

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

May 21, 2019  
7:00 P.M.

Commissioners Present: Becky Langston, Andrew Zuerner, Susan Andrews, J. Harry Lange.  
Commissioner Absent: Rob Grant. 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, Ann Bacher, veteran of Korean War, led those in attendance in the Pledge of Allegiance after briefly discussing the meaning of Memorial Day.
3. **MINUTES.** The motion to approve the minutes of the May 7, 2019 Regular Session was made by Commissioner Lange, seconded by Commissioner Zuerner, and passed unanimously.
4. **OLD BUSINESS**
  - A. **Appeal of Charles McCann: Planning Commission Decision.** At the recommendation of John Taylor, County Attorney, this item was tabled to the June 4 meeting, at which time, Brian Williams, Community Development Director, and Sandy Wilson, Health Department Environmentalist, will present their response to comments made by Charles McCann and his attorney during the May 7 meeting, to be followed by any rebuttal of Mr. McCann and/or his attorney.
  - B. **Bid Award: Clearing & Grubbing of 35 Acres in Northwest Harris Business Park.** Chairman Langston said that action was tabled regarding this bid in order for more information to be obtained regarding mulching, which is a possible alternative to this bid. Commissioner Zuerner said that he had talked to several companies and found that mulching the property may be less expensive than the clearing and grubbing; that mulching into chips of about 6" - 8" x 2" x 1/2" would be around \$60,000; that the mulch would decay over a couple of years; that to treat the mulch to prevent growth of vegetation would cost about \$20,000 to \$40,000 more; and that if the property had to be treated again in a few years to neutralize vegetative growth, it would cost another \$5,000. He said that the mulching would make the property presentable to prospective businesses. Discussion included that mulching would not include grading or leveling; that should a business show interest, the County may have to do more work to the property. Following discussion, the motion to reject all bids regarding the clearing and grubbing and to go out on bid for mulching the 35 acres was made by Commissioner Zuerner, seconded by Chairman Langston, and passed with three in favor (Zuerner, Langston, Lange) and one opposed (Andrews).
5. **NEW BUSINESS**
  - A. **Appointment to Planning Commission.** Chairman Langston said that Ken Napier had resigned his position on the Planning Commission; and that his term expires December 31, 2021. She asked Commissioner Lange to discuss his nominee for filling the vacancy. Commissioner Lange reviewed the background of Robert Irions and made the motion to appoint Mr. Irions to the Planning Commission to complete the term of Mr. Napier. The motion was seconded by Chairman Langston and passed unanimously.
  - B. **Soccer Field Lighting Proposal: Thomas Vowell, Tiffany Butterfield, and Adam Anderson.** Chairman Langston said that information had been distributed to the Board regarding a proposal from the Harris County Soccer Association, and she asked Thomas Vowell (Association President), Tiffany Butterfield (Association Marketing), and Adam Anderson (Coach Coordinator) to discuss the proposal. Discussion included that with the lighting upgrade (to LED lights) at Dough Boy Field in Fort Benning, the Harris County Soccer Association (HCSA) was able to obtain some of the old lights; that Georgia Power can install the ten (10) poles, trench the wiring underground, install wiring, building a 480-volt service point, install the cross arms and lights, install all wiring and conduit on poles, and make all the connections for a total of \$104,827.14; that the lights are needed because it gets dark at 6:00 or 6:30 at various times during the year, which forces the soccer teams to

practice on ballfields that have lighting; that the soccer fields are the only fields that are not lit; that the HCSA is willing to contribute toward the installation costs, but it would be at the rate of about \$8,000 per year for a total of \$40,000 after five years; and that HCSA plans to raise money for the expansion of the lights. In response to questions from the Board, Mr. Vowell said the age of the poles is unknown; that the poles should last as long as a normal telephone pole; and that as far as they know, the lights are in working order. Following discussion, Chairman Langston said this is a good opportunity for a public/private partnership; that the County does not need to continue being a "County of No" but, does, however, need to follow its current rules/regulations; that the Board is currently in budget discussion and this is something that should be part of that discussion; and she thanked Mr. Vowell, Mrs. Butterfield, and Mr. Anderson for the proposal.

- C. **Financial Statement: March 2019.** The motion to approve the March 2019 financial statement was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.
- D. **Service Delivery Strategy (SDS) Update.** Chairman Langston said that with the completion of the Comprehensive Plan Update, the Service Delivery Strategy (SDS) must be updated; that Rick Morris, with the River Valley Regional Commission, has already contacted the municipalities regarding the update; and that as a result, Neighborhood Revitalization must be added to the SDS. Mr. Morris was in attendance and said that if approved, the County will be the first to sign, and then he will take the document to the municipalities for signatures. The motion to approve the SDS update was made by Chairman Langston, seconded by Commissioner Andrews, and passed unanimously.

## 6. **COUNTY MANAGER**

- A. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
  - (1) **Rails to Trails.** Project (from Pine Mountain to near Mountain Creek Inn at Callaway Gardens) is on bid, with the pre-bid held May 16 and bids due May 30.
  - (2) **Airport Security & Wildlife Fence, Phase II.** Pre-construction meeting was held May 16 and project is expected to be completed in July.
  - (3) **Airport Crack Seal & Runway Remarketing.** Pre-construction meeting was held May 17 and project is expected to be completed in July.
  - (4) **Comprehensive Master Plan Update.** Document has been sent to the State and is awaiting approval by the State.
  - (5) **Daesol Stream Reroute.** Attorney is in process of reviewing project documents.
  - (6) **Third Sign at Northwest Harris Business Park.** Sign should be installed by early June at Davidson Road and Progress Parkway.
  - (7) **Chip/Grind Collected Storm Debris - Ellerslie Park.** Pre-bid meeting was held earlier this afternoon with bids due May 28 and results before the Board on June 4.
  - (8) **Pitts Drive.** In response to a question from Chairman Langston, John Taylor, County Attorney, said that he is in the process of reviewing the titles related to the right of way needed on Pitts Drive.

## 7. **COUNTY ATTORNEY.**

- A. **Radio Tower Agreements: Ellerslie, Fortson, Phenix City.** John Taylor, County Attorney, said there are three agreements regarding the radio towers needed for the County's radio communications and which are owned by either Dean's Commercial Two-Way or CDJ Towers (owned by D. Ginn); that the towers are located in Ellerslie, GA (15463 GA Highway 315), in Fortson, GA (154 Goatrock Road), and in Phenix City, AL (528 Wright Road); and that the monthly cost is \$500 each for Ellerslie and Fortson and \$900 for Phenix City. Following a brief review of the documents, he recommended approval of same. The motion to approve all three

agreements was made by Commissioner Lange, seconded by Chairman Langston, and passed unanimously. [Documents can be found in “Contracts & Agreements” file as C&A 19-18 (Ellerslie), C&A #19-19 (Fortson), C&A #19-20 (Phenix City).]

- B. **Request for Executive Session.** John Taylor, County Attorney, requested an Executive Session for the purpose of discussing pending, threatened, or potential litigation.
8. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing pending, threatened, or potential litigation was made at 8:50 PM by Commissioner Lange, seconded by Chairman Langston, and passed unanimously.
9. **RECONVENE REGULAR SESSION.** The motion to go back into Regular Session was made by Chairman Langston, seconded by Commissioner Lange, and passed unanimously.
10. **ADJOURNMENT.** There being no further business to discuss the motion to adjourn was made by Commissioner Lange, seconded by Commissioner Zuerner, and passed unanimously.

---

Becky Langston, Chairman

Attest:

---

Nancy D. McMichael, County Clerk