

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

January 5, 2021

7:00 P.M.

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

1. **CALL TO ORDER & WELCOME.** Chairman Langston called the Regular Session to order and welcomed new Commissioner Bobby Irions.
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 December 15, 2020, Regular Session was made by Commissioner Andrews, seconded by Commissioner Zuerner, and passed with four in favor (Andrews, Zuerner, Langston, Irions), no opposition, and one abstention (Grant, who was absent during most of the December 15 meeting).
4. **ORGANIZATION OF COMMISSION.** Chairman Langston said that she was not in the running for Chairman this year; that being a Commissioner takes up a lot of time but that being Chairman is even more time consuming; and that she will take the opportunity to spend more time with her family.
 - A. **Election of Chairman.** The motion to appoint Andrew Zuerner as Chairman was made by Commissioner Grant, seconded by Commissioner Irions, and passed unanimously.
 - B. **Election of Vice-Chairman.** The motion to appoint Rob Grant as Vice-Chairman was made by Commissioner Irions, seconded by Chairman Zuerner, and passed unanimously.
 - C. **Appointment of County Attorney.** The motion to reappoint Russell Britt as County Attorney was made by Commissioner Andrews, seconded by Commissioner Langston, and passed unanimously.
 - D. **Appointment of County Clerk.** The motion to reappoint Nancy McMichael as County Clerk was made by Commissioner Grant, seconded by Commissioner Langston, and passed unanimously.
5. **OLD BUSINESS**
 - A. **Request for Driveway Across Man O'War Railroad Recreation Trail: Kenny Moore.** Chairman Zuerner said that the Board discussed this matter during the November 17, 2020, meeting and action was tabled pending receipt of a survey showing better elevation details along with utilities and drainage; that a new survey has been provided; that the Ordinance requires property owners to seek approval to construct a driveway or crossing over the Trail; that Mr. Moore needs the driveway in order to access his property from Hamilton Mulberry Grove Road; that Mr. Moore plans to sell the property to an individual who desires to construct a single family home; and that if approved, the driveway is permissive in use and revocable at any time, and does not grant and the applicant shall not acquire any ownership rights to the railbed property, whether in fee simple, by prescription or by adverse possession. The motion to approve Mr. Moore's request for a driveway across the railbed was made by Commissioner Andrews and seconded by Commissioner Grant. Following discussion, the motion passed unanimously.
 - B. **Reconsideration of Moratorium Resolution regarding Planned Unit Developments (PUD).** Chairman Zuerner said that the Board took action on November 17, 2020, to approve a resolution to extend a moratorium on the acceptance of PUD applications to March 31, 2021, or until the completion and adoption of the revision/rewrite of the land use ordinances or March 31, 2021, whichever occurs first; and that during the December 15 meeting there was discussion regarding the terminology of "whichever occurs first" as opposed to "whichever occurs last"; and that following that discussion a motion was made to reconsider the moratorium during this meeting. He then read the resolution that was adopted on November 17. Commissioner Langston suggested that Russell Britt, County Attorney, explain the issue. Mr. Britt explained the issue and said that the

Board can leave the resolution as adopted (with “whichever occurs first”) or take action to amend the resolution. Following discussion, consensus was to leave the resolution as adopted.

6. **NEW BUSINESS**

- A. **Resolution of Appreciation: Jim Furin & Lynn Sanders.** At the request of Chairman Zuerner, Commissioner Langston read the resolution of appreciation regarding Jim Furin and Lynn Sanders who are her constituents. Prefacing the reading, Commissioner Langston said that Mr. Furin and Ms. Sanders have volunteered their personal time to attend and video tape Commission meetings and uploading to YouTube. She then read the Resolution of Appreciation. The motion to approve the Resolution was made by Commissioner Langston, seconded by Commissioner Grant, and passed unanimously.
- B. **Financial Statement: October 2020.** The motion to approve the financial statement for October 2020 was made by Commissioner Andrews, seconded by Commissioner Langston, and passed unanimously.
- C. **Chamber Tourism Report: Kim Tharp.** Kim Tharp, Executive Director of the Harris County Chamber of Commerce, appeared before the Board and said that the Board had been provided a copy of the presentation, which is the same as last year but with some updated information. She then asked Andy Fritchley, with Kelsey Advertising & Design, to review the report. Mr. Fritchley said that the brand was launched on April 1, 2020; that for tourism promotion a social media campaign was started and photographers were hired to capture tourism images around the County; that as of December 8, there have been over five million viewers with an average of 10,000 engagements per month; that a merchandise shop is in place; that merchandise bears the lantern logo. In response to questions from Commissioner Andrews, Ms. Tharp said that merchandise is not in local shops and there is perhaps a plan in place to do so. Commissioner Irions suggested that the Man O’War Recreation Railroad Trail be included. In response to a question from Commissioner Langston, Ms. Tharp said that the next hotel/motel report is due on or before January 20, 2021. At this point, Chairman Zuerner said that it’s time for rezoning public hearings, and Ms. Tharp thanked the Board for their time and attention.

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

- A. **Conflict of Interest Forms.** The Conflict of Interest forms were completed at the request of Chairman Zuerner.
- B. **Explanation of Public Hearing Procedures.** Chairman Zuerner explained the Public Hearing procedures.
- C. **Application of Mary Jane Link to rezone 47.59 acres on Map 047, Parcel 001B, Land Lot 82, Land District 18; from R-1 (Single Family Residential) to A-1 (Agricultural & Forestry); current use timberland, wildlife habitat and conservation; proposed use no change; property located on Grey Rock Road about 7/10 of a mile west of intersection of Grey Rock Road and East BonAcre Road, Midland.** Chairman Zuerner called the Public Hearing to order, read the specifics of the application, and said that both the Planning Commission and Staff had recommended approval. Tony Link, spouse of the applicant, appeared before the Board and said that they purchased this property as a buffer to their adjacent 63 acres, which is under conservation, and they want to combine the two properties with both being under conservation to prevent development of same. There being no one in attendance in favor of or in opposition to this rezoning application, Chairman Zuerner closed the Public Hearing and asked for a motion. The motion to approve this rezoning was made by Commissioner Irions, seconded by Commissioner Andrews, and passed unanimously.
- D. **Application of Rebecca I. Pullen to rezone 10.00 acres on Map 047, Parcel 001B 002, Land Lots 79 & 82, Land District 18; from R-1 (Single Family Residential) to A-1 (Agricultural & Forestry); current use undeveloped, livestock and conservation; proposed use livestock, equine and conservation; property located on Grey Rock Road about 6/10 of a mile west of intersection of Grey Rock Road and East BonAcre Road, Midland.** Chairman Zuerner called the Public Hearing to order, read the specifics of the application, and said that both the Planning Commission and Staff had recommended approval. Douglas Pullen, spouse of the applicant, appeared before the Board and said that they want to rezone in order to build a barn and have some

horses. There being no one in attendance in favor of or in opposition to this rezoning application, Chairman Zuerner closed the Public Hearing and asked for a motion. The motion to approve this rezoning was made by Commissioner Irions, seconded by Commissioner Andrews, and passed unanimously.

8. **COUNTY MANAGER**

A. **Bid Award: Lighting of Soccer Fields.** Randy Dowling, County Manager, said that the Recreation FY 20-21 budget includes \$105,000 to install used donated light fixtures on new wooden poles with timers and a lightning protection system on the soccer fields; that bid specifications were prepared, distributed and advertised during November and December; that a mandatory pre-bid meeting was held December 3 with nine companies in attendance; and that the County received two bids on December 16, as follows:

COMPANY	HALOGEN/METAL HALIDE LIGHTING	LED LIGHTING	OTHER LIGHTING (NEW)
S. Electrical Contractors Phenix City AL	\$ 92,603.00	\$ 99,697.00	n/a
Bass Electrical Phenix City AL	\$ 99,000.00	\$ 125,000.00	\$159,000.00 (80 new 320 watt LED fixtures in lieu of retrofitting existing fixtures)

Mr. Dowling said that staff and the Soccer Association evaluated the bids and recommend that S.Electrical Contractors, Inc., be awarded the bid for a total cost of \$99,697.00 (the LED option), which is \$5,303 (5%) below budget and will result in lower utility bills and last longer than metal halide bulbs; that the project has a one-year warranty; that the LED bulbs have a five-year, 50,000 hour warranty; that if approved a Notice of Award will be issued to provide notice to obtain materials and the Notice to Proceed will be issued in mid-May after the spring soccer season with work to be completed before fall soccer season begins; and that any damages will be the responsibility of the contractor and \$250/day as liquidated damages beyond the stated completion date, with allowance for inclement weather delays. Following discussion, which included that the Soccer Association should be contacted regarding the possibility of lighting another soccer game field with funding by the Association, which they had indicated during the May 21, 2019 Commission meeting, the motion to award the bid to S. Electrical in the amount of \$99,697 was made by Commissioner Irions, seconded by Commissioner Grant, and passed unanimously.

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

- (1) Replacement Telephone System for Courthouse, Administration Building and Community Development Building. Project is on-going and should be completed late this month.
- (2) Ambulances for EMS. Two replacement ambulances should arrive in April.
- (3) LMIG Road Resurfacing. Bid preparation underway and will be sent out later this month with completion by June 30, 2021.
- (4) Restriping of County Roads. Bid preparation underway and will be sent out later this month with completion by June 30, 2021.
- (5) Repair/Renovation of Five (5) County Bridges. Project is on-going, and is to be completed by June 30, 2021.
- (6) Melody Lakes Dam. Pre-con meeting will be on January 12 and project should be completed by mid 2021.
- (7) Ellerslie Park. Alexander Paving will be working on the interior roads this month, then move to the turn lane and be finished in 90 days. In response to question from Commissioner Andrews, Mr. Dowling said that the County is working with Georgia Forestry regarding the burn permit and hope to begin burning soon. Commissioner Langston said that the park have been six years in the making and she would like to see the park development completed before the County starts anything else.

- (8) Soccer Field Poles and Lights. Bid was awarded this evening; Notice of Award will be provided this week with the Notice to Proceed issued following Spring soccer season.
 - (9) Garbage Trucks (Replacement). Two garbage trucks should be received in March.
 - (10) Scrap Tire Amnesty Events. State has approve the County's application; events will be held on Saturday, March 13 and March 20, from 8 AM to 4 PM, at the County's Transfer Station, and a information flyer is being distributed.
 - (11) Land Use and Development Codes Update. Project is on-going; drafts of two articles have been provided to the Board for review; drafts of more articles should be provided soon; and is on track to meet the deadline of March 31. In response to a comment from Commissioner Andrews, Mr. Dowling said that some type of face-to-face meeting can be arranged to discuss what has been provided thus far.
 - (12) SPLOST. Coming in at normal rate.
 - (13) LOST. Coming in at normal rate.
 - (14) T-SPLOST. Coming in at normal rate.
 - (15) Single Family Building Permits. 10 were issued during December, for a total of 102 for this fiscal year.
9. **COUNTY ATTORNEY**. No business for discussion this evening.
 10. **OTHER**. Commissioner Grant said that he wanted to thank the Commissioners and the people of Harris County for their support and prayers recently (in death of spouse); that he is still having a difficult time but the support he has been receiving helps keep him going; and that this is why he lives in and loves Harris County - it is one big family.
 11. **ADJOURNMENT**. There being no further business, the motion to adjourn was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously.

Andrew Zuerner, Chairman

Attest:

Nancy D. McMichael, County Clerk