

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

May 18, 2021
6:30 P.M.

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

1. **CALL TO ORDER.** Chairman Zuerner called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** Chairman Zuerner led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the May 4, 2021 Regular Session and the May 4, 2021, Budget Work Session I, was made by Commissioner Irions, seconded by Commissioner Grant, and passed unanimously.
4. **NEW BUSINESS**
 - A. **Public Hearing: Impact Fee Program Creation.** Chairman Zuerner called the Public Hearing to order regarding the potential creation of an impact fee program, and turned the hearing over to Lee Walton, consultant with Wood, PLC. Mr. Walton appeared before the Board, introduced Paige Hatley, and then reviewed the PowerPoint presentation regarding Impact Fees (IF) to include the purpose of the meeting, the areas of interest for impact fees, the study process, the study elements, and the schedule. Following the presentation, there was discussion regarding the initial meeting of the IF Advisory Committee and how IF would affect developers. Chairman Zuerner asked if anyone in attendance wished to make comments. There being none, he closed the Public Hearing.
 - B. **Development Authority Update: Northwest Harris Business Park.** Craig Greenhaw, Chairman of the Harris County Development Authority, appeared before the Board and said that in an effort to get things moving with the further development of the Business Park, the Development Authority has an opportunity to apply for a OneGeorgia grant through the Georgia DCA and it took action during its May 11 meeting to approve \$47,180 of its funds for (1) a proposal from GEC in the amount of \$34,680 to provide geotechnical engineering recommendations and seismic study for planning, design and development of the parcel; (2) a proposal from GEC in the amount of \$2,500 for clearing and managing of specific boring location; and (3) a proposal from Harris Gray in the amount of \$10,000 for a conceptual plan of the overall acreage in Parcel A. He also said that the work will take about 60 days, after which a request will be made to the Board for \$10,000 to have the grant written and if the grant is approved, another \$12,000 for administer the grant in the amount of \$1,000,000, for which the Board will be requested to provide the \$500,000 match for the grant. Following discussion, the motion to approve including the \$22,000 for the grant writer and administrator in next year's budget was made by Commissioner Andrews, seconded by Commissioner Langston, and passed unanimously.
 - C. **Resolution to Accept Orchard Drive, Hawthorn Terrace, Loblolly Lane and Cypress Trail in The Orchards at Mulberry Grove.** Chairman Zuerner said that all required documents to accept the roads have been submitted in accordance with County regulations. The motion to approve the Resolution to accept the four roads was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously.
5. **COUNTY MANAGER**
 - A. **Bid Award: Man O'War Railroad Recreation Trail Phase IV.** Randy Dowling, County Manager, said that this phase of the rails to trails project will continue from behind the Mountain Creek Inn in a southern direction to the Callaway Country Store and consists of about 7,950 linear feet of a 10-foot wide asphalt trail, 1,000 linear feet of concrete switchbacks to connect the trail to the Callaway County Store, 8,215 linear feet of wooden guardrails, and renovation of the railroad bridge over U.S. 27; that when complete, about four miles of the 21 miles of trail will be paved; that five bids were received on May 7, as follows:

Company Name	Total Bid
Earth-Scapes, Inc. (Phenix City, AL)	\$ 1,137,179.00
Southeastern Site Development, Inc. (Newnan, GA)	\$ 1,226,311.97
Piedmont Paving, Inc. (Newnan, GA)	\$ 1,340,425.38
Tri-Scapes, Inc. (Cumming, GA)	\$ 1,376,150.46
Lewallen Construction Co. (Marietta, GA)	\$ 1,438,923.69

Mr. Dowling said that Carter & Sloope, consulting engineer, reviewed all bids and recommended the award be made to Earth-Scapes in the amount of \$1,137,179.00. He also said that looking to the future, Hamilton is about 4.5 miles south of the Callaway Country Store and to continue the paved trail to SR 116 in Hamilton would cost about \$2.5 million, or to continue the trail with a walkable surface (not asphalt) would cost about \$750,000. Regarding this bid award, the motion to award the bid to Earth-Scapes in the amount of \$1,137,179.00 and the authorize the County Manager to execute the necessary bid documents was made by Commissioner Grant, seconded by Chairman Zuerner, and passed unanimously. Discussion took place about extending the trail to Hamilton with a walkable surface, and Mr. Dowling said he would provide the Board with a proposal for same at a later date.

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

- (1) Replacement Ambulances for EMS. One ambulance to be delivered this Friday and the other next week.
- (2) Replacement 911 Consoles & Server. Equipment should be installed this month.
- (3) LMIG Road Resurfacing. Project is ongoing and is to be completed by June 30, 2021.
- (4) Restriping of County Roads. Project is ongoing and is to be completed by June 30, 2021.
- (5) Patching of County Roads. Project is ongoing and is to be completed by June 30, 2021.
- (6) Melody Lakes Dam. Project is ongoing and should be completed by June 30, but there may be a slight issue and he will know more about that soon; that it may turn out to be a non-issue.
- (7) Rails to Trails Project. Phase IV was awarded this evening.
- (8) Soccer Field Lights. Project has started and is to be completed by June 30, 2021.
- (9) Replacement Garbage Trucks. Should be delivered this month.
- (10) Water Works Administration Building. Architects working on a third facade design.
- (11) Renovation of Old Library. Bid opening was delayed from today to this Friday, with Board consideration of its part on June 1.
- (12) Land Use and Development Codes Update. All 14 draft articles are on the website for review by the public, and the Open House is on May 20 at the Community Center. Discussion took place regarding the time frame, which was changed from 10 AM to 7:30 PM to 10 AM to 9 PM and the manner in which the event would be held (similar to a real estate open house with materials available and questions answered).
- (13) Impact Fee Study. On going with the required Public Hearing held this evening.
- (14) Courthouse Assessment. The final report has been issued to the Board for review.
- (15) SPLOST. Collection up from last year and last month.
- (16) LOST. Collection up from last year and last month.

(17) T-SPLOST. Collection up from last year and last month.

(18) Single Family Home Permits. Number of permits issued this fiscal year is 203.

(19) Solid Waste Tonnage. Collection slightly lower than last year and last month.

6. **COUNTY ATTORNEY**

A. **Soccer Association Agreement: Soccer Field Lighting**. Russell Britt, County Attorney, reviewed the agreement with the Soccer Association regarding soccer field lighting, which included that the Association would pay the County a total of \$25,000 to be used for soccer field lighting and that payments would be made on a bi-annual basis during each registration period in the amount of \$5,000 only when the Association has 200 or more players registered to play for that registration period, but should there not be at least 200 registered players, payment would not be paid at that time, and if there are at least 200 at the next registration period, payment would again be paid. The motion to approve this agreement was made by Commissioner Grant, seconded by Commissioner Langston, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #21-06.)

7. **RECESS FOR EXECUTIVE SESSION**. The motion to go into Executive Session for the purpose of discussing a personnel issue was made at 7:15 PM by Commissioner Andrews, seconded by Commissioner Grant, and passed unanimously.

8. **RECONVENE REGULAR SESSION**. The motion to go back into Regular Session was made at 7:45 PM by Commissioner Andrews, seconded by Chairman Zuerner, and passed unanimously.

9. **ADJOURNMENT**. There being no further business, the motion to adjourn was made by Commissioner Irions, seconded by Chairman Zuerner, and passed unanimously.

Andrew Zuerner, Chairman

Attest:

Nancy D. McMichael, County Clerk