

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

October 4, 2022

6:30 p.m.

Commissioners Present: Andrew Zuerner, Susan Andrews, Rob Grant, Bobby Irions, Becky Langston. Staff Present: Clint Chastain, Chief Financial Officer; Brian Williams, Community Development Director; Ashley Marston, Director of Recreation; Michael Fuson, Assistant Director of Recreation; Jamie Webb, Facility Maintenance Director; 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. Lacey Fuson, daughter of Mike Fuson, Assistant Director of Recreation, led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the September 20, 2022 Regular Session was made by Vice Chairman Grant, seconded by Chairman Zuerner and passed unanimously.
4. **APPEARANCE OF CITIZENS**
  - A. **Maria Copeland – Proposed gap insurance for County employees and County Elections office conversation/presentation from August 9, 2022.** Ms. Maria Copeland, citizen of Harris County, appeared before the Board and stated that before extra benefits are provided to employees that the Board needs to take care of benefits already in place. Ms. Copeland stated that benefits that had been earned by Pamela Jackson needed to be restored; that they needed to start rebuilding trust; and that they needed to do the right thing by all their people.
  - B. **Lester McMackin/Jim Call – Village Parkway.** Mr. Lester McMackin, citizen who lives on Village Parkway, appeared before the Board, and informed them that his yard has a drainage problem. Additionally, he would like the County to accept Village Parkway as a County road.
  - C. **Stacey Baker – Chickens (free range); uncontained dogs; and easement damage/ land locking.** Ms. Stacey Baker was not present at the meeting.
5. **OLD BUSINESS**
  - A. **Second Reading: Alcohol Application of Brynn Smith for Restaurant at Eighty Five, 6052 GA Hwy 85, Ellerslie.** Chairman Zuerner read the specifics of the application and stated that the Sheriff's Office recommended approval, the Health Department recommended approval pending issuance of a food permit, and the Community Development Department recommended disapproval. Brian Williams, Community Development Director, informed the Board that the issues that caused the disapproval recommendation have now been rectified. Brynn Smith informed the board that she already has people lined up to work. The motion to approve the Alcohol Application of Brynn Smith for a restaurant at Eighty Five, 6052 GA Hwy 85, Ellerslie was made by Commissioner Langston, seconded by Chairman Zuerner, and passed unanimously.
  - B. **TUSA: 911 Radio System Supplemental Report.** Dean Hart, Chief Executive Officer, from Tusa Consulting Services, was in attendance to respond to questions and provide information to the Board. Discussion was held related to why Tusa was recommending the system that they recommended; what would be needed to provide coverage for the County with the Tetra system already in place; what the advantages of one system over the other might be; that the report seemed to be repetitive and the same from the prior report that was provided; about UHF and VHF channels; that the County does need additional tower locations; that the County should have ownership of towers added to the system; that water towers may be able to be utilized as a signal location; the possibility of creating a hybrid system; that the Board would like to explore all options and whether it is possible to expand; that the Tetra system is not the industry standard; leasing vs. ownership of towers; availability of UHF and VHF channels; the need for additional information prior to making a decision; and that this should have been explored year after year.

Dean Ginn, Dean’s Two-Way, signed up to speak related to this item on the agenda. Mr. Ginn stated that the County needs at least five more tower site locations. He advised that it was the “right technology then” and is the “right technology now.” He stated that it would cost approximately \$6,000.00 for the search for five site locations and approximately \$21,000.00 for the channels to be licensed. He advised that it would take approximately 3-4 months to determine channels and 6-8 months to acquire equipment.

Both Tusa and Dean’s Two-Way will research the availability of additional channels and provide additional information to the Board. Commissioner Irions stated that he would like to see this as an item at the next Planning Retreat. Vice Chairman Grant advised that he would like to discuss this again before the Retreat. The Board requested that the discussion be continued at the next Regular meeting on October 18, 2022.

6. **NEW BUSINESS**

A. **Financial Statement – July 2022 and August 2022.** Clint Chastain, Chief Financial Officer, informed the Board that the interest revenue has continued to look good. The motion to approve the Financial Statements for July 2022 and August 2022 was made by Commissioner Andrews, seconded by Chairman Zuerner, and passed unanimously.

B. **Bid Award – Dehumidification System at the Community Center.** Chairman Zuerner introduced the item related to the Bid Award of the Dehumidification System at the Community Center for the consideration of the Board

Contractor	# of Days to Complete	Base Bid	Alt. 1 Duct Hangers	Alt. 2 Five Year Warranty	Total Bid
J.M. Clayton (Thomaston, GA)	300	\$652,000	\$15,000	\$55,000	\$722,000
Maxair Mechanical (Marietta, GA)	60	\$678,450	\$18,460	\$58,400	\$755,310
Holbrook Service Co. (Columbus, GA)	No answer	\$698,000	\$28,290	\$94,000	\$820,290
Powers Heating & Air (Peachtree City, GA)	365	\$760,081.52	\$35,875	\$47,307.84	\$843,264.36

The motion to award the bid to J.M. Clayton in the amount of \$722,000.00 for the Dehumidification System for the Community Center, approve the budget amendment and authorize the County Manager and County Clerk to execute the necessary documents was made by Vice Chairman Grant, seconded by Commissioner Langston, and passed unanimously.

7. **COUNTY MANAGER**

A. **Budget Amendment: Emergency Generator for the Jail.** Jamie Webb, Facilities Maintenance Director, provided the Board with information related to one estimate that has been received already. Additionally, he informed the Board that he has been unable to purchase any repair parts that would correct the issues with the generator that is currently in place.

The motion to approve a budget amendment in the amount of \$82,315.00 to purchase a new generator along with installation at the jail was made by Vice Chairman Grant, seconded by Chairman Zuerner, and passed unanimously.

B. **Project Updates.** Clint Chastain, Chief Financial Officer, did confirm for the Board that there was an upcoming ribbon cutting for the Man O’War Trail. Additionally, Jamie Webb, Facilities Maintenance Director, informed the Board that he expected the bathroom/pavilion project at Ellerslie Park should be able to be completed in the next two months.

8. **Public Hearings at 7:00 p.m.**

- A. **Application of Tower Rock Raceway LLC, to rezone 3.98 acres of an 8.48-acre parcel, on Map 071A, part of Parcel 016, Land Lot 216, Land District 21; Rezoning from A-1 (Agricultural/Forestry) to M-1 (Light Manufacturing). Current use is undeveloped/wooded; proposed use is for expanding the wood storage yard and a parking lot; property located adjacent to 2312 D Street, Pine Mountain Valley, GA.**

Chairman Zuerner read the information related to the Application of Tower Rock Raceway LLC. Mr. Chance Carlisle, applicant, was available to respond to questions from the Board. Commissioner Langston inquired about the letter from Roosevelt Memorial Church and whether it needed to be included as a condition. Mr. Carlisle stated that he has agreed to build and maintain a fence on the property line as stated in the letter and that the agreement is separate from his application.

Chairman Zuerner recused himself from voting on this rezoning. Chairman Zuerner asked if there was anyone that would like to speak in favor of or in opposition of this application for rezoning. There was no one in attendance that desired to speak.

The motion to approve the Application of Tower Rock Raceway LLC, to rezone 3.98 acres of an 8.48-acre parcel, on Map 071A, part of Parcel 016, Land Lot 216, Land District 21; Rezoning from A-1 (Agricultural/Forestry) to M-1 (Light Manufacturing). Current use is undeveloped/wooded; proposed use is for expanding the wood storage yard and a parking lot; property located adjacent to 2312 D Street, Pine Mountain Valley, GA was made by Vice Chairman Grant, seconded by Commissioner Andrews, and passed with four in favor (Grant, Langston, Irions, Andrews), none opposed, and one abstention (Zuerner).

9. **COUNTY ATTORNEY**

- A. **REQUEST FOR EXECUTIVE SESSION.** Vice Chairman Grant requested an Executive Session for the purpose of discussion of personnel.
10. **RECESS FOR EXECUTIVE SESSION.** Vice Chairman Grant made the motion to go into Executive Session for personnel at 7:44 p.m. The motion was seconded by Chairman Zuerner and passed unanimously.
11. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made at 8:03 p.m. by Commissioner Langston, seconded by Vice Chairman Grant, and passed unanimously.
12. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously. The meeting adjourned at 8:03 p.m.

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Andrew Zuerner, Chairman

Attest:

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Andrea Dzioba, County Clerk