

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION

September 19, 2023
6:30 p.m.

Commissioners Present: Rob Grant, Susan Andrews, Greg Gantt, Scott Lightsey, Bobby Irions. Staff Present: Randy Dowling, County Manager; Russell Britt, County Attorney; Jeff Culpepper, Water Services Director; Brian Griffith, Public 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 September 5, 2023 Work Session and Regular Session was made by Vice-Chair Andrews, seconded by Commissioner Lightsey, and passed unanimously.
4. **OLD BUSINESS**

- A. **Second Reading: Alcohol Application of Bhavanaben G. Patel for Mulberry 315 Inc dba Mulberry Food Mart.** Chairman Grant introduced the item related to the second reading. The applicant was available to respond to any questions.

The motion to approve the Alcohol Application of Bhavanaben G. Patel for Mulberry 315 Inc dba Mulberry Food Mart located at 6017 Highway 315, Cataula was made by Commissioner Lightsey, seconded by Chairman Grant, and passed unanimously.

- B. **King's Gap Private Water System Improvement Options.** Chairman Grant provided information related to this item.

Andrew Zuerner, citizen who lives on Moon Road in Shiloh, requested to speak on this agenda item. Mr. Zuerner said that he knows that the Board of Commissioners want to help but asked if a developer was asking for the same consideration whether the Board would still be considering this. He stated that the water system is not up to County standards and it might be different if it was. Mr. Zuerner also expressed concerns about where the money would come from, who benefits if the system is taken over, and requested that the Board keep these things in mind while contemplating this issue.

County Manager Randy Dowling advised that Matt Smith from Carter and Sloope, Water Services Director Jeff Culpepper, and Public Works Director Brian Griffith were all in attendance (Matt Smith via video conference) to respond to any questions that the Board might have and to provide information. He said that Matt Smith has provided three possible options with cost estimates for the Board. Mr. Dowling also said that this is an initial meeting to have an exploratory conversation to discuss what would be entailed if the County decided to take over this water system. Additionally, Larry Hall, King's Gap Water Association, was also available to respond to any questions.

Mr. Matt Smith, Carter and Sloope, reviewed the three possible options which were as follows: 1) replace existing meters only; 2) replace existing meters, install 6" mains and fire hydrants to provide minimal fire protection; and 3) full water system replacement. He advised that the approximate costs were \$18,875, \$367,312, and \$1,129,593 respectively.

Conversation included what the consequences would be if the system failed to meet EPD minimums; that easements would be required; that if additional lots were developed that option 2 or 3 might be needed; that repairs and maintenance could be done if needed; that right now the lines don't fail often; that the system works but doesn't meet County standards; that the County is trying to be proactive instead of reactive by exploring these options; that the County could create a special district and that there is a process for accepting a substandard water system; that all three options are possible; that if option 3 was considered that it would include a lot of road and right-of-way work which would add to the expenses for the project; that the road would require at least 40 feet of width; that easements would be needed from all of the property owners; that the Board does not know if all of the property owners would want to voluntarily provide

easements as necessary; that a CDBG grant might be possible and the grants typically come up in April; that RVRC could assist with the grant process; that this entire process could take 8-10 years; and that the Board would like to find out if there is a cost for a survey via RVRC to determine CDBG grant eligibility.

5. **NEW BUSINESS**

- A. **Appointments to the Public Improvements Authority.** Chairman Grant said that the terms of Craig Greenhaw, Cheryl Rees, and Greg Gantt expired on June 30, 2023 and that they all wish to continue to service on the Public Improvements Authority and have requested reappointment.

The motion to reappoint Craig Greenhaw, Cheryl Rees, and Greg Gantt to serve on the Public Improvements Authority from July 1, 2023 until June 30, 2026 was made by Chairman Grant, seconded by Vice-Chair Andrews, and passed unanimously.

6. **COUNTY MANAGER**

- A. **Bid Award to Restripe 9 County Roads (45.20± miles).** County Manager Randy Dowling provided an overview of the agenda item related to the bid award to restripe 9 County roads (45.20± miles). Mr. Dowling stated that one (1) bid was received as follows:

Company	Bid Amount	# of Days to Complete
Peek Pavement Markings, LLC Columbus, GA	\$101,170.00	30 days

The motion to award the bid to Peek Pavement Markings, LLC in the amount of \$101,170.00 and authorize the County Manager and County Clerk to execute the necessary documents was made by Commissioner Irions, seconded by Commissioner Lightsey, and passed unanimously.

- B. **Project Updates.** Randy Dowling, County Manager, advised that this is the first Program of Work for this fiscal year and reviewed various projects as follows:
- (1) Employee Compensation and Classification Plan. CVIOG will begin project in January 2024 and be completed by June 2024.
 - (2) SPLOST Continuation. A proposed strategic plan has been prepared and presented to the Board on September 5, 2023 and the state required initial meeting will be held with the cities on September 21, 2023.
 - (3) RVRC Design Digital Zoning Map. The agreement was approved on September 5, 2023 and is about 30-40% finished.
 - (4) Update to Comprehensive Master Plan. The first public hearing was on August 28, 2023 and this project is on-going.
 - (5) New GIS System. The agreement was approved on September 5, 2023 and will have about 10-15 map layers including water, sewer, and fire hydrants. It is expected that we will have completed product in about 30-45 days.
 - (6) New EMS/VFD Facility. In response to an inquiry by Chairman Grant, County Manager Randy Dowling advised that there have been various issues but completion is expected in late November or early December.
 - (7) New Citizen Request Management System. SeeClickFix should go live on October 1st and will enable items being reported to be tracked.
 - (8) Re-Stripe Numerous County Roads. Phase I has started and Phase II was awarded tonight. Completion is expected by late October.
 - (9) Observation Tower at Ellerslie Park. The permit was issued this week and project should be completed in late December.
 - (10) Develop Pine Mountain Valley Park. This item is on the agenda this evening for consideration.
 - (11) New Fire Training Facility. This is under construction, the project is ongoing and will be complete by October of 2023.

- (12) RFP for Vendor to Provide a P25 Standard 911 Radio System. The Board approved Televate and there was a meeting held on Monday between the vendor, staff, and some of the end users.
- (13) Courthouse Renovations, Phase II. The County is working with architects for Phase II of the Courthouse renovations and the architects are meeting with the end users.

Additional discussion included the future elevated water tank construction project near SR 315/I-185. County Manager Randy Dowling stated that a site was selected and that the developer has some conditions that need to be discussed and that the sense of urgency related to the need for the tank has evaporated. Discussion also included that it was more tolerable to use ARP than SPLOST funds for the project; that stipulations need to be discussed; and that a timeline needs to be developed.

7. **COUNTY ATTORNEY.**

- A. **Acceptance of Pine Mountain Valley Park from the Pine Mountain Valley Chamber of Commerce.** County Attorney Russell Britt provided information related to the proposed acceptance of the Pine Mountain Valley Park from the Pine Mountain Valley Chamber of Commerce. He stated that the Board of Education approved to waive their first right of refusal to this property at their July 20, 2023 regular meeting and that the property has a federal grant requirement that the property may not be converted to other than public outdoor recreation uses without the express written approval of the Secretary of the Interior.

The motion to approve the acceptance of the property and authorize the Chairman to execute the deed was made by Chairman Grant, seconded by Commissioner Lightsey, and passed unanimously.

- 8. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Vice-Chair Andrews, seconded by Commissioner Irions, and passed unanimously. The meeting adjourned at 7:30 p.m.

Rob Grant, Chairman

Attest:

Andrea Dzioba, County Clerk