

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

July 19, 2022  
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; Clint Chastain, Chief Financial Officer; Andrea Dzioba, County Clerk.

1. **CALL TO ORDER.** Chairman Zuerner called the Regular Session to order.
2. **INVOCATION / PLEDGE OF ALLEGIANCE.** Commissioner Andrews gave the invocation. Chairman Zuerner led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the June 21, 2022 Regular Session was made by Commissioner Andrews, seconded by Chairman Zuerner and passed unanimously.
4. **APPEARANCE OF CITIZENS.**
  - A. **Blake Alford - West Point Millage Rate.** Mr. Blake Alford, citizen of West Point within Harris County, appeared before the Board and stated that his millage rate for Harris County is higher than his rate in West Point and does not receive any services from Harris County as West Point citizens. He stated that he believes that if Harris County provides services to citizens within the city limits of West Point that there would be records showing the services provided. He believes that the citizens of West Point are being overtaxed and that they are getting ready to be vocal with their concerns.
  - B. Mr. Fletcher requested to address the Board regarding Woodland Hills. He advised that more development brings more traffic, people and crime. He stated that we need to be careful with our growth plan and that with more development that wildlife such as coyotes and red-tailed hawks will be gone.
  - C. Mr. Ray Floyd, lives in Woodland Hills, advised that he believed that Woodland Hills was a dead subject and that the applicant never does what they say and just wants to make a buck. He stated that commercial has been built were it shouldn't have been and would like to see the Resort Zoning taken away from them.
  - D. Mr. Frank Dillard requested to address the Board regarding Woodland Hills. He stated that the roads are private but no one seems to own them. He advised that there are concerns if there roads across another dam and that it may create issues. He also pointed out a portion of the Code of Ordinances pertaining to Resort Zoning.
5. **NEW BUSINESS**
  - A. **Appeal for Land Use Permit for Woodland Hills.** Chairman Zuerner advised that the item would be removed from the agenda.
  - B. **Impact Fee Feasibility Study.** Mr. Lee Walton, Wood LLC., addressed the Board and advised that a vote was not required and provided an update and status. He advised that DCA and RVRC approved the CIE and that the County was free to proceed with the process. He reviewed the next steps and a possible timeline for the remaining steps. Discussion was held by the Board that included that current residents should not bear the burden of future development; that money already spend should not be a waste; that money spent doesn't mean that it has to be implemented; that impact fees may hinder growth; that the Board needs to think toward the future; that citizens have asked for impact fees for many years; and that the ordinance could be adopted with a fee schedule of \$0 so that a future Board would not have to go back through the process. The motion to not proceed with the process was made by Commissioner Langston, seconded by Chairman Zuerner, and passed with three in favor (Langston, Zuerner, Grant) and two opposed (Andrews, Irions).
  - C. **Change Order #1 for Phase V of the Man O' War Railroad Recreation Trail.** The motion to approve Change Order #1 (Option B - an additional 1,400 linear feet or a total of 2,300 linear feet) to Chipley Street, the end of the line) in the amount of \$120,500 for Phase V of the Man O'War Railroad Recreation Trail was made by Commissioner Grant, seconded by Commissioner Langston, and passed unanimously.

- D. **Appointment to the Planning Commission.** Chairman Zuerner made a recommendation to appoint Jarrod Lloyd to the Planning Commission. The motion to approve the appointment of Jarrod Lloyd to the Planning Commission was made by Chairman Zuerner, seconded by Commissioner Andrews and passed unanimously.
- E. **Appointment to the Development Authority.** Commissioner Andrews made a recommendation to appoint Tommy Wright to the Development Authority. The motion to approve the appointment of Tommy Wright was made by Commissioner Andrews, seconded by Chairman Zuerner and Commissioner Grant and passed unanimously.
- F. **Request for Tax Refund - Wayne Carl Scroggs.** The motion to approve the Request for a Tax Refund of Wayne Carl Scroggs in the amount of \$36.76 was made by Commissioner Grant, seconded by Commissioner Irions and passed unanimously.
- G. **Financial Statement - May 2022.** The motion to accept the Financial Statement - May 2022 was made by Commissioner Grant, seconded by Chairman Zuerner and passed unanimously.

## 6. **COUNTY MANAGER**

- A. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
  - (1) **UDC/Land Use Codes.** The UDC will go to the Planning Commission on July 20<sup>th</sup> and will have a Public Hearing at the August 2<sup>nd</sup> Board of Commissioners meeting.
  - (2) **New EMS/VFD Facility at NWHBP.** This project is on bid and the deadline is August 4<sup>th</sup> and will be considered by the Board on August 16th.
  - (3) **Man O'War Railroad Recreation Trail, Phase V (aka Rails to Trails).** Phase V will be completed by well before November and likely by the end of August. Phase VI is currently being designed and should be complete by Fall of next year.
  - (4) **New Fire Training Facility.** Design meetings have occurred and the project is ongoing.
  - (5) **New Solid Waste Facility.** The project has begun and is expected to be completed in early 2023.
  - (6) **Courthouse Renovations, Phase I.** This project is expected to start soon.
  - (7) **Impact Fee Study.** It has been concluded this evening.
  - (8) **5311 Rural Transportation Program.** The program has begun and has been well received.
  - (9) **LOST Negotiations.** Several meetings have taken place. Russell Britt, County Attorney, advised that he has talked with the city attorney for Hamilton and they suggested that a meeting occur with the attorneys and staff prior to the next meeting with the governing bodies. There was a consensus of the Board for the attorneys and staff to meet to discuss the topic prior to the next meeting with the governing bodies.

Randy Dowling, County Manager, responded to questions from the Board about whether the fire department in West Point would be able to utilize the new Fire Training Facility when built. He stated that he couldn't think of a reason why they would be denied usage of the facility. Mr. Dowling responded to a question about whether the new EMS/VFD Facility at NWHBP would serve the Harris County area of West Point if needed and advised that they would be able to serve that area. Randy Dowling, County Manager, responded to a question about how much the sign for the Board of Elections and Registration cost. He advised that we are well below budget.

7. **COUNTY ATTORNEY**

A. **Intergovernmental Agreement between Harris County, the Center for Rural Prosperity, and the Harris County School District for telehealth program.** Russell Britt, County Attorney, provided information to the Board related to the Intergovernmental Agreement and advised that it was a finance conduit for the grant. The motion to award the approve the Intergovernmental Agreement between Harris County, the Center for Rural Prosperity, and the Harris County School District for telehealth program was made by Commissioner Grant, seconded by Commissioner Langston, and passed unanimously.

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

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Andrew Zuerner, Chairman

Attest:

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Andrea Dzioba, County Clerk