

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION

February 7, 2023

6:30 p.m.

Commissioners Present: Rob Grant, Scott Lightsey, Greg Gant, Bobby Irions, Susan Andrews. Staff Present: Randy Dowling, County Manager; Russell Britt, County Attorney; Brian Williams, Community Development Director; Jeff Culpepper, Water Works Director; Andrea Dzioba, County Clerk.

1. **CALL TO ORDER** Chairman Grant called the Regular Session to order at 6:30 p.m.
2. **INVOCATION / PLEDGE OF ALLEGIANCE** Vice-Chair Andrews gave the invocation. Chairman Grant led those in attendance in the Pledge of Allegiance.
3. **MINUTES** The motion to approve the minutes of the January 17, 2023 Regular Session was made by Commissioner Irions, seconded by Commissioner Lightsey, and passed unanimously.
4. **APPEARANCE OF CITIZENS**
 - A. **Gary Oliver - Noise from Eighty Five.** Mr. Gary Oliver addressed the Board regarding noise from the live music located on the outside porch at Eighty Five. He stated that an ordinance has been in place since 2013 and that he met Vice-Chair Andrews at Eighty Five one evening and he said that the decibel level was 85 dB. He had stated that the Sheriff's Office had been contacted and he waited over 40 minutes but no Deputy arrived. He requested that something be done about the noise. Brian Williams, Community Development Director, informed Mr. Oliver and the Board that is investigating and that there is a process that needs to be followed.
5. **NEW BUSINESS**
 - A. **Second Reading: Alcohol Application of Shashpal Singh/S & K Fortson LLC for 219 Package Store.** Chairman Grant read the specifics of the application and said that this was the second reading; that the Sheriff's Office had recommended approval; that the Health Department recommended approval; and that Community Development recommended approval pending completion of the final remodeling permit. Brian Williams, Community Development Director, advised that completion of the final remodeling permit would not be necessary if this application wasn't approved and that the alcohol license would not be issued until everything was complete. The applicant was available to respond to any questions from the Board. The motion to approve the Alcohol Application of Shashpal Singh/S & K Fortson LLC for 219 Package Store, 5161 GA Hwy 219, Building 2, Suites B & C, Fortson was made by Commissioner Irions, seconded by Commissioner Lightsey, and passed unanimously.
 - B. **Second Reading: Alcohol Application of Karamjit Kaur/BS Chhina LLC for J Food Mart.** Chairman Grant read the specifics of the application and said that this was the second reading; that the Sheriff's Office had recommended approval; that the Health Department recommended approval; and that Community Development recommended approval. The applicant was available to respond to any questions from the Board. The motion to approve the Alcohol Application of Karamjit Kaur/BS Chhina LLC for J Food Mart, 5155 HA Hwy 219, Building 2, Suite E, Fortson was made by Commissioner Irions, seconded by Commissioner Lightsey, and passed unanimously.
 - C. **Appointment to the Board of Zoning Adjustments.** The motion to appoint Arnold Jackson to the Board of Zoning Adjustments for unexpired term that ends on 09/30/2023 was made by Commissioner Lightsey, seconded by Chairman Grant, and passed unanimously.
 - D. **Appointment to the Development Authority.** The motion to appoint Meghan Guenther to the Development Authority for a terms that ends on 12/31/2026 was made by Commissioner Irions, seconded by Commissioner Lightsey, and passed with four in favor (Irions, Lightsey, Andrews, Irions) and one opposed (Grant).

6. **COUNTY MANAGER**

- A. **Bid Award: Phase VI of the Man O’War Railroad Recreation Trail.** County Manager Randy Dowling provided an overview of the agenda item related to the bid award for Phase VI of the Man O’War Railroad Recreation Trail. Matt Smith of Carter & Sloope was available to respond to any questions from the Board. Mr. Dowling advised that Carter & Sloope had completed the design and construction documents and the project was bid out. On January 18, 2023, four bids were received as follows:

Bidder	Total Bid
Robinson Paving (Columbus, GA)	\$ 1,166,189.30
Earth-Scapes, Inc. (Phenix City, AL)	\$ 1,338,152.92
F.S. Scarbrough, LLC (Peachtree City, GA)	\$ 2,100,392.00
Southeastern Site Development (Newnan, GA)	\$ 2,327,289.06

He stated that the low bidder was Robinson Paving from Columbus with a bid of \$1,166,189.30 and that the over budget amount would also come from TSPLOST funds.

Discussion included that different companies have completed sections of the Man O’War Railroad Recreation Trail; that consideration has been made related to the pavement at the lumber yard due to the heavy trucks that enter and exit at that business; and that it will have a heavy-duty driveway with a concrete apron.

The motion to award the bid to Robinson Paving in the amount of \$1,166,189.30 for Phase VI of the Man O’War Railroad Recreation Trail and authorize the County Manager and County Clerk to execute the necessary documents was made by Chairman Grant, seconded by Vice-Chair Andrews, and passed unanimously.

- B. **Bid Award: Upgrade of the US 27 Water Line.** County Manager Randy Dowling provided an overview of the agenda item related to the bid award for the upgrade of the US 27 water line. Matt Smith of Carter & Sloope was available to respond to any questions from the Board. Mr. Dowling advised that Carter & Sloope had completed the design and construction documents and the project was bid out. On January 18, 2023, five bids were received as follows:

Bidder	Total Bid
Gordy Construction (Fortson, GA)	\$ 5,682,718.15
United Consolidated (Fairburn, GA)	\$ 6,928,912.00
Crawford Grading and Pipeline, Inc. (Luthersville, GA)	\$ 7,044,215.40
McLeRoy, Inc. (Zebulon, GA)	\$ 7,148,167.55
RDJE, Inc. (Newnan, GA)	\$ 8,749,915.40

He stated that the low bidder was Gordy Construction from Fortson with a bid of \$5,682,718.15.

Discussion included that an updated cost estimate would be submitted; that Man O’War Railroad Recreation Trail considerations have been contemplated by the Georgia Department of Transportation (GDOT) in the design; that the GEFA load will be drawn down periodically as needed; and that this project has a 450-day completion schedule after the materials have been delivered.

The motion to award the bid to Gordy Construction in the amount of \$5,682,718.15 for the upgrade of the US 27 water line and authorize the County Manager and County Clerk to execute the necessary documents was made by Vice-Chair Andrews, seconded by Chairman Grant, and passed unanimously.

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

- (1) **EMS/VFD Facility in NWHBP.** Construction has continued but has slowed due to weather. Completion is expected during the Summer of 2023.
- (2) **Annual LMIG Resurfacing Program.** Project is on bid with a bid deadline of today. Board consideration will be on February 21st with completion by June 30, 2023.
- (3) **New Public Works Facility.** We received the final site plan and are proceeding with the project.

- (4) New Playground at Moultrie Park. The playgrounds for Moultrie Park and Ellerslie Park were delivered yesterday and will be erected later this month.
- (5) Dehumidification System at the Community Center. The replacement is coming in parts and pieces. The pool will need to be shut down later this month to do Phase 1 of the repairs.
- (6) Ellerslie Park. This project is coming to a conclusion. The observation tower should go out for bid this month.
- (7) Man O' War Railroad Recreation Trail, Phase VI. The bid for this project was awarded this evening.
- (8) New Fire Training Facility. This project is out on bid and the bid deadline is February 16, 2023.
- (9) Design of 20 T-Hangars at Airport. This project will be included on the Retreat agenda.
- (10) New Solid Waste Facility. This project is coming to a conclusion.
- (11) New Water Works Administrative Office. Construction is continuing.
- (12) U.S. 27 Water Line. The bid for this project was awarded this evening.
- (13) Courthouse Renovations, Phase I. This project is ongoing and Phase II will be considered for next year's budget.
- (14) Quarterly Planning Sessions. The next Quarterly Planning Retreat is scheduled for February 16, 2023.
- (15) Hotel/Motel Tax Increase. This has been submitted and we are waiting for State approval.
- (16) County's Personnel Policies. The policies will be reviewed with Staff tomorrow and is expected to be on the agenda for the Retreat.

7. **COUNTY ATTORNEY**

- A. **Introduction of Local Legislation to Increase Hotel-Motel Tax from 5% to 8%.** County Attorney Russell Britt informed the Board that the resolution had been submitted to the State for the introduction of Local Legislation to increase the Hotel-Motel Tax from 5% to 8% and that he would continue to keep them informed of its status.
 - B. **REQUEST FOR EXECUTIVE SESSION.** County Attorney Russell Britt requested an Executive Session for the purpose of discussion of litigation and personnel.
8. **RECESS FOR EXECUTIVE SESSION.** Chairman Grant made the motion to go into Executive Session for litigation, personnel, and also real estate at 7:11 p.m. The motion was seconded by Commissioner Irions and passed unanimously.
 9. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made at 8:35 p.m. by Commissioner Irions, seconded by Vice-Chair Andrews, and passed unanimously.
 10. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Irions, seconded by Vice-Chair Andrews, and passed unanimously. The meeting adjourned at 8:35 p.m.

Rob Grant, Chairman

Attest:

Andrea Dzioba, County Clerk