

**HARRIS COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION**

March 7, 2017  
7:00 P.M.

Commissioners Present: J. Harry Lange, Susan Andrews, Martha Chewning, Becky Langston.  
Commissioner Absent: Jim Woods. Staff Present: Randy Dowling, County Manager; John Taylor,  
County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Lange called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** At the request of Chairman Lange, Cynthia Nelson, Prison Warden, led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the February 21, 2017, Regular Session, was made by Commissioner Chewning, seconded by Commissioner Andrews, and passed unanimously.
4. **ANNOUNCEMENTS & INTRODUCTIONS**
  - A. **Commissioner Woods.** Chairman Lange announced that Commissioner Woods was out of town and unable to be at tonight's meeting.
  - B. **Greg Panzer, Field Representative for Congressman Drew Ferguson.** Chairman Lange introduced Greg Panzer, and Mr. Panzer said that he is available to the commissioners and citizens on behalf of Congressman Ferguson.
  - C. **Robert Larson, Deputy Warden.** At the request of Chairman Lange, Cynthia Nelson, Prison Warden, introduced Robert Larson as the new Deputy Warden for the Harris County Prison.
5. **OLD BUSINESS**
  - A. **Board of Education Request: Scoreboard.** Chairman Lange said that this matter had been discussed during the February 7 meeting with action tabled 30 days. He reminded all that the Board of Education has requested the County pay half the cost of a scoreboard, for use during swim meets by the high school and the recreation swim teams; that the cost of the scoreboard is \$19,700; and that the Board had been provided copies of the quote and renderings of the scoreboard. Following discussion, Commissioner Chewning made the motion to pay or secure contributions toward half the cost of the scoreboard, at a cost not to exceed \$19,700 including all shipping and installation. Penny Reddick, representing the Board of Education and with team boosters/parents stated that they would be fully responsible for all costs associated with repairs and maintenance of the scoreboard. The motion was seconded by Commissioner Andrews and passed unanimously.
6. **NEW BUSINESS**
  - A. **Appointment/Reappointment.** Chairman Lange said that there are two boards for which an appointment or reappointment is needed.
    - (1) **Library Board.** Due to the resignation of Warren Aldrich, whose term expires December 31, 2017, Commission Langston made the motion to appoint Laura Seavers to complete the term of Mr. Aldrich. The motion was seconded by Commissioner Chewning, but tabled by Chairman Lange in order to notify the Library Board, that normally makes such recommendation, and give them time to comment on the appointment. The vote on the motion will take place during the March 21 meeting.
    - (2) **Recreation Board.** The term of Mark Parsley expired December 31, 2016, and the Hamilton Youth Sports Association has requested that Mr. Parsley be appointed to another term to expire December 31, 2019. Commissioner Langston requested that this appointment be tabled.
  - B. **Audit FYE June 2015.** Paul Glick, Finance Officer, appeared before the Board and reviewed the highlights of the audit for FYE June 30, 2015. Jay Pease and Steven Voynich, of Robinson Grimes, auditors, appeared before the Board regarding the audit. Mr. Pease reviewed various parts of the audit, not covered by Mr. Glick's comments. Following discussion, the motion to approve the audit was made by Commissioner Andrews, seconded by Commissioner Chewning, and passed unanimously.
7. **PUBLIC HEARING @ 7:30 PM**
  - A. **Conflict of Interest Forms.** The conflict of interest forms were completed at the request of Chairman Lange.
  - B. **Explanation of Public Hearing Procedures.** The procedures were not reviewed due to the recommendation of the Planning Commissioner regarding the withdrawal request.

- C. **Application of Davina Brumbelow for a Special Use Permit for a Private Kennel on Land Lot 4, Land District 22, Map 097A, Parcel 026; present use residence; proposed use residence with private kennel; property located at 345 Red Oak Drive, Waverly Hall, and zoned A-1.** Chairman Lange called the Public Hearing to order and announced that a request had been received from the application to withdraw the application; that the Planning Commission had recommended approval of the withdrawal; that comments will not be heard due to the withdrawal request; and that a motion is needed to allow the withdrawal. He then closed the Public Hearing. The motion to approve the withdrawal request was made by Commissioner Chewning, seconded by Commissioner Andrews, and passed unanimously.

8. **NEW BUSINESS (CONTINUED)**

- C. **Road Acceptance Request: Hickory Creek Drive.** Chairman Lange said that the County had received a petition from 82% of the property owners on Hickory Creek Drive requesting that the County accept same as a County road; and that Mike Brown, Public Works Director, has inspected the road and found it to be in relatively good condition, with the exception of the bridge over Ossahatchee Creek, which floods from time to time, and the possibility of the raising and replacement of the bridge. Commissioner Andrews said that this road is in her district and that while she is concerned about the five homes located on the other side of the bridge when the bridge is under water, she has to balance being fiscally responsible with funds; and that she needs more information regarding the condition of the bridge in order to reach a conclusion. Consensus was to have the bridge inspected by an engineer to determine its condition and to provide a cost estimate of replacement.

Don Morgan, citizen who lives on Hickory Creek Drive, had signed up to speak on this matter, and he was recognized by Chairman Lange. Mr. Morgan said that he appreciates the consideration the Board is giving to the petition; that several of the property owners had the road paved eight to 10 years ago; that the bridge is a safety issue; that the bridge may have to be raised at least five feet; that through taxes, the County probably gets about \$25,000 from the subdivision (Hickory Hollow); and that they are neighbors and taxpayers and would appreciate consideration of their request. Chairman Lange said that the County will do its due diligence and have an engineer inspect the bridge.

- D. **Insolvent Request: March 2017.** Chairman Lange said that the Tax Commissioner had submitted the insolvent list for March consisting of one piece of personal property belonging to Threadfit, Inc., on Hunter Road in Cataula; and that the account balance is \$462.13. Discussion included that such requests should include a breakdown of the balance and show not only the delinquent taxes, but the penalties and interest accrued. The motion to approve this insolvent request was made by Commissioner Langston, seconded by Commissioner Chewning, and passed unanimously.
- E. **Fleet Increase Request: Prison.** Chairman Lange said that the Prison Warden has requested that the Prison fleet be increased from nine to 10; that a vehicle originally to be used a back-up has turned into being a daily use vehicle; and that this is not to add a new vehicle. The motion to approve the request to increase the fleet from nine to 10 was made by Commissioner Chewning, seconded by Commissioner Langston, and passed unanimously.

9. **COUNTY MANAGER**

- A. **Library GMP: Brasfield & Gorrie.** Randy Dowling, County Manager, said that the Guaranteed Maximum Price (GMP) of the Construction Manager is \$4,256,000; that included in the packet is a listing of costs pertaining to the library to include not only the GMP but also other costs associated with the facility, which has an overall total of \$5,226,000. He then recognized Lee Martin, architect with 2WR, Ryan Wampler, with Brasfield & Gorrie, Keith Schuermann, with the Troup-Harris Regional Library, and Stephanie Green, head librarian for Harris County Library. Mr. Martin said that they have worked diligently to find the best in means and methods and alternatives to give a good quality building. Discussion included that the \$200,000 in contingency is not included in the GMP; that the storm room and glass safety film are add alternates, and are not included in the GMP; that if the storm room is needed, the decision must be made within the next 20 days because that would be part of the pouring of concrete and difficult to add later; that while the storm room should be able to accommodate about 100 people, the exact number has not yet been determined; that there is no storm room in the Community Center, other county buildings, or in the schools; that the glass safety film is to keep glass from becoming shrapnel; that there will not be a cost for Georgia Power connections and relocation of existing power lines by Georgia Power; that \$2,000,000 is from the State, \$1,500,000 is from the 2009 SPLOST, \$500,000 is from the 2014 SPLOST, and the remaining \$1,226,000 will come from donations; that the donation campaign will soon be underway.

Following discussion, the motion to approve the GMP at \$4,256,100 was made by Commissioner Langston and seconded by Commissioner Chewning.

Mr. Dowling commented that the difference between the GMP and the estimated overall cost of the building (of \$969,900) includes the architect fees, geotech report fees, sewer design fees, furniture, fixtures and equipment, book tracking system, telephone system, AV system,

security system, inspections and NPDES monitoring, revised monument sign on SR 116, and dumpster enclosure, and said that if the Board wants to make any changes to these items, that determination needs to be made soon. In response to questions, Mr. Martin said that the size of the new library will be about 15,000 square feet, which is about three times the size of the current library.

Commissioner Andrews commented that more information is needed regarding the items (noted by Mr. Dowling) in order for the Board to make decisions on same. The motion to approve the GMP passed unanimously. (The GMP AIA is an amendment to the original AIA agreement (C&A #16-37) and can be found in "Contracts & Agreements" file as C&A #17-08.)

B. **Change Order #1 - Harris Gray: Hamilton Business Park Road Extension**. Randy Dowling, County Manager, said that with the anticipated expansion of the Hamilton Business Park, which includes extending and resurfacing the existing road, Harris Gray, engineers, contacted GDOT about permitting, and it has been determined by GDOT that a decel lane is necessary for the business park entrance, and that the cost for conducting a route survey and design of a deceleration lane is \$7,700. Following discussion, consensus was to obtain an explanation as to what is included in the cost. Commissioner Chewning tabled action to the March 21 meeting.

C. **Project Updates**. Randy Dowling, County Manager, brought the Board up to date on various projects, as follows:

- (1) **SPLOST Agreement**. Three of the five municipalities have signed and the other two are expected to do so soon.
- (2) **High Speed Internet Connections**. Project in progress; County Attorney is drafting the necessary agreements.
- (3) **911 Radio System Improvements**. Evaluation of the CAD and 911 system are underway; and it is hoped that the assessment results of the CAD system will be on the March 21 agenda.
- (4) **Melody Lakes Dam**. Meeting of March 2 was rescheduled to March 9. Discussion included possible other options with the consensus to contact Jack McClung, NRCS Agent, about options that are available to the County; and for John Taylor, County Attorney, to draft a moratorium resolution to prevent improvements on properties below the dam that would possibly be impacted should the dam be breached.
- (5) **Pine Mountain Ballpark Concession/Restroom**. Glass has been ordered but not yet delivered and is expected soon.
- (6) **SPLOST**. Down from previous month, but higher than same time last year.
- (7) **T-SPOST**. Down from previous month, but higher than same time last year.
- (8) **Building Permits**. Down from previous month of 15 to six.

10. **COUNTY ATTORNEY**

A. **Resolution: Intent to Abandon a Portion of H Street, aka Dunn Road**. John Taylor, County Attorney, said that a resolution had been drafted for the purpose of abandoning a portion of old H Street, aka Dunn Road, which the Commissioners have never abandoned. He said that with the adoption of this resolution, the proper notification to adjacent property owners and advertising will take place, after which the Resolution to Abandon will be acted on by the Board and the abandoned property quit claimed to the appropriate individuals. The motion to approve the Resolution of Intent was made by Commissioner Chewning, seconded by Commissioner Andrews, and passed unanimously.

B. **Request for Executive Session**. John Taylor, County Attorney, requested an Executive Session for the purpose of discussing litigation and real estate acquisition or disposition.

11. **OTHER**

A. **Birthday Wishes**. Chairman Lange announced that today was John Taylor' birthday and wished him well.

12. **RECESS FOR EXECUTIVE SESSION**. The motion to go into Executive Session for the purpose of discussing litigation and real estate acquisition or disposition was made at 8:30 PM by Chairman Lange, seconded by Commissioner Chewning, and passed unanimously.

13. **RESUME REGULAR SESSION**. The motion to go back into Regular Session was made by Chairman Lange, seconded by Commissioner Chewning, and passed unanimously.

14. **OTHER (CONTINUED)**

- B. **Intergovernmental Agreement with Harris County Development Authority for 3 acres in Hamilton Business Park.** John Taylor, County Attorney, said that this document is for the purpose of allowing the Development Authority to enter into a Project Agreement and a Lease Agreement with Hart Steel. Following discussion, the motion to approve the Intergovernmental Agreement, which includes the Project and Lease agreements, was made by Chairman Lange, seconded by Commissioner Chewning, and passed unanimously. (Documents can be found in “Contracts & Agreements” file as C&A #17-09.)
- C. **Recreation Board Status.** Commissioner Langston brought the Board up to date on the status of the Recreation Board and actions that have occurred in recent meetings. Following discussion, consensus was to request the Recreation Board’s annual report as set out in their by-laws.
- D. **Board of Education Request.** Chairman Lange reported that he had been contacted by Steve Goodnoe, Chairman of the Board of Education, about the possibility of having a joint work session to discuss issues/projects. Consensus was to request the Board of Education provide an agenda of what they wish to discuss, after which the Board of Commissioners will review and decide as to whether or not such a work session should be held.

14. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Chairman Lange, seconded by Commissioner Chewning, and passed unanimously.

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J. Harry Lange, Chairman

Attest:

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Nancy D. McMichael, County Clerk