

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

October 19, 2021
6:30 P.M.

Commissioners Present: Andrew Zuerner, Susan Andrews, Becky Langston. Commissioners Absent: Rob Grant, Bobby Irions. Staff Present: Randy Dowling, County Manager; Russell Britt, County Attorney (via phone); Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Zuerner called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** Chairman Zuerner led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the October 5, 2021 Regular Session was made by Chairman Zuerner, seconded by Commissioner Langston, and passed unanimously.
4. **NEW BUSINESS**

A. **Financial Statement: August 2021.** The motion to approve the August 2021 financial statement was made by Commissioner Andrews, seconded by Chairman Zuerner, and passed unanimously.

B. **First Reading: Application of Christopher Nolan for Special Events Facility Alcohol License at The Burch on Twenty-Seven, 15142 Hwy 27 North, Hamilton.** Chairman Zuerner read the specifics of the application and said that the Special Use Permit had been approved on June 1; that the Sheriff's Office had recommended approval of the application; that a recommendation was not necessary from the Health Department or Community Development. Christopher Nolan, applicant, appeared before the Board and said that people getting married want alcohol at their weddings. Chairman Zuerner asked if anyone wished to speak in favor of the application. Sylvia Nolan, spouse, said that the alcohol license is needed in order to provide alcohol at weddings. Chairman Zuerner asked if anyone wished to speak in opposition to the application. There being none, and there being no comments from the Board, he said that the second reading and action are scheduled to take place during the November 2 meeting.

C. **First Reading: Application of Nicholas Poe for Special Events Facility Alcohol License at Magnolia Estate at Blue Springs, 5929 GA Hwy 116, Hamilton.** Chairman Zuerner read the specifics of the application and said that the Special Use Permit had been approved on June 1; that the Sheriff's Office had recommended approval of the application; that a recommendation was not necessary from the Health Department or Community Development. Crystal Poe, representing the applicant, appeared before the Board and said that the alcohol license is needed in order to allow alcohol on premises at special events. Chairman Zuerner asked if anyone wished to speak in favor of or opposed to the application. There being none, and there being no comments from the Board, he said that the second reading and action are scheduled to take place during the November 2 meeting.

5. **COUNTY MANAGER**

A. **Bid Award: Replacement of Portion of Prison Roof & Budget Amendment #3 FY 21-22.** Randy Dowling, County Manager, said that the approved FY 21/22 Prison budget includes \$145,000 to replace a portion of the Prison roof of approximately 14,603+/- square feet; that the bid was prepared and on the deadline date of September 30, the County received two bids, as follows:

Company	Bid Amount
Lott Sheet Metal (Columbus GA)	\$ 305,000
Rycars Construction (Atlanta GA)	\$ 490,285

Mr. Dowling said that bid responses were evaluated by 2WR, consultant, and County staff; that it recommended the bid be awarded to Lott Sheet Metal for the low bid of \$305,000; that Lott has complied with all bid requirements; that the project is over budget by \$160,000 and 2WR is recommending a 10% contingency (\$30,500) to fund temporary heating/cooling/ventilation while rooftop units are raised and any unforeseen items that may arise; that the balance needed will come from General Fund Reserves; that if approved, a Notice to Procure will be issued and once the materials are in hand, a Notice to Proceed will be issued, after which the contractor

will have 90 days to complete the project, probably in the Spring of 2022. The motion to award the bid to Lott Sheet Metal in the amount of \$305,000, to authorize a 10% contingency of \$30,500 (for a total project of \$335,500), and to authorize the County Manager to execute the contract and all other necessary documents was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously. (Note: Budget Amendment #2 is reflected in Planning Session minutes of October 11, 2021.)

B. Authorization to Submit RTP Grant Application for Ellerslie Park Trail.

Randy Dowling, County Manager, said that staff has been working on and continues to work on the development of the trail at Ellerslie Park, but more funding is needed; that the annual Recreational Trails Program (RTP) grant cycle has opened; that staff is working on a grant application to continue the park's trail development by adding 4,000+/- LF of dirt trail (to connect to the existing lake loop trail), drainage, gravel trail head along Central Church Road, road and directional signage, security gate, and information kiosk on the south side of the Park; that the application deadline is November 1; that the RTP grant is 80% state and 20% (minimum) County match, with a maximum state grant amount of \$200,000; that the application seeks \$49,000 (70%) from the state and \$21,000 (30%) from the County funds, for a total project cost of \$70,000; the status of the application won't be known until Spring 2022, and if successful, grant funds will be available during Summer 2022, and therefore, the project could be budgeted in next year's budget. The motion to authorize the submission of the RTP application and for the County Manager and/or Chairman to execute all necessary documents was made by Commissioner Andrews, seconded by Chairman Zuerner, and passed unanimously.

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

- (1) UDC/Land Use Codes. First reading is tomorrow night before the Planning Commission, the second reading and action are on November 2 before the Board, and if approved can go into effect November 16.
- (2) New EMS Building in Northwest Harris Business Park. Reaching out to architectural firms and locating site in the business park with preliminary work moving forward.
- (3) Prison Roof Replacement. Bid award was made during tonight's meeting.
- (4) Ellerslie Park. Work is ongoing with permanent gates, signs, and lake aerator have been ordered; dock and maintenance facility construction has started; and a commitment to have a soft opening of the park in January 2022.
- (5) Man O'War Railroad Recreation Trail, Phase IV (aka Rails to Trails). Project to Callaway Gardens Country Store should be finished before Thanksgiving.
- (6) Man O'War Railroad Recreation Trail, Phase V (aka Rails to Trails). Survey and design work ongoing and project to just south of Hamilton should be completed this time next year using T-SPLOST funds.
- (7) Transfer Station Building. Design underway.
- (8) Water Works Administration Building. Design underway and project should be bid out in late January.
- (9) Water Meter Replacement Project. About 95% complete; on the last 200 meters (out of 8,500).
- (10) Water Lines on Green Drive. Design underway with completion expected by June 2022.
- (11) RVRC & T-SPLOST Continuance. RVRC received over 200 projects but has only \$4 million to spend; that of the 5 projects submitted by the County, 3 will be on the T-SPLOST referendum in May 2022; that the proposed list of projects was provided to the Board on October 14; and that Muscogee County has SR 85 at Central Church Road as one of its project.
- (12) Redistricting of Commission Districts. The 2020 census numbers were emailed to the Board on October 14; that redistricting of Commission districts should begin in January; and that once approved, will be in place for 10 years.

- (13) Underground Diesel Fuel Tank Removal. Tank should be removed during November.
6. **COUNTY ATTORNEY**. Russell Britt, County Attorney, said he had no business to bring before the Board this evening.
7. **ADJOURNMENT**. There being no further business to discuss, motion to adjourn was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously.

Andrew Zuerner, Chairman

Attest:

Nancy D. McMichael, County Clerk