

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

August 6, 2019
7:00 P.M.

Commissioners Present: Becky Langston, Susan Andrews, Rob Grant, J. Harry Lange, Andrew Zuerner.
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.** Chairman Langston led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the July 16, 2019 Regular Session and the July 24, 2019 Called Session was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.
4. **APPEARANCE OF CITIZENS**
 - A. **Benjamin Johnson: Request for Moratorium on Article V, Section 8, of the Zoning Ordinance.** Chairman Langston said that this topic had been removed from the agenda at the request of Mr. Johnson.
5. **NEW BUSINESS**
 - A. **Reappointment: Department of Family & Children Services.** Chairman Langston said that the term of Lillie Williams expired June 30; that the DFCS Board has requested, and Ms. Williams has consented to, reappointment for another term, which would expire June 30, 2024. The motion to reappoint Ms. Williams to the DFCS Board was made by Commissioner Andrews, seconded by Commissioner Grant, and passed unanimously.
 - B. **Financial Statement: May 2019.** The motion to approve the May 2019 financial statement was made by Commissioner Lange and seconded by Commissioner Zuerner. Commissioner Lange commented that the Department Heads have done a great job of staying within the budget, and Chairman Langston agreed. The motion passed unanimously.
 - C. **Safety Discounts for Property & Liability and Workers Compensation Insurance.** Chairman Langston said that these are the usual documents necessary for the County to receive a discount on its property & liability and workers' compensation insurance. The motion to approve both documents was made by Commissioner Lange, seconded by Commissioner Zuerner, and passed unanimously.
 - D. **Grant Application: ACCG Workers Compensation Safety Grant.** Chairman Langston said the County has an opportunity to apply for financial assistance to purchase safety-related equipment and that approval is being requested to apply for the grant in order to acquire four (4) AEDs for the EMS Department; and that one AED would be placed in the Courthouse and the other three in EMS Supervisor vehicles. Following a brief discussion, the motion to approve application of the grant was made by Chairman Langston, seconded by Commissioner Grant, and passed unanimously.
 - E. **Water Main Upgrade (SR 219) Change Order #1.** Chairman Langston said the board had awarded the Water Main Upgrade project to Crawford Grading & Pipeline in the amount of \$1,540,835.57; that hitting rock was anticipated and a unit cost was obtained during the bid process; that rock was encountered, which has resulted in a change order to increase the bid by \$145,705.90 to a total of \$1,686,541.47. Jeff Culpepper, Water Works Director, was in attendance and further explained the change order. Following discussion, the motion to approve the change order was made by Commissioner Zuerner, seconded by Commissioner Grant, and passed unanimously.
6. **COUNTY MANAGER**
 - A. **Bid Award: Mulching of 35+/- acres in Northwest Harris Business Park.** Randy Dowling, County Manager, said that action on this matter is being postponed until after the acceptance of the warranty deed for the 12.833 acres. (See item 11 A.)

- B. **Bid Award: Mowers.** Randy Dowling, County Manager, said that bids were received for five commercial zero-turn mowers for three departments; that funds, in the amount of \$33,400, are included in the approved budget; that one is for the Prison, one is for the Airport, and three are for Recreation (two at Moultrie Park and one at Pate Park); and that bids were received on July 31 as follows:

COMPANY	Cost Per Mower	Make & Model	Meets Specs
Anthony's Lawnmower Repair, West Point, GA	\$ 6,350.00	Snapper Pro-S 200XTB2761	yes
Morigde Mfg, Moundridge, KS	\$ 6,475.00	Grasshopper 226VG4/61	no
Southern Cart Services, LaGrange, GA	\$ 7,695.00	Cub Cadet HD Pro Z 560 L/S KW	yes
Triad Machinery, LaGrange, GA	\$ 7,807.68	Hustler X-One	yes
Hamilton Equipment, Columbus, GA	\$ 8,249.00	SCAG STC1161V-29CVEFI	yes
SunSouth, Columbus, GA	\$ 8,299.00	John Deere Z950M	no
Triad Machinery, LaGrange, GA	\$ 10,399.20	Exmark Lazer Z S-series	no

Mr. Dowling said that it is being recommended that the bid be awarded to Anthony's Lawnmower Repair for the low bid of \$6,350 per mower for a total of \$31,750, and that mowers should be delivered within seven days of the issuance of the Purchase Order. The motion to award the bid to Anthony's Lawnmower Repair was made by Commissioner Andrews, seconded by Chairman Langston, and passed unanimously.

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

- (1) County-wide Email System. Bid specs are being prepared.
- (2) Replacement Telephone System for Courthouse, Commissioners' Office, and Community Development. Bid specs are being prepared.
- (3) Restriping of 16 County Roads. Pre-bid meeting was held August 5, bids are due August 13, and action by the Board scheduled for August 20.
- (4) Pitts Drive Paving. Right of way issues still to be resolved.
- (5) Ellerslie Park Chipping & Grinding. Project is underway; should be completed by late October.
- (6) Soccer Complex Pavilion. Demo has been completed, obtaining building permits, and should be completed by end of the year.
- (7) Rails to Trails. Phase I of the project, from downtown Pine Mountain to the intersection of US 27 and SR 18 (354), is underway.
- (8) Airport Security & Wildlife Fence, Phase II. Project is about 50% complete.
- (9) Water Meter Replacement. Project is about 35% complete.
- (10) SPLOST & T-SPLOST. Collection rates are above budget.
- (11) Single Family Building Permits. Issued 26 permits in July.
- (12) Solid Waste Tonnage. July's tonnage is greater than that for the same time period of the past five years; if trend continues, fiscal year tonnage could be over 17,000 tons. In response to questions from Commissioner Zuerner, Mr. Dowling said that the Transfer Station facilities are sufficient for the increase in solid waste tonnage, but more man power may be needed and another truck will be needed.
- (13) Melody Lakes Dam. In response to questions from Commissioner Zuerner, Mr. Dowling said that the County is waiting for a response from and approval by the State of the County's submitted information, after which preparation of the construction documents will take place.

7. COUNTY ATTORNEY

- A. **Resolution to Accept: Maple Lakes Drive & Maple Lakes Court in Maple Lakes Subdivision.** John Taylor, County Attorney, reviewed the process for accepting roads, said all required documents to accept Maple Lakes Drive and Maple

Lakes Court have been submitted, and he recommended approval of the Resolution. The motion to approve the Resolution to accept the two roads was made by Commissioner Lange, seconded by Chairman Langston, and passed unanimously. Edgar Hughston, developer of Maple Lakes Subdivision, was in attendance and said that every department was very helpful and understanding in the road building process and that he wanted to thank everyone for their excellent help. Chairman Langston thanked Mr. Hughston for his comments.

- B. **Acceptance of Warranty Deed: Xpress Holdings, 12.833 acres in Northwest Harris Business Park.** John Taylor, County Attorney, said that a Warranty Deed had been received from Xpress Holdings for 12.833 acres; that the property is being donated to the County; that all documents regarding same are in order; and that he recommended acceptance of the deed. The motion to accept the Warranty Deed was made by Chairman Langston, seconded by Commissioner Lange, and passed unanimously.
- C. **Request for Executive Session.** John Taylor, County Attorney, requested an Executive Session for the purpose of discussing real estate, personnel, and threatened, pending, or potential litigation.

8. **PUBLIC HEARINGS @ 7:30 PM**

- A. **Explanation of Public Hearing Procedures.** Chairman Langston explained the procedures involved for the scheduled Public Hearings.
 - B. **Conflict of Interest Forms.** The Conflict of Interest forms were completed at the request of Chairman Langston.
 - C. **Application of Neil Block/Backwater Plaza LLC to Rezone 1.19 acres of Land Lot 058, Land District 19, Map 016, Part of Parcel 058, from A-1 (Agricultural/Forestry) to C-4 (Highway Commercial); current use vacant; proposed use to provide septic drainage field for adjacent commercial mini-mall; property located behind 5175 GA Hwy 219, Fortson.** Chairman Langston called the Public Hearing to order and read the specifics of the application. Neil Block, applicant, appeared before the Board and said that the upgrade and expansion of the current septic system are necessary and will be located on the subject property. Chairman Langston asked if anyone wished to speak in favor or in opposition to this application. There being none, and with no further comments from Mr. Block, other than he would like to have the rezoning approved, Chairman Langston closed the Public Hearing and asked for a motion. The motion to approve this rezoning request was made by Chairman Langston, seconded by Commissioner Lange, and passed unanimously.
 - D. **Application of Jedidiah B. Duncan to Rezone 2.41 acres of LL 48, LD 19, Map 045, Parcels 178 & 179, from C-3 (Neighborhood Commercial) to C-4 (Highway Commercial); current use gas station and self-storage; proposed use gas station/mercantile, self-storage, and outdoor power equipment sales and service; property located at 6107 GA Hwy 315, Fortson.** Chairman Langston said that a request had been made by the applicant to withdraw the application and action is needed regarding the withdrawal. The motion to approve the withdrawal of this application was made by Commissioner Andrews, seconded by Commissioner Lange, and passed unanimously.
 - E. **Application of Benjamin Q. Johnson to Amend the Text of the Zoning Ordinance, Article V, Section 8, related to the storage of certain vehicles and equipment.** Chairman Langston said that a request had been made by the applicant to withdraw the application and action is needed regarding the withdrawal. The motion to approve the withdrawal of this application was made by Commissioner Lange, seconded by Commissioner Grant, and passed unanimously.
9. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing real estate, personnel, and threatened, pending, or potential litigation was made by 7:45 PM by Commissioner Grant, seconded by Commissioner Zuerner, and passed unanimously.
10. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made by Chairman Langston, seconded by Commissioner Lange, and passed unanimously.

11. **COUNTY MANAGER (CONTINUED)**

- A. **Bid Award: Mulching of 35+/- acres in Northwest Harris Business Park.** Randy Dowling, County Manager, said that bids had been received regarding the mulching of 35 +/- acres in Northwest Harris Business Park on July 9, as follows:

Company	Bid Amount	# days
Rotac, LLC, Roswell, GA	\$ 30,000.00	60
Flint Facilities Mtn, Manchester, GA	\$ 44,700.00	60
West Cobb Contractors, Powder Springs, GA	\$ 46,300.00	45
M&C Land Services, Opelika, AL	\$ 49,000.00	60
C&S Construction & Consulting, Jonesboro, GA	\$ 127,778.90	60

Mr. Dowling said that it is being recommended that the bid be awarded to Rotac for the low bid of \$30,000; that Rotac has met all bid specs and requirements; that the project is to be completed within 60 days of the issuance of the Notice to Proceed; and that the funding has been included in the approved budget in SPLOST 2019 Economic Development.

The motion to award the bid to Rotac in the amount of \$30,000 was made by Commissioner Lange and seconded by Commissioner Andrews. Commissioner Zuerner said that he was concerned that the bid was too low and about awarding the bid to a company that hasn't been in business very long. The motion to award to Rotac passed with three in favor (Lange, Andrews, Grant) and two opposed (Langston, Zuerner).

12. **ADJOURNMENT.** There being no further business to discuss the motion to adjourn was made by Commissioner Lange, seconded by Chairman Langston, and passed unanimously.

Becky Langston, Chairman

Attest:

Nancy D. McMichael, County Clerk