeff Cown
Keith Bentley
Brad Gane
Karl Burgess

The January 31, 2014 meeting of the Land Acquisition Committee was called to order by Chairman Rob Leebern.

Chairman Leebern called on William Bagwell, Chairman of the Land Acquisition Committee, who called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated the first item for consideration would be the recommendation to support the change of use of 760± acres of a Heritage Preserve at Panola Mountain State Park. He further stated the change of use was requested by the Parks Division and Historic Preservation Division.

Mr. Friedman stated a public hearing was held on January 7, 2014, and was chaired by Chairman Bagwell.

Mr. Friedman stated the change of use would expand the primary goals of the Heritage Preserve designation to include a historical and culture preservation laboratory and facilities for Department staff of PRSHD and HPD.

Mr. Friedman stated at the December briefing the Department had asked for the Heritage Preserve to include overnight accommodations. He further stated that at the public hearing the attendees were not supportive of the change of use goal to improve overnight accommodations. He added that after considering the testimony, the Department staff recommends supporting the proposed change of use to construct facilities for the Department staff and historical and cultural preservation lab only.

Mr. Friedman stated he would request the committee recommend that the Board approve the item as presented.

Chairman Bagwell stated he appreciated working with the staff on this issue and being involved in the public hearing.

Ms. Johnson stated she would request the Board be presented with a list of state owned properties that contain a Heritage Preserve designation.

A motion was made by Mr. Wilheit, seconded by Mr. Johnson and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to recommend supporting the change of use of 760± acres of a Heritage Preserve dedicated area, Panola Mountain State Park, Rockdale and Henry Counties, as presented.

Mr. Friedman stated Items b, c, d, e, f and g would be presented together. He stated all properties were located in Houston County in the buffer zone of the Warner Robins Air Force Base.

Mr. Friedman stated all properties would be funded by DNR Bond 123. He further stated properties in Item b,d,e,f and g all contain houses or other structures that would be removed after purchasing.

Mr. Friedman stated he would request the committee recommend that the Board approve the items as presented.

Chairman Bagwell stated if there were no issues, all six items could be considered at one time.

Mr. McWhorter asked Mr. Friedman to describe the process of acquiring these properties.

Mr. Friedman stated the Central Georgia Joint Development Authority identified the tracts that need to be purchased. He further stated the Authority presented this list to DNR which contains sixty to seventy properties. He added DNR then follows state procedure when acquiring each property.

Dr. Watt asked Mr. Friedman if the houses located on the properties were occupied.

Mr. Friedman stated he was not sure if the houses were occupied. He further stated he would conduct research to find out.

Mr. Lambert stated he would like to know the cost of demolition and removal of these structures. He asked if DNR was allowed to use bond money to remove the structures.

Mr. Friedman stated DNR is allowed to use bond money to remove the structures.

Discussion ensued on the topic of removing the structures from the properties.

Mr. Phelps asked Mr. Friedman if there was a timeline for when all purchases must be complete.

Mr. Friedman stated the Warner Robins Air Force Base and Central Georgia Joint Development Authority would like this to be complete within the next year.

Discussion ensued on this topic on the purchasing process and management of the land.

A motion was made Mr. Phelps, seconded by Mr. Mobley and carried unanimously that the Committee recommend that the Board adopt: the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 1± acres of real property, Echeconnee Creek Wildlife Management Area (WMA), 302 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.65± acres of real property, Echeconnee Creek Wildlife Management Area (WMA), 109 Wyler Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 1.18± acres of real property, Echeconnee Creek Wildlife Management Area (WMA), 200 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire

(purchase) 0.8± acres of real property, Echeconnee Creek Wildlife Management Area (WMA), 105 Travis Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 12± acres of real property, Echeconnee Creek Wildlife Management Area (WMA), 10111 Hawkinsville Road (A), Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.24± acres of real property, Echeconnee Creek Wildlife Management Area (WMA), 202 Ferguson Street, Houston County, as presented.

Mr. Friedman stated the next item for Board consideration would be the granting of a revocable license and permanent easement for the purpose of widening the right-of-way and maintaining an area for a new transmission line at the Walton Fish Hatchery in Walton County.

Mr. Friedman stated the Georgia Power Company plans to install a new, larger power line above the power poles and lines currently running along Willow Springs Church Road. He further stated the subject property is a Heritage Preserve designated area but will not require a change of use since the proposed power line will be placed within an existing power line corridor.

Mr. Friedman stated he would request the committee recommend that the Board approve the item as presented.

A motion was made by Mr. Johnson, seconded by Mr. Yancey and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant a Revocable License and Permanent Easement of 0.7± acres by the State Properties Commission and the General Assembly to Georgia Power Company for the purpose of widening the right-of-way and maintaining an area for a new transmission line at the Walton Fish Hatchery, Walton County, as presented.

Mr. Friedman stated the following item would be the granting of a revocable license and permanent easement to Okefenoke Rural Electric Membership Corporation to install and maintain an underground power line at Penholoway Swamp Wildlife Management Area.

Mr. Friedman stated the Okefenoke Rural Electric Membership Company requests a revocable license and permanent easement to provide power to a new WRD Maintenance Facility. He further stated the Maintenance Facility will act as a secure location to store materials and equipment used to manage the WMA and also serve as a check station for check-in hunts.

Mr. Friedman stated he would request the committee recommend that the Board approve the item as presented.

A motion was made by Mr. Mobley, seconded by Mr. Yancey and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant a Revocable License and Permanent Easement of 0.28±

acres by the State Properties Commission and the General Assembly to Okefenoke Rural Electric Membership Corporation to install and maintain and underground power line at Penholoway Swamp Wildlife Management Area, Wayne County, as presented.

Mr. Friedman stated the final item would be the conveyance of 8.9± acres from DNR to the Department of Transportation and the granting of 1.8± acre revocable license for a temporary easement of 0.09± acres will be converted to a permanent easement by the State Properties Commission and General Assembly for the Bridge Replacement and Realignment of SR 372 crossing the Etowah River.

Mr. Friedman stated that due to safety concerns, GDOT plans to significantly raise the height of the bridge and the angle at which vehicles approach. He further stated to complete this project, GDOT requires an expanded right-of-way on both sides of SR 372.

Mr. Friedman stated for the conveyance of 8.9± acres, GDOT is giving the Department \$144,927 to construct a new boat ramp to the river along with a deceleration lane to enter the boat ramp.

Mr. Friedman stated he would request the committee recommend that the Board approve the item as presented.

A motion was made by Mr. Yancey, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approve to convey 8.9± acres from the Department of Natural Resources to the Department of Transportation and the granting of 1.8± acre revocable license and permanent easement to which 0.09± acres will be converted to a permanent easement by the State Properties Commission and General Assembly for the Bridge Replacement and Realignment of SR 372 crossing the Etowah River, Cherokee County, as presented.

Mr. Friedman stated in December he was asked by Board members to present information on DNR owned property in Georgia. He further stated he hoped to bring this information to the Board at the March Board meeting.

Commissioner Williams stated if any Board members had any other questions regarding property owned by DNR to ask Mr. Friedman and he would address it during his March presentation.

There being no further business, the meeting was adjourned.