

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

August 16, 2022  
6:30 p.m.

Commissioners Present: Andrew Zuerner, Susan Andrews, Rob Grant, Bobby Irions, Becky Langston.  
Staff Present: Randy Dowling, County Manager; 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. **ANNOUNCEMENT.** Chairman Zuerner congratulated the Harris County 12U Boys Little League team for being the District 8 Champions, the Georgia State Champions and for coming in 3<sup>rd</sup> in Southeast Region Tournament.
4. **MINUTES.** The motion to approve the minutes of the August 2, 2022 Special Called Session and the August 2, 2022 Regular Session was made by Commissioner Andrews, seconded by Chairman Zuerner and passed unanimously.
5. **THIRD PUBLIC HEARING AS REQUIRED BY THE STATE ON THE COUNTY'S 2022 MILLAGE LEVY - To hold a Public Hearing as required by State Law on the County's intent to levy a millage rate that differs from the calculated "rollback" millage rate for ad valorem tax purposes.** Chairman Zuerner called the Public Hearing to order and said that the purpose of this meeting is regarding the notice of intent to increase the property tax and that this is the third of three hearings the County is required to hold regarding same; and that the first public hearing held on August 2, 2022 at 11:00 a.m. and the second public hearing was held on August 2, 2022 at 6:30 p.m. Chairman Zuerner said that the County has tentatively adopted a 2022 millage rate which will require an increase in property taxes by 2.93 percent County Wide less West Point and by 2.35 percent in the West Point area; that this tentative increase will result in a millage of 9.13 mills.

Chairman Zuerner asked if anyone wished to comment on the millage rate. There were no comments from the public.

6. **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 concerns are that the taxpayers of West Point do not receive services from Harris County based upon information received from his open records request which should be true and accurate. If any of these services were provided that they would have been included in the records received. Information from the Harris County School District were based upon West Point mailing addresses of students and not based upon whether they resided within the West Point City limits. Mr. Alford stated that the citizens of West Point demand that Harris County lower the millage rate for West Point citizens to 40% of current millage rate. He advised the Board that the people of West Point are "just now getting started."
7. **NEW BUSINESS**
  - A. **2022 Property Tax Millage Rate Adoption.** The motion to adopt the 2022 property tax millage rate at 9.13 mills, the millage rate for the portion of West Point that is located within the County at 5.478 mills, and the Board of Education's 2022 millage rate at 17.50 mills and approve the resolution was made by Commissioner Andrews, seconded by Commissioner Irions and passed unanimously.
  - B. **Agreement with the Georgia Department of Human Services, Division of Family and Children Services for the Low-Income Household Water Assistance Program (LOHWAP).** Jamie Thomas, Director of Community Services for Enrichment Services Program, Inc., was introduced by Chairman Zuerner and available to answer any questions. She explained that the program was federally-funded as part of the CARES Program and is now available in Clay County, Chattahoochee County and Muscogee County. The motion to approve the Agreement with the Georgia Department of Human Services, Division of Family and Children Services for the Low-Income Household Water Assistance Program (LOHWAP) was made by Commissioner Langston, seconded by Chairman Zuerner and passed unanimously.

- C. **2023 Local Maintenance Improvement Grant (LMIG) Projects.** The motion to approve the submission of the six roads (Grey Rock, Mountain, Drive, Boat Club Road, Dogwood Terrace, Pike Drive and Maria Lane) to GDOT for the 2023 LMIG allocation and authorize the County Manager and County Clerk to execute the necessary documents was made by Commissioner Andrews, seconded by Commissioners Langston and Irions and passed unanimously.
- D. **Appointment to the Board of Zoning Adjustments.** The motion to appoint Maria Copeland to the Board of Zoning Adjustments for the remainder of the unexpired term and for the next full term of 10/1/2022 through 9/30/2025 was made by Vice-Chairman Grant, seconded by Chairman Zuerner and passed unanimously.

8. **COUNTY MANAGER**

- A. **Bid Award: Harris County EMS and Volunteer Fire Station.** County Manager Randy Dowling stated that the FY 2022-2023 approved EMS budge contains \$3,000,000 to construct a new EMS/VFD facility in the Northwest Harris Business Park (NWHBP) and has been designed by 2WR Architects and bid out. On August 4, 2022, seven bids were received as follows:

Company Name	Total Bid
Headley Construction	\$ 3,360,000.00
McWright, LLC.	\$ 3,399,000.00
Principle Construction	\$ 3,444,000.00
Place Services, Inc.	\$ 3,498,041.00
Diversified Construction of Georgia	\$ 3,614,000.00
Carlisle Construction, LLC.	\$ 3,654,500.00
Batson-Cook	\$ 3,667,000.00

He stated that the low bidder was Headley Construction from Newnan with a bid of \$3,360,000 and that 2WR is recommending that the low bidder, Headley Construction, be awarded this bid.

The motion to award the bid to Headley Construction in the amount of \$3,360,000.00 for the EMS/VFD facility project and authorize the County Manager and County Clerk to execute the necessary documents was made by Vice-Chairman Grant, seconded by Commissioner Irions, and passed unanimously.

- B. **Bid Award: Solid Waste Transportation and Disposal.** County Manager Randy Dowling stated that the County’s municipal solid waste contract ends on October 31, 2022. Due to the pending expiration of the current contract, a new Request for Proposal was prepared and advertised. On August 9, 2022, two responses were received as follows:

<i>Item</i>	<i>Waste Away Group</i>	<i>AmWaste</i>
Cost per ton for transportation	\$ 16.50	\$ 28.60
Cost per ton for disposal	\$ 24.25	\$ 22.00
Cost per ton for state disposal fee	\$ 1.00	\$ 0.75
<b>Total cost per ton</b>	<b>\$ 41.75</b>	<b>\$ 51.35</b>
Monthly Fuel Surcharge (diesel)	If diesel fuel prices exceed \$2.55 per gallon	If diesel fuel prices exceed \$4.67 per gallon
Annual Escalation (every Nov.)	Based on CPI for Water, Sewer and, Trash	Based on CPI
Landfill Location	Opelika, AL	Lamar County, GA

He stated that the low bidder was Waste Away Group, the current provider, with a bid of \$41.75 per ton, a 52% increase from the current rate and is recommending that the low bidder, Waste Away Group, be awarded this bid.

The motion to award the bid to Waste Away Group, Inc. For a bid amountof \$41.75 per ton, plus a monthly fuel charge if applicable, plus annual escalation, and authorize the County Manager and County Clerk to execute the necessary documents was made by Commissioner Andrews, seconded by Commissioner Langston, and passed unanimously.

- C. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
- (1) **UDC/Land Use Codes.** Denied by the Board of Commissioners on August 2, 2022.

- (2) New EMS/VFD Facility at NWHBP. Bid was awarded this evening.
- (3) Annual LMIG Resurfacing Program. The Board approved road list this evening and list of roads will be submitted to GDOT for their consideration.
- (4) New Playgrounds for Moultrie Park and Community Center. RFP has been advertised and bids are due August 30<sup>th</sup> and will be considered by the Board on September 20, 2022.
- (5) Replace Aged Dehumidification System at Community Center. RFP was advertised yesterday.
- (6) Man O'War Railroad Recreation Trail, Phase V (aka Rails to Trails). Phase V will be completed very soon and should be open by the first weekend in September. A ribbon cutting is being planned for September 13, 2022.
- (7) New Fire Training Facility. This project should be bid out in 30-45 days.
- (8) Update the 2017 Tusa Evaluation Study. Staff is reviewing report and Tusa is expected to give a presentation to the Board on September 6, 2022.
- (9) New Solid Waste Facility. The project has begun and is expected to be completed in early 2023.
- (10) New Water Works Administrative Office. This project expected to begin in 2-3 weeks.
- (11) Courthouse Renovations, Phase I. This project is expected to start as soon as materials are received.

9. **COUNTY ATTORNEY**

- A. **Request for Executive Session**. Russell Britt, County requested an Executive Session for the purpose of discussion real estate, litigation and personnel.
10. **RECESS FOR EXECUTIVE SESSION**. Chairman Zuerner made the motion to go into Executive Session for real estate, litigation and personnel at 6:58 p.m. The motion was seconded by Commissioners Langston and Andrews and passed unanimously.
11. **RESUME REGULAR SESSION**. The motion to go back into Regular Session was made at 8:01 p.m. by Chairman Zuerner, seconded by Commissioner Andrews, and passed unanimously.
12. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Commissioner Langston, seconded by Commissioner Irions, and passed unanimously.

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Andrew Zuerner, Chairman

Attest:

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Andrea Dzioba, County Clerk