

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

August 6, 2013

7:00 P.M.

Commissioners Present: J. Harry Lange, Joey M. Loudermilk, Becky Langston, Jim Woods, Charles Wyatt.
Staff Present: Greg Wood, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Lange called the Regular Session to order.
2. **MINUTES.** The motion to approve the Regular Session minutes of July 16, 2013, was made by Commissioner Loudermilk, seconded by Commissioner Wyatt, and passed unanimously.
3. **APPEARANCE OF CITIZENS**
 - A. **Sue Koone: Wright Road Paving and Employee Recognition.** Sue Koone, citizen, appeared before the Board, distributed her speech, and then reviewed same to include issues regarding the recent paving of Wright Road to include that the crew of the C. W. Matthews Contracting Company was rude and disrespectful, did not properly flag traffic or post signs, and did not properly pave the driveway turnouts; that when she contacted the Commissioners' office, she was promptly given the phone number of James York, Public Works Director, who not only promptly visited the area, but met with her to discuss issues; that Mr. York talked to crew of CW Matthews, apologies were made, and the road work was properly completed. She concluded by commending Sherrail Jarrett, of the Commissioners' office, Mr. York, and the Public Works staff on their prompt response and action. (Document can be found in "Miscellaneous Documents" file as MD #13-11.)
4. **OLD BUSINESS**
 - A. **Second Reading: Application of Yugal K. Thakur for Beer & Wine Off Premises at Harris Food Mart located at 45 Georgia Highway 35, Waverly Hall.** Chairman Lange read the specifics of the application, said that the Sheriff's Office had recommended approval, that the Health Department's recommendation wasn't necessary because it is not a restaurant, and that while the Community Development Department had recommended approval, improvements are needed before the license can be issued. Mr. Thakur, applicant, was present and said that he has already started some of the repairs and will complete the balance within a short time. Discussion included that the Alcohol Ordinance sets out that, if approved, the license will be held until repairs are completed and a certificate of occupancy has been issued by Community Development. Chairman Lange asked if anyone wished to speak in favor of or in opposition to this application. There being none, he asked for a motion. The motion to approve was made by Commissioner Wyatt, seconded by Commissioner Loudermilk, and passed unanimously.
5. **NEW BUSINESS**
 - A. **Request for Tax Refund: Larry Wayne Mack, Jr.** Chairman Lange said that a request for tax refund had been received from Larry Wayne Mack, Jr., in the amount of \$307.12, due to Mr. Mack paying for vehicle tag prior to birthday and selling the truck before birthday; and that the Tax Commissioner had agreed and had indicated that if someone doesn't own the vehicle on their birthday, then the state doesn't consider it their property, so they don't owe the tax. The motion to approve the refund request in the amount of \$307.12 was made by Commissioner Langston, seconded by Commissioner Loudermilk, and passed unanimously.
 - B. **Financial Statement: April 2013.** The motion to approve the April 2013 financial statement was made by Commissioner Woods, seconded by Commissioner Wyatt, and passed unanimously. Greg Wood, County Manager, said that he will be implementing minor changes to the financial statements to include percentages so that one can tell at a glance whether or not they are on budget.
 - C. **Outdoor Entertainment Ordinance: Possible Amendment.** Commissioner Loudermilk said that he is suggesting a change to the Outdoor Entertainment Ordinance that would allow certain entertainment not currently permitted. Following a brief discussion, Commissioner Loudermilk read the proposed amendment: "(9) Non amplified music which does not exceed 70 decibels when measured at a distance of 25 feet from the termination of the primary structure, such exclusion shall be valid until 9:00 PM Sunday through Thursday and until 11:00 PM on Friday and Saturday. At no time will such an exclusion be effective prior to 10:00 AM." Discussion included that normal conversation at three feet is 60 decibels; that piano practice is from 60 to 70 decibels; that if proper equipment is not

used, it may be difficult to enforce the decibels; that the weather also plays a factor in decibels. Commission Langston asked who would enforce the change. In response, John Taylor, County Attorney, said that the County would, and discussion included that more specifically the Department of Community Development is in charge of enforcing the amendment, and because the amendment has recommended curfew hours outside the normal working hours of the Code Enforcement Officer, the Director of Community Development indicated that he would be the enforcement officer. While the general consensus was that a change is probably needed, no decision was made other than to consider the proposed wording and think more about it.

- D. **Sexual Predator Prohibition**. Commissioner Wyatt suggested that the County adopt an ordinance prohibiting sexual predators, pedophiles, and similar people from living in the County. Discussion included that case law may not allow such a prohibition. John Taylor, County Attorney, is to research the matter and report back to the Board.

6. **COUNTY MANAGER**

- A. **SPLOST Town Hall Meetings**. Greg Wood, County Manager, suggested that the Board come up with dates (in October) to hold Town Hall Meetings in connection with the upcoming SPLOST election, and he suggested that Thursday evenings may be best. He said that he had prepared SPLOST talking points and a list of SPLOST accomplishments, which he had previously sent to the Board.

- B. **Bid Award: Metal Roofs for Four County Buildings**. Greg Wood, County Manager, said that bids were received to replace shingled roofs on four buildings (the Commissioners' Office, the Extension Service/Clubhouse, the Airport Terminal, and the Moultrie Park Field House) with metal roofs, as follows:

COMPANY	BID
Carlisle Services, Pine Mountain, GA	\$ 47,173
Jackson Metal Roofing, Jackson, GA	\$ 36,993
Z. Wood Construction, Hamilton, GA	\$ 64,455

Mr. Wood said that the recommendation of Jamie Webb, Facilities Maintenance Director, is to award the bid to Jackson Metal Roofing for the low bid of \$36,993. Discussion included that Jackson Metal Roofing manufactures the tin, thus reducing the time frame in which to complete the work, and also reduces the overall cost. The motion to award the bid to Jackson Metal Roofing was made by Commissioner Langston, seconded by Commissioner Wyatt, and passed unanimously.

- C. **Bid Award: Airport Hangar Building**. Greg Wood, County Manager, said that bids were received for the construction of the new T-Hangar building at the Airport, as follows:

COMPANY	BASE BID	ADDITIVE	TOTAL BID
Drummond Construction, Inc., Thomaston, GA	\$ 287,400	\$ 1,750	\$ 289,150
Four Points Construction, Newnan, GA	\$ 388,030	\$ 2,000	\$ 390,030
Freeman & Associates, Columbus, GA	\$ 380,000	\$ 4,000	\$ 384,000
Headley Construction Corp., Newnan, GA	\$ 389,000	\$ 5,000	\$ 394,000
Jones Construction Company, Tifton, GA	\$ 354,000	\$ 3,000	\$ 357,000
Langford Construction, LaGrange, GA	\$ 387,995	\$ 5,520	\$ 393,515

Mr. Wood said that the recommendation is to award the bid to Drummond Construction for the low bid of \$289,150. Discussion included that Drummond Construction is well experienced in the construction of hangars and that there was concern about the difference between the lowest and highest bid. Following discussion, the motion to award the bid to Drummond Construction with no change orders, was made by Commissioner Wyatt, seconded by Commissioner Loudermilk, and passed unanimously.

- D. **Bid Award: Airport Hangar Apron**. Greg Wood, County Manager, said that bids were received for the T-Hangar Apron, and that the bids are as follows:

COMPANY	BID
McCoy Grading, Greeneville, GA	\$ 410,454.42
Peed Bros., Butler, GA	\$ 391,065.00
Southeastern Site Development, Newnan, GA	\$ 384,242.25

Mr. Wood said that the recommendation is to award the bid to Southeastern Site Development for the low bid of \$384,242.25. Discussion included concern about the difference of the "mobilization" line ranging from \$14,000 to \$51,260.02; that while the bid is for more work than is necessary for the Hangar building, it is necessary to go ahead and

perform the work for future projects while it is easy to do, rather than having to come back and try to do work that may be limited due to buildings or other objects; and that County employees either have or can do most of the work. Commission Wyatt asked that action be tabled until the next meeting and asked that Phil Eberly, with WK Dickson, be present to respond to questions. There were no objections.

- E. **Proposal from Dean's Commercial Two-Way for Console and Ambulance to Hospital Communications**. Chairman Lange asked Dean Ginn, owner of Dean's Commercial Two-Way, to explain the proposal. Mr. Ginn appeared before the Board and said that during the last meeting, he had been unable to provide a cost for the three-position console for 911 that can interact with the new radio system; that the current console at 911 is probably 14 or so years old, has an expensive maintenance agreement, and is not longer being supported by Motorola; and that equipment to enable ambulances to communicate directly with six hospitals [Martin Army, St. Frances, Medical Center, West Georgia Medical Center (LaGrange), Warm Springs Hospital (Warm Springs) and Lanier (Lanett, Alabama)] will eliminate the need for multiple radios. Following discussion, the motion to approve the proposal for a cost of \$389,697.54 with the funds to be taken from Fund Balance, was made by Commissioner Wyatt, seconded by Commissioner Langston, and passed unanimously.

7. **COUNTY ATTORNEY**

- A. **Agreement w/Eastern Aviation Fuels**. John Taylor, County Attorney, reviewed the agreement regarding the provision of fuel for resale at the Harris County Airport, to include the changes that he had made and to which Eastern Aviation agreed, and he recommended the ratification of same. The motion to ratify the agreement was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #13-20.)
- B. **Agreement w/Board of Education and Sheriff: School Resource Officer**. John Taylor, County Attorney, said that this is the usual agreement for a Resource Officer at Harris County High School. He reviewed the agreement and recommended same for approval. The motion to approve this agreement was made by Commissioner Wyatt, seconded by Commissioner Woods, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #13-21.)
- C. **Agreement with Traylor Business Services: Personal Property Verification**. John Taylor, County Attorney, said that this is the usual agreement for personal property verification, that we have used this company in the past for the same purpose, and recommended approval of same. The motion to approve this agreement was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #13-22.)
- D. **Real Estate Acquisition/Disposition**. John Taylor, County Attorney, reviewed several documents related to the acquisition or disposition of real property, as follows.
- (1) **Contract for Sale of Real Property from Blackwell Realty**. This document is for the acquisition of 11.85 acres on Highway 103 at Davidson Road at the purchase price of \$10,500 per acre for a total of approximately \$124,425.00, with funds to come from SPLOST Economic Development. (Document can be found in "Contracts & Agreements" file as C&A #13-23.)
 - (2) **Contract for Sale of Real Property from Louise Harris**. This document is for the acquisition of one (1) acre of property on Highway 116, formerly owned by Margaret Graham, at the purchase price of \$10,500, with funds to come from SPLOST Economic Development. (Document can be found in "Contracts & Agreements" file as C&A #13-24.)
 - (3) **Contract for Sale of Real Property from Willis Estate**. This document is for the acquisition of 139.11 acres of property on Highway 85, at the purchase price of \$700,000 with funds to come from donated funds. (Document can be found in "Contracts & Agreements" file as C&A #13-25.)
 - (4) **Intergovernmental Agreement with the Development Authority**. This document is for the transfer of 0.14 acres of property located north of the Extension Service/Clubhouse to the Development Authority for the purpose of selling same to Arrinco, with the proceeds going to the Development Authority for the purpose of economic development. (Document can be found in "Contracts & Agreements" file as C&A #13-26.)

- (5) Limited Warranty Deed to Development Authority. This document is regarding the 0.14 acres to be transferred to the Development Authority for the purpose of selling same to Arrinco (see above). (Document can be found in "Miscellaneous Documents" file as MD #13-12.)
- (6) Lease Agreement with Arrinco. This document is regarding the lease of 0.26 acres from Arrinco by the County for the purposes of a public parking lot, and includes that should Arrinco terminate the lease, it will reimburse the County for expenses incurred for improving the property. (Document can be found in "Contracts & Agreements" file as C&A #13-27.)

The motion to approve all six documents was made by Commissioner Loudermilk, seconded by Commissioner Woods, and passed unanimously. (Documents can be found in the appropriate files as indicated above.)

8. **RECESS FOR EXECUTIVE SESSION**. The motion to go into Executive Session for the purpose of discussing personnel matters and real estate acquisition was made by 8:47 PM by Chairman Lange, seconded by Commissioner Langston, and passed unanimously.
9. **RESUME REGULAR SESSION**. The motion to go back into Regular Session was made by Chairman Lange, seconded by Commissioner Woods, and passed unanimously.
10. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Chairman Lange, seconded by Commissioner Woods, and passed unanimously.

J. Harry Lange, Chairman

Attest:

Nancy D. McMichael, County Clerk