

**Houston County Commissioners Meeting
February 5, 2019
Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday February 5, 2019 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners McMichael, Walker, Robinson, and Thomson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Purchasing Mark Baker, Director of Personnel Ken Carter, Director of Operations Robbie Dunbar, Chief Building Inspector Tim Andrews, Flint Energies VP of Cooperative Communications Marian McLemore, 21st Century Partnership Director of Strategy Dan Rhoades, Jim Taylor, Ansel Peck, and Walton and Becky Wood.

Commissioner Walker gave the invocation.

2nd Lt. Timothy Mertz, US Air Force led the audience in the Pledge of Allegiance and then detailed his six-year military career. Born in Seoul, South Korea he was adopted at 10 months old and was raised in Minnesota where he eventually earned a mathematics degree from the University of Minnesota. He enlisted in the Air Force in 2013 and spent five years at Moody AFB in Valdosta where he served with the 820th Base Defense Group which is a force protection unit with airborne capabilities. During his service at Moody he deployed once for six months to Afghanistan. His wife Victoria, who also served, attended the meeting with him. After successfully completed Officer Training School (OTS) he was commissioned as a 2nd Lieutenant and arrived at Robins AFB in June of 2018 where he now serves as a Program Acquisition Manager. After his career in the Air Force he would like to go back to school for his master's degree in education and then become a math teacher. He stated that he found the Middle Georgia community very welcoming to military personnel and its mission.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the minutes from the meeting of January 22, 2019.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2223, #2224, and #2226 thru #2228.

Chairman Stalnaker closed the regular meeting and opened a public hearing.

Special Exception Application #2223, applicant was not present.

There was no opposition.

Special Exception Application #2224, applicant was present.

There was no opposition.

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Special Exception Application #2226, applicant was present.

There was no opposition.

Special Exception Application #2227, applicant was present.

There was no opposition.

Special Exception Application #2228, applicant was present.

There was no opposition.

As there were no comments Chairman Stalnaker closed the public hearing and reopened the regular meeting.

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.

Motion by Mr. Walker, 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:

| | | |
|-------------------|--------------------------|---------------------------------|
| Application #2223 | Dennis Davis | Transportation (Freight) |
| Application #2224 | Ryan Scott | Graphic Design (On-Line) |
| Application #2226 | Magen Rackley | Remodeling/Fixture Installation |
| Application #2227 | David & Brianna Cruden | Yoga Studio |
| Application #2228 | Daniel & McKenzie Gentry | Photography |

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.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to remove from the agenda, with no action taken, a request to fill the vacant Heavy Equipment Mechanic position in the Roads department.

Mr. Walker presented a request from the City of Warner Robins to annex property located at 3001 Moody Road. The property is currently zoned County C-2 and the proposed zoning upon annexation would be Warner Robins C-2.

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

Chairman Stalnaker commented that if the City requests a master meter at this location it should be denied.

Mr. Walker amended his motion to include that stipulation.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to concur with a City of Warner Robins annexation request, with a stipulation that a master meter will not be installed at this location, for the property described as:

3001 Moody Road, Tax Parcel No. 00102A 045000, totaling 0.747 acres.

County Attorney Tom Hall conducted a first reading of an amendment to Section 2-217; of the Code of Ordinances, Houston County Georgia. A second reading and public hearing will follow at the February 19th meeting after which the Board may take action.

Ms. Robinson presented a request from Shanks Broadcasting to mount an FM radio antenna on our Oaky Woods tower. The negotiated rate of \$350 per month will generate a new small revenue source for the E911 Fund. E911 personnel will monitor the sites to ensure there is no impact on the County's operations.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve Chairman Stalnaker signing a license agreement with Shanks Broadcasting for an antenna to be mounted on the County-owned Oaky Woods tower. The revenue generated, \$4,200 annually, shall be posted to the E911 Fund (215).

Ms. Robinson presented a request from the Engineering Department to extend the maintenance bonds for one year on McCarley Downs Subdivision Section 1 Phase 2A; McCarley Downs Subdivision Section 2 Phase 3; and Forestbrooke and Stratford Hills Subdivision to give the developers an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the extension of the maintenance bond (SunMark Letter of Credit #210230-7, expiring March 14, 2019) for McCarley Downs Subdivision Section 1 Phase 2A; the extension of maintenance bond (SunMark Letter of Credit #210230-4, expiring February 6, 2019) for McCarley Downs Subdivision Section 2 Phase 3; and the extension of maintenance bond (Sun Trust Bank Letter of Credit #70002339, expiring February 9, 2019) for Forestbrooke and Stratford Hills Subdivisions. If the bonds are not extended by their respective expiration dates the County will draw the bonds and contract the work.

Ms. Robinson presented a request from the Engineering Department to extend the Cul-de-sac bond for one year on McCarley Downs Subdivision Section 1 Phase 2A to give the developer an opportunity to extend Kyler Lane.

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Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the extension of the cul-de-sac bond (SunMark Letter of Credit #210230-6, expiring March 14, 2019) for McCarley Downs Subdivision Section 1 Phase 2A. If the bond is not extended by March 14, 2019 the County will draw the bond and contract the work.

Mr. Thomson presented a request for a change order on the 2018 LMIG project to increase the quantities set up to repair, resurface and restripe Brittwood Court and Quail Run Drive. Although these roads were not included in the original contract, it is necessary to make repairs to failing sections of the roadways.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing Change Order #1 to the 2018 LMIG contract with Georgia Asphalt. The change order will increase the original contract of \$1,162,691.60 by \$36,000 bringing the new contract total to \$1,198,691.60. There is no increase in contract time.

Mr. Thomson presented a Memorandum of Agreement with Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron that will consolidate all Local Maintenance and Improvements Grant road projects so that each entity receives the best pricing.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker signing the Memorandum of Agreement with Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron concerning the 2019 Joint LMIG road resurfacing and repair projects.

Mr. McMichael presented a request for approval of a bid on two pick-up trucks for use in the Water Department with eight vendors responding. Staff recommends award to low bidder Landers McLarty Dodge for a unit price of \$20,963.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of two new 2019 RAM 1500 regular cab pick-up trucks for use in the Water Department from Landers McLarty Dodge of Huntsville, AL for the unit price of \$20,963 or a total amount of \$41,926. Water capital funds will pay for the purchase of these vehicles.

Mr. McMichael presented a request for approval of a bid on an extended cab pick-up truck for use in the Water Department with ten vendors responding. Staff recommends award to low bidder Landers McLarty Dodge.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the award of one new 2019 RAM 1500 quad cab pick-up truck for use in the Water Department from Landers McLarty Dodge of Huntsville, AL in the amount of \$21,789. Water capital funds will pay for this vehicle purchase.

Mr. McMichael presented a request for approval of a bid on a 2 ½ ton crew cab truck with a flat bed dump for use in the Water Department with four vendors responding. Staff recommends award to the low bidder Nextran Truck Center.

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Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the award of one new 2019 Ford F-750 Crew Cab with Flat Bed Dump truck for use in the Water Department from Nextran Truck Center of Macon for the unit price of \$72,612.16, Water capital funds will pay for the purchase of this vehicle.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,836,148.72.

Chairman opened the meeting for public comments.

Walton Wood, 426 Sandefur Road, Kathleen thanked everyone for their support over the past three months as he recovered from his eye surgery and his wife Becky from her hip surgery. He also commented that he would have pictures taken during the delivery and demonstration of Houston County's new aerial fire truck ready soon.

Dan Rhoades, 21st Century Partnership Director of Strategy, briefed the Board on newly released economic data from the University of Georgia for the State of Georgia commenting that it was positive overall with many upward trends.

Chairman Stalnaker thanked Mr. Rhoades and asked him to contact Tim Andrews or Jake Cox about the upcoming census meetings. These meetings are very important for communities because under-reporting during the census can have a very negative effect statewide.

Jim Taylor, 117 Echo Lane, Warner Robins thanked the County on behalf of the local building industry for not actively pursuing impact fees since past local history shows that they tend to curtail new construction.

Chairman Stalnaker closed the public comments portion of the meeting.

Chairman Stalnaker then opened the meeting for commissioners' comments.

Chairman Stalnaker commented the County recently had an opportunity to partner with Houston Healthcare to bring a new helipad for air evac operations to the Perry hospital and another helipad to the hospital in Warner Robins. The pads will be much closer to the hospital facilities and will provide the patients with quicker access to critical medical care. The County will contribute \$25,000 to the project providing that the work at both facilities is completed by the end of the calendar year.

The Chairman commented that the County's first aerial ladder truck was delivered on Monday to the Fire Department. Although the City of Perry and the City of Warner Robins both have aerial trucks this is a first for the County and is designed mainly to protect the industrial complexes within the County. Chief Jimmy Williams has been working toward this achievement for the past 28 years and was present at the County's Perdue Fire Station to take delivery. Also, at 2:00 p.m. today ten fully equipped patrol vehicles will be delivered to the Sheriff's Department allowing each deputy to be assigned to one vehicle rather than sharing with another deputy on the alternating shift.

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Chairman Stalnaker also commented that the County would be presenting at the next Regional Chamber of Commerce Eggs & Issues event on Thursday, February 14th at 7:45 a.m. at the Cary W. Martin Conference Center.

Chairman Stalnaker presented the financial state of Houston County remarking that for many years the County's year-end audit has resulted in an 'unmodified opinion', which is the best possible outcome, with no findings, deficiencies or non-compliance issues. He shared that the County still has no general obligation debt in either governmental or business-type activities and stressed that a strong financial reserve means that we do not have to borrow money through Tax Anticipation Notes (TANS) and are able to have proper cash flow to pay our bills and handle any unexpected expenses or emergencies. He stressed the importance of not using that reserve for reoccurring costs or to balance the O & M budget. He further explained that the millage rate has increased less than one mill total over the last 29 years all while remaining under the tax cap that Houston County operates under. He also stated that although water revenues were down due to a 'wet' year, the Water Fund still managed to post a positive operating income for FY18; maintained a level of reserves healthy for both future expansion and asset replacement; and has no debt having retired that debt over 20 years ago. Operating Revenues for the Landfill, the Solid Waste Fund, were up from \$6.39 million in FY17 to \$7 million in FY18; the County has a fully funded Closure / Post Closure fund of \$9.26 million; no debt; and reserves that are healthy for future expansion and asset replacement. He thanked his fellow commissioners and commended all employees, department heads, elected officials and constitutional officers for their continued efforts in managing their budgets.

Finally, Chairman Stalnaker asked the Board to review a proposed retirement plan amendment concerning pre-retirement death benefits that will come before them at the next Board meeting on February 19th.

Ms. Robinson thanked everyone for attending the meeting and remarked that she was glad to be here representing Houston County.

Mr. Thomson commented that the County's excellent financial condition starts with the Chairman and dedicated staff. He also commented that he was glad that the aerial truck has finally become a reality for Chief Williams and the Houston County Fire Department.

Mr. McMichael remarked that this was as clean an audit as he had ever seen and thanked Comptroller Sandi Stalnaker and Director of Operations Barry Holland for their efforts during the year. He reminded everyone that in addition to the points that the Chairman had made about the financial state of the County that we also had a fully funded pension plan as well.

Mr. Walker thanked the Chairman and his fellow commissioners, administrative staff, and all employees for their contributions during the year and agreed with Chairman Stalnaker that the County's recently completed fiscal audit spotlights our well-managed County government.

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Chairman Stalnaker closed the Commissioners Comments and reopened the regular meeting.

Motion to Adjourn by Mr. Walker, second by Ms. Robinson and carried unanimously by all, meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner