

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

June 18, 2019
7:00 P.M.

Commissioners Present: Becky Langston, Andrew Zuerner, Susan Andrews, Rob Grant. Commissioner Absent: J. Harry Lange. 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, Commissioner Andrews led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the June 4, 2019 Regular Session was made by Commissioner Andrews, seconded by Commissioner Grant, and passed unanimously.
4. **OLD BUSINESS**
 - A. **Second Reading: Emergency Management Ordinance.** Chairman Langston said this is the Second Reading of the Emergency Management Ordinance, which will amend the Code of Ordinances, Article III of Chapter 2, to bring the ordinance up to date to reflect changes that have been implemented by Georgia Emergency Management Agency (GEMA) over the years. There being no comments or questions, the motion to approve this Ordinance was made by Commissioner Grant, seconded by Commissioner Zuerner, and passed unanimously.
5. **NEW BUSINESS**
 - A. **Resolution to Adopt Comprehensive Plan 2019-2024.** Chairman Langston said that the Board approved, on May 7, the submittal of the updated Comprehensive Plan to the Georgia Department of Community Affairs (DCA); that the DCA has reviewed and approved the plan, and the Board must now officially adopt same by resolution. The motion to approve the Resolution to adopt the Comprehensive Plan 2019-2024 was made by Commissioner Andrews, seconded by Commissioner Zuerner, and passed unanimously.
 - B. **Bid Award: Rails to Trails, Phase I.** Randy Dowling, County Manager, said that with the acquisition of the 21.5 miles of abandoned rail bed in 2008, the County applied for a Federal Transportation Enhancement (TE) grant to develop the line into a paved pedestrian walkway; that the TE funding has been released; that a bid was prepared to pave a 10-foot wide asphalt walking surface from SR 18 to just past the intersection of US 27 and SR 354; and that four bids were received, as follows, on May 20:

Company	Base Bid
Southeastern Site Development, Newnan, GA	\$ 561,221.08
C.W. Matthews, Marietta, GA	\$ 695,698.48
Piedmont Paving, Newnan, GA	\$ 757,715.25
JHC Corporation, Peachtree City, GA	\$ 1,114,832.54

Mr. Dowling said that the recommendation from the consulting engineer, Carter & Sloope, is to award the bid to Southeastern Site Development for the low bid of \$561,221.08; that the TE grant will fund \$512,473 and the County will fund the balance as part of its required match; and that Matt Smith, of Carter & Sloope, is in attendance to respond to any questions. Following discussion, which bid winner has been pre-qualified by GDOT, the motion to award the bid to Southeastern Site Development in the amount of \$561,221.08 and to authorize the County Manager to execute contract documents was made by Commissioner Andrews, seconded by Chairman Langston, and passed unanimously.

- C. **Financial Statement: April 2019.** The motion to approve the April 2019 financial statement was made by Chairman Langston and seconded by Commissioner Andrews. Following discussion, which included that Department Heads have done an excellent job of staying within their budgets and that there appears to be no

concerns for the remaining months (May & June), the motion to approve passed unanimously.

- D. **Acceptance Process: Cherokee Trail.** Chairman Langston said that a petition had been received from 88% of the property owners whose property abuts Cherokee Trail requesting the Board consider acceptance of the road; that Mike Brown, Public Works Director, has inspected the road, found that it meets all criteria and is in relatively good condition; that estimated costs to bring the road up to standards is around \$33,000; that the property owners will be responsible for the cost any driveway pipe, the plat survey, and the necessary legal work; and that Mr. Brown has recommended acceptance for maintenance purposes only. Chairman Langston asked for a motion. The motion to move forward with the acceptance process for maintenance purposes only was made by Commissioner Andrews, seconded by Chairman Langston, and passed unanimously.
- E. **EMC Task Order #3: Pitts Drive Design, Permit & Construction Administration.** Randy Dowling, County Manager, said that funds have been included in both the current and upcoming budget for paving the 0.62 miles of Pitts Drive; that all the right of way has been acquired except for a small portion; that to move forward with the process, EMC Engineering (with whom the County has a master agreement for road engineering services), has submitted a proposal for the design, permitting, and construction administration for Pitts Drive in the amount of \$59,000; that during the design phase, EMC and the County Attorney can coordinate the acquisition of the remaining right of way; that once designed, the project will be bid out and brought back to the Board to award; that the entire project should take about 250 days; and that funding has been included in the FY 2019-20 budget in SPLOST 2014 the amount of \$915,000 (\$65,000 for design/permit/construction administration and \$850,000 for paving and water line installation). The motion to approve Task Order #3 in the amount of \$59,000 was made by Chairman Langston, seconded by Commissioner Grant, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #19-21.)
- F. **Budget FY 2019-20 Public Hearing II.** Chairman Langston called the Public Hearing to order and said that this is the second of two Public Hearings and that there have been four Budget Work Sessions. She asked if there were any comments from those in attendance.

Kim Tharp, President & CEO of the Harris County Chamber of Commerce, appeared before the Board and said that she had submitted the tourism budget, in connection with the Hotel/Motel Tax, yesterday and asked if there were any questions. There were no questions.

Thomas Vowell, President of the Harris County Soccer Association, appeared before the Board and said that, as requested by the Board, he had been in touch with Diverse Power regarding the cost to install the new lights at the Soccer Field and was advised the best they could do was to provide a meter. He asked to Board to again consider funding for the installation of the lights.

There being no further comments, Chairman Langston closed the Public Hearing.

Randy Dowling, County Manager, said that the changes made from the original proposed budget have been included in the final budget (of \$39,043,582), and includes a 2.5% COLA increase for eligible employees.

Regarding the Hotel/Motel Tax to the Chamber of Commerce, discussion included that the County is getting closer to sending the Hotel/Motel Tax check to the Chamber of Commerce; that the only items lacking are the quarterly reports from the Chamber; that the possibility of terminating the contract agreement with the Chamber will have to wait until about March of next year as the agreement requires a termination notice of thirty (30) days; that the agreement took effect January 1, 2019, runs until June 30, and then renews annually unless otherwise terminated according to contract requirements; that the Board would like to see more and better advertising efforts, the required quarterly reports, and the promotion of FD Roosevelt State Park; and that the Chamber budget, recently submitted, indicates a "wish list" of a billboard for the State Park, but such should be a priority and even more should be considered coming from Florida, Tennessee and maybe South Carolina.

Regarding the Soccer Field lighting request, discussion included that while the lighting of the field could help soccer in general, with everything else the County has to do, this project may be better suited for next year, and that more information is needed to include a plan, timeline, and possible monthly cost.

Regarding Cable Franchise Fee, discussion included that the fee can be changed through legal means to increase the fee from 2% to 5%; that if the increase can be done, the County would collect an additional \$120,000 per year; that such an increase could provide the necessary funding for the Soccer Field lighting; that if successful, the budget can be amended at a later date. John Taylor, County Attorney, indicated he would look into this and have it on the next agenda, which will be Monday, July 8 (due to July 4 holiday week).

G. **Budget FY 2019-20 Adoption and Resolution.** The motion to approve the FY 2019-20 budget as discussed during the preceding Public Hearing and to adopt the Adoption Resolution regarding same was made by Commissioner Andrews, seconded by Commissioner Zuerner, and passed unanimously.

6. **PUBLIC HEARING @ 7:30 PM**

A. **Explanation of Public Hearing Procedures.** Chairman Langston reviewed the procedures involved with the Public Hearing.

B. **Application of Harris County Planning Commission to Amend the Text of the Zoning Ordinance, Article IV, Section 1, Subsection 1.15, and Section 3, Subsection 3.15, Item A, related to Planned Residential Development (PRD).** Chairman Langston called the Public Hearing to order, said the hearing had been tabled from the June 4 meeting, and is regarding changes to the requirements for a Planned Residential Development (PRD), and said that one change had been made [in item A.1.(b)] with the addition of “No septic tanks permitted. Developer shall be responsible for all costs to connect to public water and public sewer, regardless of political boundaries, to include all taps, fire plugs, and main, as well as the cost for any property or easement acquisition. She asked if anyone in attendance wished to comment on the amendment. There being none, she closed the Public Hearing as asked for a motion. The motion to approve the Zoning Text amendment was made by Commissioner Andrews, seconded by Chairman Langston, and passed unanimously.

7. **COUNTY MANAGER**

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

- (1) **Pitts Drive.** Task Order with EMC Engineering was approved during tonight’s meeting to move forward with design, permitting and construction administration.
- (2) **Ellerslie Park.** Mulching of the collected storm debris is scheduled to start within thirty (30) days.
- (3) **Rails to Trails.** Bid was awarded tonight for the paving of Phase I of the trail.
- (4) **Airport Security & Wildlife Fence, Phase II.** Project materials have been delivered and is underway with completion expected in September.
- (5) **Airport Crack Seal & Runway Remarketing.** Crackseal portion has been completed and the Remarketing portion will start next week, during which time the Airport will be closed.
- (6) **Comprehensive Master Plan Update.** Document has been approved by the Georgia Department of Community Affairs and the Board officially adopted the plan by resolution this evening.
- (7) **Daesol Stream Reroute.** Under review by County Attorney to prepare notification to bond holder regarding redemption of the Performance & Payment Bonds.
- (8) **Third Sign at Northwest Harris Business Park.** Sign has been installed and the veneer stone base should be completed soon.

- (9) Mulching of 35 +/- Acres in Northwest Harris Business Park. Pre-bid will be held June 27, bid opening is July 9, and action by the Board is scheduled for July 16. In response to a question from Commissioner Zuerner regarding the requirement for a bid bond, Mr. Dowling said that it's insurance that the bid winner will begin the job.
- (18) Chip/Grind Collected Storm Debris - Ellerslie Park. Project scheduled to begin soon and last about 90 days.

8. **COUNTY ATTORNEY.**

- A. **First Reading: Ordinance to Rescind Mulberry Grove Special Tax District Ordinance.** John Taylor, County Attorney, reviewed the Ordinance to rescind the Mulberry Grove Special Tax District Ordinance to include that the Ordinance served as a mechanism to protect the County in the event the developers didn't repay the bonds in connection with The Grove development; that since the bonds have been paid off, there is no reason for the Ordinance to remain in place; that this Ordinance will rescind and repeal the existing Ordinance; and that the Second Reading will take place at the next meeting.
- 9. **ANNOUNCEMENT OF NEXT MEETING.** Due to the July 4 holiday falling mid-week, the next meeting of the Board of Commissioners will be on Monday, July 8, at its regular time of 7:00 PM.
- 10. **ADJOURNMENT.** There being no further business to discuss the motion to adjourn was made by Chairman Langston, seconded by Commissioner Zuerner, and passed unanimously.

Becky Langston, Chairman

Attest:

Nancy D. McMichael, County Clerk