

Houston County Commissioners Meeting
March 7, 2023
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday March 7, 2023, at the Houston County Courthouse in Perry, Georgia, with Chairman Perdue presiding and Commissioners Byrd, Gottwals, Robinson, and Talton present. Also present were County Attorney Tom Hall, Director of Administration Robbie Dunbar, Director of Operations Brian Jones, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Community Planner Jake Cox, Chief Building Inspector Tim Andrews, Utilities Superintendent Terry Dietsch, Chief Tax Assessor James Moore, Deputy Chief Tax Assessor Amanda Clark and Solicitor Amy Smith.

Commissioner Byrd led the Invocation.

Military speaker, Lt. Tyler Smith, who works with the Air Force Sustainment Center in Contracting, spoke of his military career. Lt. Smith, a native of California, enlisted in the USAF and began his military career as a SERE (Survival, Evasion, Resistance & Escape) instructor. He then became a water survivor instructor teaching aviators how to escape from aircraft that crash into a body of water. He applied to Officer Candidate School in 2018-2019 and after completing this training and schooling, received his commission. Lt. Smith spoke of the great experience he and his wife Sophia, who was present with him at the meeting, have had since coming to Houston County. He expressed his appreciation for the terrific partnership between Robins and the local community. All Commissioners expressed their appreciation for Lt. Smith and his wife Sophia attending the meeting, speaking about his military career and for his service to our nation and thanked him for his work to help save taxpayer dollars by watching the dollars being spent.

Motion by Mr. Talton, second by Mr. Byrd and carried unanimously by all to approve the minutes from the meeting of February 21, 2023.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2655 - #2668 and rezoning application #2663 and advised that application #2655 had been withdrawn by the applicant.

County Attorney Tom Hall made a blanket statement for the benefit of all applicants for Special Exceptions for home occupations that even if the Board of Commissioners approves an application, neighborhood covenants may still impose certain restrictions upon or against home occupation businesses. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

Chairman Perdue opened a Public Hearing on the presented Special Exception Applications.

Special Exception Application #2658 was present, there was no opposition.
Special Exception Application #2659 was present, there was no opposition.
Special Exception Application #2660 was present, there was no opposition.
Special Exception Application #2661 was present, there was no opposition.
Special Exception Application #2664 was present, there was no opposition.
Special Exception Application #2665 was present, there was no opposition.
Special Exception Application #2666 was present, there was no opposition.
Special Exception Application #2667 was present, there was no opposition.
Special Exception Application #2668 was present, there was no opposition.

As there were no comments, Chairman Perdue closed the Public Hearing and reopened the regular portion of the meeting.

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Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report

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| #2658 | Adriana Gilbert | Internet Sales (Natural Body Care) |
| #2659 | Josh Young | Telehealth & Mobile Health Services |
| #2660 | Douglas Omli | Internet Sales (Construction Products) |
| #2661 | Ben & Ansley Bailey | Occupational Therapy |
| #2664 | Billie Cook | Off-Site Plant & Produce Sales |
| #2665 | Darin Farrow | Lawn Care |
| #2666 | Brian Wood | Diesel Repair |
| #2667 | Austin Gilmore | Home Healthcare |
| #2668 | Aaron Hopkins | Heating & Air Service |

and to table application #2663 by Lee Wingate DBA Win DW, LLC rezoning property on Gilbert Road from R-AG to R-1. Planning & Zoning approved to suspend unanimously pending results of the DRI (Development of Regional Impact) report from the Middle GA Regional Commission:

Mr. Andrews advised all applicants on the next step in the process which would be obtaining their business licenses through the Commissioner's office.

Mr. Byrd presented a personnel request by the Public Defender's Office to hire Matthew Pollard at a Grade 30 (C) step.

Motion by Mr. Byrd, second by Mr. Gottwals and carried unanimously by all to approve the hiring of Matthew Pollard at a Grade 30 (C) step for the vacant Assistant Public Defender position with the Public Defender's Office.

Mr. Gottwals presented a request from the City of Warner Robins, along with Elohim Investments, LLC, for the annexation of 9.51 acres located at the northeast and southeast corners of N Houston Road and Northlake Drive and the southeast corner of Johnson Road and N Houston Road.

Motion by Mr. Gottwals, second by Mr. Byrd and carried unanimously by all to concur with a request by the City of Warner Robins to annex 9.51 acres of land more particularly described as Tax Parcels 000960 054000, 000960 050000, 000960 024000 and 000960 051000, contingent on the City of Warner Robins annexing Northlake Drive into the City of Warner Robins.

Commissioner Byrd expressed his appreciation to County staff for their involvement on this agenda item.

Mr. Gottwals presented a request by the Tax Assessors to appoint Stephen Thublin to the Tax Assessors Board.

Motion by Mr. Gottwals, second by Mr. Talton and carried unanimously by all to approve the appointment of Stephen Thublin to the Tax Assessors Board fulfilling the unexpired term of Brian Jones for a term to begin 3/07/2023 and to end 12/31/2024.

Chairman Perdue expressed that Mr. Thublin will be an asset to the Board based on his experience. Mr. Byrd expressed his appreciation to Mr. Jones for his service to the community while on the Board.

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Mr. Talton presented a request by the Public Works Department for intersection improvements at Margie Drive and Osigian Boulevard. Two bids were received with the lowest bid coming from McLeroy, Inc. of Zebulon, Ga.

Motion by Mr. Talton, second by Ms. Robinson and carried unanimously by all to table Agenda Item #5 until an Intergovernmental Agreement (IGA) can be finalized between the City of Warner Robins and Houston County on this intersection improvement and returned to the County.

Mr. Dunbar advised that the current bid by McLeroy, Inc. is good for 60 days and will expire on March 12th.

Mr. Talton presented a request by the Engineering Department to enter into an agreement with Saunders Engineering Consultants, Inc. to provide engineering services for the improvement of Davidson Road. Total project length will be .50 miles from the end of the existing pavement to the end of Davidson Road.

Motion by Mr. Talton, second by Mr. Gottwals and carried unanimously to approve the Engineering Department entering into an agreement with Saunders Engineering Consultants of Centerville, Ga to provide engineering services for the improvement of Davidson Road through grading and paving. Fee for the work will be \$22,200 and the time for the design will be 7 months from the Notice to Proceed. Funding for the design of this project will be paid from Account 100-#4100-52.1200, Professional Services.

Commissioner Talton and Chairman Perdue mentioned that this improvement on Davidson Road had been planned previously and both were happy to see the first step in the process begin.

Ms. Robinson presented an intergovernmental agreement requesting the Houston County Board of Elections conduct all elections for or in the City of Centerville.

Motion by Ms. Robinson, second by Mr. Talton and carried unanimously by all to approve an Intergovernmental Agreement between the City of Centerville, Houston County and the Houston County Board of Elections for the Board of Elections conducting any and all municipal elections held for or in the City of Centerville. This Intergovernmental Agreement will cover the 2023 election year only expiring on December 31, 2023.

Commissioner Byrd expressed his belief that this is another example of cooperation among the governments in Houston County with Houston County citizens benefitting financially from intergovernmental agreements such as this.

Ms. Robinson presented an abandonment of right-of-way application by Robert and Cassie Thompson, owners of 371 Old Perry Road, requesting the abandonment of a portion of an 80 foot-county right-of-way known as the original Old Perry Road. The portion of right-of-way subject to the request is adjacent to their property. Pursuant to O.C.G.A. § 32-7-2(b)(1), all property owners with property that sits upon the right-of-way were notified that a public hearing regarding this request would be held today and notice of the public hearing for the purpose of discussing the abandonment was advertised in the Houston Home Journal once a week for two weeks.

Chairman Perdue opened a Public Hearing on the abandonment of right-of-way request on Old Perry Road.

Utilities Superintendent Terry Dietsch advised that there is a 16" water main to remain in a utility easement as part of the abandonment as reflected in the deeds and plat.

Chairman Perdue closed the Public Hearing and reopened the regular portion of the meeting.

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Motion by Ms. Robinson, second by Mr. Byrd and carried unanimously to approve of the Board of Commissioners signing the Resolution and the Deeds of Abandonment abandoning the portion of the 80' right-of-way known as the original Old Perry Road the portion of right-of-way to be abandoned is more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 11 of the Eleventh (11th) Land District of Houston County, Georgia, being known as the original portion of Old Perry Road more particularly describe as the original portion of Old Perry Road an 80' right-of-way, starting at the point it is adjacent to Tract "F-1" according to a Plat of Survey prepared by Terry M. Scarborough, Dated January 17, 1992, and recorded in Plat Book 41, Page 154, Clerk's Office, Houston Superior Court, then ending at the point the original portion of Old Perry Road right-of-way abuts the new paved portion of Old Perry Road right-of-way.

This conveyance is subject to any easements for drainage or utilities presently existing within the above-described property.

All structures built on the adjacent property must maintain a distance of 40' from the right-of-way being abandoned.

Motion by Ms. Robinson, second by Mr. Talton and carried unanimously by all to approve the payment of the bills totaling \$4,540,529.09.

Chairman Perdue closed the regular portion of the meeting and opened Public Comments.

Roland Berry invited Chairman Perdue and all the Commissioners and those in attendance to a Rotary Club of Warner Robins roast of Dr. Mark Scott, Superintendent of Houston County Schools. The event will take place at the Wellston Center on the evening of Thursday, April 20th. This is a fundraiser for the Rotary Club and allows them to continue their civic work in the community.

Commissioner Byrd thanked Mr. Berry for attending the meeting and informing the Board of this event.

Chairman Perdue advised that he has already purchased two tickets for he and his wife to attend.

Chairman Perdue closed Public Comments and opened the regular portion of the meeting.

With no further comments, Chairman Perdue closed the regular portion of the meeting and opened Commissioners Comments.

Commissioner Byrd expressed the many community activities of late that the Board had been invited to participate in which included the Robins Regional Chamber Eggs and Issues breakfast where the focus was County government, the Board of Education's Monument Dedication to the Houston High, the City of Warner Robins Black History Month event, Read Across America activity and most recently the State of the Base luncheon by the Robins Regional Chamber – this Board and its members have been active in the community.

Commissioner Talton expressed how glad he was to see all the businesses being approved and the growth in Houston County.

Commissioner Robinson thanked everyone for attending and commented on the wide variety of home occupations that were approved.

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Commissioner Gottwals expressed his appreciation to the quick response by Houston County Sheriff's Department personnel to an incident that occurred in his neighborhood. He spoke about the quick response by the deputies and their work to solve the situation.

Chairman Perdue thanked everyone for attending and expressed how great it was to hear how well Robins Air Force Base is doing presently with a continued bright future ahead with new missions anticipated to come.

Motion to adjourn by Mr. Talton, second by Mr. Gottwals and carried unanimously by all, meeting adjourned.

Robbie Dunbar
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner