

Houston County Commissioners Meeting
May 1, 2018
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday May 1, 2018 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Thomson, Robinson and McMichael present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Director of Personnel Ken Carter, Fire/HEMA Chief Jimmy Williams, Chief Building Inspector Tim Andrews, Chief Tax Appraiser James Moore, Houston County Environmental Health Manager Christine Buffington, Senior Animal Control Officer Alan Smith, 21st Century Partnership Director of Strategy Dan Rhoades, James Erdmanczyk, Keith Newton, Chuck Lewis, Walton and Becky Wood and Ansel Peck.

Commissioner McMichael gave the invocation.

MSgt. Jerry Sutton, USAF (ret.) led the audience in the Pledge of Allegiance and then detailed his 24-year military career. After growing up in a small town in Arkansas he joined the service in October of 1989 and was trained as a fuels specialist refueling aircraft of all types. He had many duty assignments including stateside in Arkansas, Texas and Georgia; and overseas in Italy, Guam and other deployments. He served as an instructor in his field later in his career teaching over 3,000 students. Even later in his career he served as a First Sergeant, or "first shirt", in which he helped enlisted servicemen and women with all types of issues including those of morale, welfare and conduct. He retired here in 2013 with his wife of 26 years and his two daughters.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the April 17, 2018 meeting.

Mr. McMichael presented a request from the City of Warner Robins to annex properties located at 119, 125, and 127 East Bob White Road and property north of East Bob White Road totaling 75.92 acres.

Chairman Stalnaker recognized developer Keith Newton who described the property to be annexed as an expansion of his existing subdivision on Old Perry Road known as The Woodlands and confirmed that he will not make any connection to East Bob White Road. He clarified that the property would be annexed into the city as R-3 General Residential and not as a PUD. He thanked the Board for their support of his developments and explained that the homes to be built in The Woodlands would range from the low \$300,000 to \$600,000 and average between 2,600 and 4,500 square feet in size.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property described as:

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Property located at 119, 125 and 127 East Bob White Road, and north of East Bob White Road – Tax Parcels 001040 0022A0, 001040 000330, 001040 00033A, 001040 00033B and 001040 000340 totaling 75.92 acres according to a survey plat drawn by Mcleod Surveying dated March 8, 2018. There will be no connectivity from the development to East Bob White Road.

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. These restrictive covenants are superior to any action taken by the Board of Commissioners. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2160 thru #2166 and #2168 thru #2170.

Mr. Thomson asked Mr. Andrews how kenneling was defined by the Georgia Department of Agriculture.

Mr. Andrews explained that a kennel is defined as any establishment where dogs or cats are maintained for boarding, holding, training or similar purposes for compensation.

Chairman Stalnaker opened the meeting for a Public Hearing.

Special Exception Application #2160 applicant was present.

There was no opposition.

Special Exception Application #2161 applicant was present.

There was no opposition.

Special Exception Application #2162 applicant was present.

There was no opposition.

Special Exception Application #2163 applicant was not present.

There was no opposition.

Special Exception Application #2164 applicant was present.

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There was no opposition.

Special Exception Application #2165 applicant was present.

There was no opposition.

Special Exception Application #2166 applicant was present.

There was no opposition.

Special Exception Application #2168 applicant was present.

There was no opposition.

Special Exception Application #2169 applicant was present.

There was no opposition.

Special Exception Application #2170 applicant was present.

There was no opposition.

There being no comments the Public Hearing was closed and the meeting continued.

Motion by Mr. McMichael, second by Mr. Walker 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:

#2160 – Jacob & Chloe Flores for a dog training consultant business.

#2161 – Marimichelle Delaney for a public relations business.

#2162 – Anna Collins for a clothing & accessories (Internet) business.

#2163 – Megan Norris for a baking business.

#2164 – Gayward & Amanda Smith for a lawn care business.

#2165 – Andrea & Wesley Schoenith for a clothing & accessories (Internet) business.

#2166 – Andrea & Wesley Schoenith for a utility construction business.

#2168 – Dawn Morgan for a baking business.

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#2169 – Dawn Morgan for a pet services business.

#2170 – Donna Miller for a baking & crafts business.

Mr. Andrews gave each applicant approved for a home occupation instruction on the next step of the process which is obtaining their occupational business license from the Commissioner's office.

Chairman Stalnaker offered a word of caution to those applicants approved by special exception that may have also a stipulation of compliance with all local and state regulatory agencies to follow through with those requirements.

County Attorney Tom Hall briefed the Board on two properties that were annexed recently by the City of Warner Robins in which the City failed to notify the County under Georgia annexation law. He explained that it was an oversight on the City's part and that the properties were both annexed under existing covenants that required annexation if and when the properties became contiguous to the city limits. The oversight has been addressed with the appropriate City personnel. After a careful review, staff finds no issues regarding the annexation of either property.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to ratify the annexation action of the City of Warner Robins for properties described as:

1. Property of the Houston County School District, Houston County Tax Parcel #127-51, containing 87.04 acres, located at 340 Piney Grove Road, Kathleen, Georgia. This parcel was previously zoned R-AG under the Houston County zoning ordinance and was zoned R-AG by the City upon annexation. It is partially the site of Veterans High School.
2. Property of Gigianni V. Dy, Houston County Tax Parcel #123-H-21, containing 0.81 acre, located at 204 Statham's Way, Warner Robins, Georgia. This parcel was previously zoned PUD under the Houston County zoning ordinance and was zoned PUD by the City upon annexation. This is a single-family residence.

Mr. Thomson presented an Option to Purchase Property known as the Mason Tract.

Mr. McMichael asked if the August 31st date was a drop-dead date.

Chairman Stalnaker replied that the County must close on the property by that date. He further explained that the County initially wanted this property for a new water treatment plant but the test wells were not viable. The property is now intended to be the site of the new Bonaire Fire Station replacing the current Church Street location. The School Board is interested in that property once the County vacates. Hopefully construction will be underway within twelve to eighteen months.

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Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the exercise of an Option to Purchase property located north of Hwy. 96, east of Old Perry Road and west of Hwy. 247 comprising 6.12 acres with Deborah C. Mason.

Mr. Thomson presented a recommendation from the County's timber consultant, American Forest Management, that the County clear-cut 79.2 acres of mature timber at the landfill and also that we spray 230 acres of planted pine to control the hardwood competition in these areas. Both staff and our land fill consultants, Atlantic Coast Consulting, recommend taking both of these actions.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve entering into a professional services agreement with American Forest Management of Sandersville, GA for clear-cutting 79.2 acres of mature timber at the Houston County Landfill and also to spray 230 acres of planted pine to control hardwood competition. The timber sale is estimated to bring \$150,480 of revenue while the cost of the spray treatment is \$11,500.

Chairman Stalnaker commented that this action would result in a net gain in revenue for the County's Solid Waste Fund of approximately \$140,000.

Ms. Robinson presented an agreement with Teramore Development, LLC that details their responsibilities to provide on-site stormwater management facilities for the new Dollar General store being constructed in Haynesville on Hwy. 341 next to the R & K Grocery convenience store.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve Chairman Stalnaker signing a Stormwater Facility Maintenance Agreement with Teramore Development, LLC concerning the construction and maintenance of the stormwater management facilities on the property known as Tax Parcels 00112A 076000 and 00112A 086000 (also known as Dollar General #18981).

Ms. Robinson presented a request for approval of a bid for a new 100-foot ladder / platform fire truck. Five vendors responded with three of the five having two options. Staff recommends award to low bidder Rosenbauer South Dakota, LLC. Chief Williams concurs with this recommendation.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the award of one new Rosenbauer 100-foot ladder / platform fire truck for use in the Fire Department to Rosenbauer South Dakota, LLC of Lyons, SD in the amount of \$914,160. The Comptroller is authorized to increase the fire Department's budget and to transfer insurance premium tax to cover the purchase of this vehicle.

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Chairman Stalnaker remarked that this truck would be located at the new Perdue Fire Station and used for not only the County's major industries but also other structures and that it may possibly help to lower the County's ISO rating which would positively affect homeowner's insurance premiums. He commented that the equipment needed to outfit the truck would follow soon as it would be purchased from various companies.

Chief Williams remarked that this is the first ladder truck that the County has purchased and thanked the Board for their support of the fire service.

Chairman Stalnaker commented that the truck would be made available for structure fires in the municipalities as well.

Mr. Walker presented a request for approval of a bid for a new one-ton regular cab truck with a flatbed and crane for use by the Roads Department. Two vendors responded and staff recommends award to the low bidder Wade Ford.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve the award of one new Ford F-350 regular cab truck with a flatbed and crane for use in the Roads Department to Wade Ford of Smyrna, GA in the amount of \$50,952. SPLOST 2012 will fund the purchase of this vehicle.

Mr. Walker presented a request for approval of a bid for replacing the roofs on the Public Works building as well as the old Public Works building. Three vendors responded with staff recommending award to low bidder Rycars Construction.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the award of the Public Works building and old Public Works building roofing project to Rycars Construction, LLC of Atlanta in the amount of \$208,632.63. SPLOST 2012 will fund this project.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,996,274.69.

Chairman Stalnaker announced that the Executive Session for Attorney / Client matters would occur after Public Comments and Commissioners Comments and that no action was expected to be taken after the session.

Chairman Stalnaker opened the meeting for Public Comments.

Dan Rhoades, 21st Century Partnership Director of Strategy, briefed the Board on changes by the House Armed Services committee to the National Defense Authorization Act (NDAA) that would affect the J-STARS program continuation and the recapitalization program contract.

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Chief Williams thanked the Board again for their support of the fire service and for the approval to purchase the new ladder truck. He said that he was proud to be a member of the team and recognized Assistant Chief Stoner and several other firefighters who were in attendance.

Chairman Stalnaker recognized Christine Buffington, Houston County Environmental Health Manager, who briefed the Board on their various activities including septic tank permitting and inspections, dog (and other animal) bite cases, public swimming pool inspections, and food service inspections.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Chairman Stalnaker thanked Lt. Spires for providing security for both the courthouse building and for the Board meeting. He also commented on the importance of local support for our law enforcement community especially in light of the recent officer-involved shooting that occurred in Centerville.

Mr. McMichael commented that he, Mr. Walker, Mr. Thomson and Barry Holland attended the ACCG annual conference in Savannah over the weekend and that conversations with other commissioners from around the state reinforced his belief that we are very fortunate to be able to live, work and play in Houston County. He also mentioned a recent Perry Rotary Club Honor Air Flight trip that takes veterans to the capital in Washington D.C.

Mr. Thomson expressed his appreciation to Director of Operations Robbie Dunbar, County Engineer Brian Jones, Vann Herrington and other staff members for their work in resolving a difficult situation on Flournoy Road. He also commented that tomorrow is Mr. Dunbar's birthday.

Ms. Robinson commented that she was glad the County could support the fire department with the purchase of the new truck.

Mr. Walker also commented on the recent ACCG conference and agreed that we were fortunate for our great employees and for the financial condition of the County.

Chairman Stalnaker also reminded everyone that early voting began yesterday and lamented the apparent lack of interest by some so far in this election. He encouraged everyone to exercise their right to vote.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to enter into Executive Session for Attorney/Client matters per O.C.G.A. §50-14-2(1).

Chairman Stalnaker reconvened the regular Board meeting announcing that no action would be taken as a result of the Executive Session.

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Motion to Adjourn by Mr. McMichael, second by Mr. Walker and carried unanimously by all. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

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EXECUTIVE SESSION AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HOUSTON

AFFIDAVIT OF PRESIDING OFFICER

Tommy Stalnaker, Chairman of the Houston County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief:

1.

The Houston County Board of Commissioners met in a duly advertised meeting on May 1, 2018.

2.

During such meeting, the Board voted to go into executive session.

3.

The executive session was called to order at 10:31 a.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meeting law:

 X Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officers or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

 Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential) _____;

 Discussion or voting on:

 Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A);

 Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B);

 Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C);

 Entering a contract for the purchase, disposal of, or lease of property as provided in O.C.G.A. § 50-14-3(b)(1)(D);

 Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E);

 Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

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____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2);

____ Other (describe the exemption to the open meetings law): _____ as provided in (insert the citation to the legal authority exempting the topic) _____.

5.

____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

____ The attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting and will be filed and held for in camera inspection only.

This _____ day of May, 2018.

Tommy Stalnaker, Chairman
Houston County Board of Commissioners

Sworn to and subscribed
before me this _____ day of
May, 2018.

Notary Public
My commission expires:
