

Houston County Commissioners Meeting
August 7, 2018
Perry, Georgia

The Houston County Board of Commissioners met in special called meeting at 9:00 a.m. on Tuesday August 7, 2018 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 Operations Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Director of Purchasing Mark Baker, Assistant Fire Chief Chris Stoner, Chief Tax Appraiser James Moore, Houston County Library Director Sara Paulk, Jim Taylor, GA Power Area Manager Scott Cox, 21st Century Partnership Director of Strategy Dan Rhoades and Walton and Becky Wood.

Commissioner Robinson gave the invocation.

2nd Lt. Alison Skidmore, USAF led the audience in the Pledge of Allegiance and then detailed her military career. She attended the Air Force Academy where she played soccer for the Air Force Falcons and was commissioned as a second lieutenant in 2017. She earned a spot on the 2018 Women's All-Armed Forces Soccer Team competing against ten other nations. Her first duty assignment is here at Robins AFB where she has been for a year. She serves as the chief of customer support for the 78th Force Support Squadron. She commented that the community here exhibits true southern hospitality and is very supportive of the military mission.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the minutes from the meetings of July 17, 2018 6:00 p.m.; July 23, 2018 at 11:30 a.m. and 6:00 p.m.; and June 30, 2018 at 4:00 p.m.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2192 thru #2195.

Mr. Walker asked how many clients would be coming to the home in regards to Application #2193.

Mr. Andrews stated that it would be sporadic but no more than one client at a time and only during Monday thru Friday from the hours of 10:00 a.m. to 5:00 p.m.

Mr. Thomson inquired as to the one no vote on Application #2193.

Mr. Andrews replied that the Zoning & Appeals member may have been confused about the regulations which do allow certain home-based beauty/haircare salon services.

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

#2192 - Applicant was present. There was no opposition.

#2193 - Applicant was present. There was no opposition.

#2194 - Applicant was present. There was no opposition.

#2195 - Applicant was present. There was no opposition.

There being no public comments, Chairman Stalnaker closed the public hearing and reopened the regular meeting.

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

#2192	Bruce and Lena Applewhite	Vending machine services
#2193	Jeffrey and Jane Williams	Skincare services
#2194	Leeann Steinmetz	Dog breeding (Corgis)
#2195	Hanna Jeter	Professional organizing

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.

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.

Mr. Andrews presented Rezoning Application #2196 and explained that the Planning & Zoning Board recommends unanimous approval subject to vehicular access allowed only through a right-hand in and right-hand out scenario and, since sewer is not available from the City of Warner Robins to the property, compliance with the Environmental Health Department for the septic tank.

Chairman Stalnaker asked if the driveway location, being in close proximity to the intersection of Houston Lake Road and Cohen Walker Drive, had been considered.

Mr. Andrews replied that there has not yet been a site plan submitted but that Zoning & Appeals recommends that access to the property only by a right-hand in and a right-hand out.

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

The applicant, Mr. Oliver Bateman spoke in favor of the application stating that the rezoning would accommodate a planned commercial retail development.

There was no opposition.

There being no further public comments, Chairman Stalnaker closed the public hearing and reopened the regular meeting.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Re-Zoning Application #2196 submitted by Oliver Bateman, subject to access only through a right-hand entrance and right-hand exit and compliance with the Environmental Health Department for the septic tank.

Mr. Walker presented an amendment to the County’s retirement plan that would allow certain former contract employees an opportunity to buy back a limited period of time for service performed while a contract employee.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve Chairman Stalnaker signing the resolution to amend the ACCG Defined Benefit Plan for Houston County employees as well as Plan Amendment #4 to permit certain former contract employees to purchase service performed as a contract employee limited, by federal law, to a maximum of five years in the buyback. Any additional credited service purchased must be paid for by lump sum on or before February 28, 2019.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the following FY2018 year-end budget adjustments:

General Fund (100):

Increase Expenditures:

MIS	1535-51.1100 Regular Employees	\$ 7,700
	1535-51.1300 Overtime	\$ 7,200
	1535-51.2200 Social Security	\$ 50
	1535-52.1200 Professional	\$ 50
	1535-52.2200 Repairs/Maintenance	\$ 2,600
	1535-52.3200 Communications	\$ 6,600
	1535-52.3400 Printing	\$ 50
	1535-52.3500 Travel	\$ 1,850
	1535-52.3700 Education/Training	\$ 400
	1535-53.1100 General Supplies	\$ 1,200
	1535-53.1270 Gasoline	\$ 50
	1535-53.1600 Small Equipment	\$ 50
Personnel	1540-52.1200 Professional	\$ 16,800
Public Buildings	1565-53.1230 Electricity	\$ 99,500
General Admin Fees	1595-52.3600 Dues & Fees	\$ 1,800
Superior Court	2150-52.3850 Contract Labor	\$ 77,800
District Attorney	2200-52.1200 Professional	\$ 155,400
State Court	2300-54.2500 Other Equipment	\$ 46,600
Magistrate Court	2400-53.1600 Small Equipment	\$ 24,300
	2400-54.2500 Other Equipment	\$ 36,300
Probate Court	2450-53.1600 Small Equipment	\$ 9,800
Juvenile Court	2600-52.3850 Contract Labor	\$ 14,200
Sheriff - GOHS HEAT	3310-52.3200 Communications	\$ 1,400
Sheriff - SRO	3320-53.1100 General Supplies	\$ 1,800
	3320-53.1600 Small Equipment	\$ 62,400
	3320-54.2500 Other Equipment	\$ 53,000
EMS Ambulance Serv	3600-53.1270 Gasoline	\$ 16,600
HEMA Code Red	3921-52.2200 Repairs/Maintenance	\$ 10,000
Hwys & Streets State	4205-52.2200 Repairs/Maintenance	\$ 820,195
Storm Drainage	4250-52.2200 Repairs/Maintenance	\$ 60,800
Vital Statistics	5120-52.3900 Other	\$ 700

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Recreation	6100-52.1200 Professional	\$ 17,000
	6100-52.2320 Rental Equipment	\$ 100
	6100-53.1100 General Supplies	\$ 1,200
Protective Inspection	7200-53.1100 General Supplies	\$ 1,800
	7200-54.2500 Other Equipment	\$ 8,400
	Total	\$ 1,565,695

Decrease Expenditures:

Executive	1300-51.2100 Group Insurance	\$ 14,400
Elections	1400-51.1100 Regular Employees	\$ 3,000
	1400-51.1200 Temporary Employees	\$ 24,000
	1400-51.1300 Overtime	\$ 6,000
	1400-51.2100 Group Insurance	\$ 11,800
	1400-51.2200 Social Security	\$ 3,000
	1400-52.3200 Communications	\$ 4,000
	1400-52.3400 Printing	\$ 2,500
	1400-52.3500 Travel	\$ 3,500
	1400-52.3850 Contract Labor	\$ 22,000
	1400-53.1100 General Supplies	\$ 4,000
Law	1530-51.2100 Group Insurance	\$ 9,000
	1530-52.1200 Professional	\$ 8,500
	1530-52.3500 Travel	\$ 1,000
	1530-53.1100 General Supplies	\$ 1,500
Tax Commissioner	1545-51.1100 Regular Employees	\$ 3,000
	1545-51.1300 Overtime	\$ 3,000
	1545-51.2200 Social Security	\$ 26,000
	1545-53.1100 General Supplies	\$ 4,000
Tax Assessors	1550-51.2200 Social Security	\$ 4,000
	1550-52.1200 Professional	\$ 20,000
	1550-52.2200 Repairs/Maintenance	\$ 13,000
	1550-52.3200 Communications	\$ 24,000
	1550-52.3500 Travel	\$ 5,000
	1550-53.1100 General Supplies	\$ 4,000
Other	1599-57.9000 Contingency	\$ 124,700
Accountability Court	2155-53.1100 General Supplies	\$ 25,000
Clerk of Superior Court	2180-51.2100 Group Insurance	\$ 2,500
	2180-51.2200 Social Security	\$ 2,500
	2180-52.2200 Repairs/Maintenance	\$ 13,000
	2180-54.2500 Other Equipment	\$ 5,000
Victim Advocates	2220-51.1100 Regular Employees	\$ 13,000
	2220-51.1200 Temporary Employees	\$ 53,000
	2220-51.2100 Group Insurance	\$ 31,000
	2220-51.2200 Social Security	\$ 2,000
Clerk State Court	2310-51.1100 Regular Employees	\$ 5,000
	2310-51.1200 Temporary Employees	\$ 2,000
	2310-51.2200 Social Security	\$ 1,000
Public Defender	2800-51.1100 Regular Employees	\$ 11,000
	2800-52.1300 Technical	\$ 4,000
Sheriff	3300-51.2200 Social Security	\$ 18,600
	3300-51.2400 Retirement	\$ 4,200
	3300-52.2200 Repairs/Maintenance	\$ 10,100
	3300-52.2320 Rental Equipment	\$ 2,000
	3300-52.3200 Communications	\$ 22,000
	3300-52.3700 Training	\$ 7,200
	3300-53.1100 General Supplies	\$ 26,600

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	3300-53.1300 Food	\$ 5,200
	3300-53.1600 Small Equipment	\$ 110,000
	3300-54.2500 Other Equipment	\$ 39,000
Sheriff-Juvenile	3325-51.1100 Regular Employees	\$ 32,900
	3325-51.1200 Temporary Employees	\$ 3,900
	3325-51.2200 Social Security	\$ 5,900
	3325-53.1100 General Supplies	\$ 1,500
	3325-53.1270 Gasoline	\$ 4,200
Jail Operations	3326-51.1300 Overtime	\$ 43,200
	3326-51.2400 Retirement	\$ 1,400
	3326-52.3500 Travel	\$ 2,800
	3326-52.3910 Boarding Prisoners	\$ 3,000
	3326-53.1100 General Supplies	\$ 21,000
	3326-53.1270 Gasoline	\$ 10,700
	3326-54.2200 Vehicles	\$ 7,000
Animal Control	3910-51.1200 Temporary Employees	\$ 13,000
	3910-51.2100 Group Insurance	\$ 22,000
	3910-52.3900 Other	\$ 20,000
Emergency Management	3920-52.2200 Repairs/Maintenance	\$ 8,000
	3920-52.3200 Communications	\$ 5,000
	3920-53.1100 General Supplies	\$ 7,000
Highways & Streets	4200-51.1100 Regular Employees	\$ 266,500
	4200-51.1200 Temporary Employees	\$ 8,000
	4200-51.1300 Overtime	\$ 2,800
	4200-51.2200 Social Security	\$ 28,000
	4200-52.1200 Professional	\$ 8,000
	4200-52.2320 Rental Equipment	\$ 3,000
Adult Health Services	5160-57.2000 Other Agency	\$ 10,000
21 st Century Partnership	7525-57.2000 Other Agency	\$ 36,500
	Total	\$ 1,339,100

Increase Revenues:

100-0000-33.4311 State Grant Highways	\$ 226,595
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SPLOST Fund (320):

Increase Expenditures:

MIS	1535-54.2500 Other Equipment	\$ 11,900
Public Buildings	1565-52.2200 Repairs/Maintenance	\$ 11,500
	1565-54.2200 Vehicles	\$ 24,700
Public Defender	2800-54.2500 Other Equipment	\$ 6,000
Sheriff	3300-54.1300 Buildings	\$ 334,500
Jail Operations	3326-53.1600 Small Equipment	\$ 20,700
Intergovernmental	4960-57.1001 Centerville	\$ 69,700
	4960-57.1002 Perry	\$ 135,000
	4960-57.1003 Warner Robins	\$ 612,200
	Total	\$1,226,200

Decrease Expenditures:

Highways & Streets	4200-54.1400 Infrastructure	\$1,226,200
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Water Fund (505):

Increase Expenditures:

Stormwater Management	4320-52.3900 Other	\$	100
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Decrease Expenditures:

Water	4400-52.1200 Professional	\$	100
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Solid Waste Fund (540):

Increase Expenditures:

Collections	4520-52.1200 Professional	\$	59,200
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Increase Revenues:

Prior Year Fund Balance	\$	59,200
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Internal Services Fund (600):

Increase Expenditures:

Risk Management (W/C)	1556-52.1200 Professional	\$	64,400
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Increase Revenues:

600-13.3602	\$	64,400
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Ms. Robinson presented a request from the City of Warner Robins for a master water meter connection to the County's Water System. They are requesting a 3" master water meter to be installed on the east side of Lake Joy Road.

Motion by Ms. Walker, second by Mr. Thomson and carried unanimously by all to approve a request from the City of Warner Robins for a master water meter connection to the Houston County Water System to serve the proposed salon and retail plaza at 660 Lake Joy Road to be installed on the east side of Lake Joy Road.

Chairman Stalnaker commented that the driveway access should be closely scrutinized given the proximity to the intersection and traffic signal at Lake Joy Road and Cohen Walker Drive.

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Ms. Robinson presented a request for approval of Change Order #1 with LaKay Enterprises on the drainage improvements project for Flournoy Drive.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker signing Change Order #1 with LaKay Enterprises, Inc. of Fort Valley, GA on the drainage improvements project for Flournoy Drive. The original contract amount of \$180,877 with increase by \$13,276.31 for an amended total of \$194,153.31.

Mr. Thomson presented a request from the Engineering Department to enter into a professional services agreement with Enviro Trenchless, LLC., to rehabilitate storm water drainage pipes near 135 Falcon Crest and 102 Shenandoah Trail.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve entering into a professional services agreement with Enviro Trenchless, LLC., of Warner Robins to rehabilitate storm water drainage pipes near 135 Falcon Crest and 102 Shenandoah Trail for the total amount of \$48,025. Funds for this project will come from the Stormwater Drainage (4250) budget.

Mr. Thomson presented a request from Public Works to purchase a back-up generator with a 600-amp transfer switch and a level 2 steel enclosure for sound attenuation at the Highway 96 Water Treatment Plant.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve the purchase and installation of one 400KW Generac Generator with 600-amp switch and a level 2 steel enclosure at the Highway 96 Water Treatment Plant from Anderson Power Services of Winston, GA in the amount of \$135,030. Water System Capital funds will purchase this equipment.

Mr. Thomson presented a request from the Purchasing Department to purchase ten (10) new Chevy Tahoe Pursuit SUVs for use in the Patrol Division of the Sheriff's Department from state-wide contract holder Hardy Chevrolet at a unit price of \$32,939.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the award of ten (10) new 2018 Chevrolet Tahoe Pursuit SUVs for use in the Patrol Division of the Sheriff's Department from Hardy Chevrolet of Dallas, GA at the state-wide contract unit cost of \$32,939 or a total of \$329,390. These vehicles are to be purchased from the General Fund.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills in the amount of \$4,109,463.09.

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Chairman Stalnaker then closed the regular meeting and opened public comments.

Dan Rhoades, 21st Century Partnership Director of Strategy, briefed the Board on the new National Defense Authorization Act (NDAA) that has passed the House and Senate and is awaiting the President's signature. The NDAA authorizes and prioritizes funding for the Department of Defense and military activities and construction among other military personnel related issues. He commented that there are many things in the NDAA that will help Robins AFB going forward including starting a fund for infrastructure improvements in communities that host military bases. He mentioned that it also included a 2.6% pay raise for the troops but not for retirees. Federal workers have a 1.6% pay raise in one proposal but that provision was not included in the other so it remains in question. He also mentioned that the J-STARS program would gradually be replaced by the proposed Advanced Battle Management System, or ABMS, but that the JSTARS fleet would be maintained for the next ten years.

Jim Taylor, Warner Robins Supply Business Development & Marketing Manager, commented that Houston County may be experiencing the best growth since 2006 but that available and qualified workforce is still a big concern. He stated that the tariff situation has not really affected the residential material pricing as much as it has on the commercial side. He then invited everyone to attend Wellston Park's upcoming dedication for new picnic areas on Thursday, August 9th at 10:00 a.m. He also commented on the recent addition of \$10,000 of agility equipment funded through a grant.

Chairman Stalnaker credited Wellston Park's success to Mr. Taylor and the Bayer family.

Clarence Copeland, 204 Langston Road, Perry asked the Board to consider erecting a monument to Vietnam veterans.

Chairman Stalnaker commented that it was certainly a very deserving request and noted that there has been some discussion of monuments to both military service members and County employees who have lost their lives in service. A proposed plaza in front of the State Court and Annex buildings on Carl Vinson Parkway in Warner Robins has been considered as a possible location.

Sara Paulk, Houston County Library Director, presented the Board with the library system's annual report stating that the overall value of services rendered to the community was over \$12 million and that total circulations for the year were 468,276.

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There being no further public comments, Chairman Stalnaker closed the public comments and reopened the regular meeting.

Chairman Stalnaker then opened the regular meeting for commissioners comments.

Mr. McMichael thanked everyone for their thoughts and prayers following his recent surgeries.

Mr. Thomson thanked everyone for coming and commented that he was glad that Mr. McMichael was back.

Ms. Robinson also thanked everyone for coming and was pleased that Mr. McMichael was back.

Mr. Walker likewise thanked everyone for attending and was glad that Mr. McMichael was doing well.

Chairman Stalnaker commented that although Mr. McMichael has slowed down during his recuperation he is still fully engaged with County business.

Mr. McMichael stated that he is proud of the fact that he has only missed two meetings during his twenty-two years of service as a Commissioner. He also commented on the various field roads that have developed over the years in Houston County and the need for the County to address them.

There being no further comments, Chairman Stalnaker 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