

**Minutes**

**Land Committee**

2 Martin Luther King, Jr. Drive, S.E.  
Suite 1252 East Tower  
Atlanta, GA 30334

**September 23, 2015**

**Attending:**

**Committee Members**

Dwight Davis, Chairman  
Mark Mobley, Vice Chairman  
William Bagwell  
Dwight Evans  
Bill Jones  
Rob Leebern  
Mike Phelps  
Matt Sawhill  
Paul Shailendra  
Ray Lambert, Board Chair, ex-officio

**Board Members**

Nancy Addison  
Duncan Johnson, Jr.  
Aaron McWhorter  
Bodine Sinyard  
Brother Stewart  
Philip Watt  
Philip Wilheit  
Dee Yancey

**Visitors**

Randy Lewis, Fitzlew.com  
Sandy Fitzpatrick, Fitzlew.com  
Gus McLachlan, Sabal Trail Transmission  
Catherine Little, Hunton & Williams  
Chris Manganiello, Georgia River Network  
Mark Woodall, Sierra Club  
Ronny Just, Georgia Power  
Chuck McMillen, Greenberg Traurig  
Sally Sears, CBS 46  
Alex Bradford, Georgia Farm Bureau  
Leah Dixon, Georgia Conservancy

**Staff Members**

Mark Williams  
Jud Turner  
Walter Rabon  
Dave Crass  
Eddie Henderson  
Becky Kelley  
Kyle Pearson  
Mary Kathryn Yearata  
Cathy Barnette  
Taylor Brown  
Doralyn Kirkland  
Daniel Brown  
Chris Loudermilk  
Chris Hodge  
Greg Wade  
Jason Roberson  
Antoinette Norfleet  
John Biagi

The September 23, 2015 meeting of the Board of Natural Resources was called to order by Chairman Ray Lambert.

Chairman Lambert called on Dwight Davis, Chairman of the Land Committee, who called on Daniel Brown, Business Operations Specialist for the Real Estate Unit.

Mr. Brown stated the first item for consideration would be the acquisition of 323± acres of real property, Big Hammock Wildlife Management Area, Jay Tillman Tract.

Mr. Brown stated the Tillman Tract is 323± acres adjoining the Big Hammock WMA. He further stated the Tillman Tract supports a diverse habitat for wildlife along the Altamaha River. He added this property is of significant importance in the regeneration of the longleaf pine and preservation of species like the federally listed candidates gopher tortoise and eastern indigo snake.

Mr. Brown stated he would request the Committee recommend that the Board approve the item as presented.

A motion was made by Mr. Davis, seconded by Mr. Evans 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) 323± acres of real property, Big Hammock Wildlife Management Area, Jay Tillman Tract, Tattnall County, as presented.

Mr. Brown stated Items B-J were all acquisitions in the Robins Air Force Base Buffer Project. He further stated all properties would be acquired using funds from DNR Bond 123.

Mr. Brown stated the first item for consideration would be the acquisition of 0.28± acres of real property at 129 Connie Lane in Houston County. He stated the purchase price of the property was \$2,800 and there were no structures on the property.

Mr. Brown stated the next item for consideration would be the acquisition of 0.53± acres of real property at 107 Wyler Avenue in Houston County. He further stated the purchase price of the property was \$7,100 and there were no structures on the property.

Mr. Brown stated the next item for consideration would be the acquisition of 0.3± acres of real property at 200A Ferguson Street in Houston County. He further stated the purchase price of the property was \$44,000 and the property contained a house which would be removed.

Mr. Brown stated the next item for consideration would be the acquisition of 0.34± acres of real property at 910 North Davis Drive in Houston County. He further stated the purchase price of the property was \$21,000 and the property contained a house which would be removed.

Mr. Brown stated the next item for consideration would be the acquisition of 1.5± acres of real property at 303 Baker Road in Houston County. He further stated the purchase price of the property was \$9,000 and there were no structures on the property.

Mr. Brown stated the next item for consideration would be the acquisition of 0.37± acres of real property at 306 Baker Road in Houston County. He further stated the purchase price of the property was \$3,000 and there were no structures on the property.

Mr. Brown stated the next item for consideration would be the acquisition of 0.71± acres of real property at 102 Connie Lane in Houston County. He further stated the purchase price of the property was \$6,600 and there were no structures on the property.

Mr. Brown stated the next item for consideration would be the acquisition of 2.28± acres of real property at 102 Baker Road in Houston County. He further stated the purchase price of the property was \$29,000 and there were no structures on the property.

Mr. Brown stated the next item for consideration would be the acquisition of 18.78± acres of real property at 109 Travis Street/0 Connie Lane in Houston County. He further stated the purchase price of the property was \$75,000 and there were no structures on the property.

Mr. Brown stated he would request the Committee recommend that the Board approve all items as presented.

A motion was made by Mr. Davis, 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) 0.28± acres of real property, Robins Air Force Buffer Project, 129 Connie Lane, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.53± acres of real property, Robins Air Force Base Buffer Project, 107 Wyler Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.3± acres of real property, Robins Air Force Base Buffer Project, 200A Ferguson Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.34± acres of real property, Robins Air Force Base Buffer Project, 910 North Davis Drive, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 1.5± acres of real property, Robins Air Force Base Buffer Project, 303 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.37± acres of real property, Robins Air Force Base Buffer Project, 306 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.71± acres of real property, Robins Air Force Base Buffer Project, 102 Connie Lane, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 2.28± acres of real property, Robins

Air Force Base Buffer Project, 102 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 18.78± acres of real property, Robins Air Force Base Buffer Project, 109 Travis Street/0 Connie Lane, Houston County, as presented.

Mr. Brown stated the next item for consideration would be requesting the approval via Executive Order to demolish the pool concession/bathhouse at Kolomoki Mounds State Park.

Mr. Brown stated the Parks, Recreation and Historic Sites Division requests the removal of the 2,400 square foot pool concession/bathhouse at Kolomoki Mounds State Park due to its risk to public safety. He further stated this building was constructed in the 1960's and the condition of the pool concession/bathhouse has significantly deteriorated. He added the pool was closed several years ago and Parks has no intention of reopening it.

Mr. Brown stated that the Historic Preservation Division has determined the pool concession/bathhouse does not contribute to the historical significance of the site and may be removed with no significant impact to the area. He further stated structures of 2,000 square feet can only be removed via Executive Order.

Mr. Brown stated he would request the Committee recommend that the Board approve the item as presented.

A motion was made by Mr. Davis, seconded by Mr. Leebern and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to request approval via Executive Order to demolish a Pool Concession/Bathhouse, Kolomoki Mounds State Park, Early County, as presented.

Mr. Brown stated the next item for consideration would be requesting approval via Executive Order to demolish Dorm #1, Dorm #2, and the Kitchen/Dining Hall at Magnolia Springs State Park.

Mr. Brown stated the Parks, Recreation and Historic Sites Division requests approval to remove these three structures in the Group Camping area due to the public safety risk that they pose. He further stated the Historic Preservation Division determined the dorms and dining hall have no historical significance. He added since the size of each building is greater than 2,000 sq. ft., the structures can only be removed via Executive Order.

Mr. Brown stated he would request the Committee recommend that the Board approve the item as presented.

A motion was made by Mr. Davis, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to request to approve via Executive Order to demolish Dorm #1, Dorm #2, and the Kitchen/Dining Hall, Magnolia Springs State Park, Jenkins County, as presented.

Mr. Brown stated the next item for consideration would be the granting of a Revocable License Agreement and Permanent Easement of 0.16± acres by the State Properties Commission and General Assembly to Excelsior Electrical Membership Corporation to install and maintain overhead and underground power lines at George L. Smith State Park.

Mr. Brown stated Parks is constructing a new group shelter to support public recreation. He further stated approximately half of the easement area will be overhead power lines while the other half will be buried. He added the easement area is Heritage Preserve Designated (HP), but the HP resolution allows for Parks to erect facilities to support outdoor recreation.

Mr. Brown stated he would request the Committee recommend that the Board approve the item as presented.

A motion was made by Mr. Davis, 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 grant a Revocable License Agreement and Permanent Easement of 0.16± acres by the State Properties Commission and General Assembly to Excelsior Electrical Membership Corporation to install and maintain overhead and underground power lines at George L. Smith State Park, Emanuel County, as presented.

Mr. Brown stated the final item for the Committee's consideration would be the granting of Revocable License Agreements and Permanent Easements totaling 0.27± acres by the State Properties Commission and General Assembly to Sabal Trail Transmission, LLC to install and maintain a natural gas pipeline under navigable waters of the State in Stewart, Dougherty, Colquitt, Brooks and Lowndes Counties.

Mr. Brown stated Sabal Trail Transmissions, LLC (Sabal) plans to build and operate a natural gas pipeline from Tallapoosa County, Alabama to Osceola, Florida and cross the southwest portion of the State. He further stated Sabal's proposed route crosses the southwest corner of Georgia and will cross several navigable streams and rivers. He added that titles to the beds of navigable streams and rivers are in the State of Georgia.

Mr. Brown stated Sabal requests Revocable License Agreements from the State Properties Commission and Permanent Easements from the General Assembly to construct and operate their pipeline under the water bodies and within the counties below:

- Chattahoochee River/0.11±acres/Stewart County
- Hannahatchee Creek/0.02± acres/Stewart County
- Flint River/0.08± acres/Dougherty County
- Ochlockonee River (1<sup>st</sup> Crossing)/0.01± acres/Colquitt County

- Ochlockonee River (2<sup>nd</sup> Crossing)/0.02± acres/Colquitt County
- Withlatchoochee River/0.03± acres/Brooks and Lowndes County

Mr. Brown stated that Sabal will use natural gas pipeline using a Horizontal Directional Drill. He further stated since the RLAs and PEs will not directly benefit the Department, the Department recommends that the amount of monetary consideration for the RLAs and PEs be set by the State Properties Commission.

Mr. Brown stated he would request the Committee recommend that the Board approve the item as presented.

Mr. Sinyard asked if the Horizontal Directional Drilling that Sabal will be using is a tested, environmentally safe method of drilling under water bodies.

Mr. Brown stated the pipeline is coated and a low voltage is used. He further stated the drilling will be done very deep to avoid obstacles. He added this is a much safer method of installation.

Discussion ensued regarding the depth of the drilling.

Chairman Lambert stated there were three speakers who signed up to speak on this action item. He asked that each speaker limit their comments to fewer than three minutes.

Mark Woodall, Sierra Club, requested the Committee delay granting the easement.

Chris Manganiello, Policy Director of the Georgia River Network, requested the item be tabled and the granting of the easements be delayed.

Gus McGlachlan, Sabal Trail Transmission, spoke in support of the proposed item.

Mr. Sinyard stated he has been involved with the natural gas pipeline for two years. He further stated that landowners in the Albany area have multiple issues with the proposed pipeline, which included the proposed location of the compressor station in Albany. He added Sabal should consider using electricity to power the compressor.

Discussion ensued regarding the final route of the pipeline.

Commissioner Williams stated the State Properties Commission must approve the final route but the Board must first approve the granting of the RLAs and PEs for Sabal to construct and operate the pipeline under the water bodies in each county.

Mr. Davis stated FERC may possibly change the route between the crossings but would not change the crossings that the Board will be approving today. He further stated if these crossings were changed, they would need to come back to the Board to approve the new crossing locations.

Mr. Stewart asked if the location of the crossings changed, would the depth of the pipeline under the riverbed change as well. He further stated he would like to know if the Board's adoption of this item was relating to the location or installation of the pipeline under the waterways.

Mr. Davis stated the Committee is voting with the expressed understanding that the pipeline will be installed within the ranges represented by Sabal Trail Transmission, LLC.

Discussion ensued regarding existing utilities or easements at the proposed crossing sites.

A motion was made by Mr. Davis, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commissioner approval to grant Revocable License Agreements and Permanent Easements totaling 0.27± acres by the State Properties Commission and General Assembly to Sabal Trail Transmission, LLC to install and maintain a natural gas pipeline under navigable waters of the State, Stewart, Dougherty, Colquitt, Brooks and Lowndes Counties, as presented.

There being no further business, the meeting was adjourned.