

Houston County Commissioners Meeting
May 5, 2020
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, May 5, 2020, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Walker, Thomson, McMichael and Robinson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Chief Building Inspector Tim Andrews, and Lt. Tommy Spires.

Chairman Stalnaker gave the Invocation.

Pledge of Allegiance by all in attendance.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the minutes of the meeting of April 21, 2020.

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 Application #2342 that had been tabled at the April 7, 2020 board meeting.

Chairman Stalnaker closed the regular portion of the meeting and opened a Public Hearing.

Applicant #2342 was not present, there was no opposition.

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

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Special Exception Application #2342 for Mr. Parker Black for an Automotive Detailing business to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2346 thru #2353.

Chairman Stalnaker closed the regular portion of the meeting and opened a Public Hearing.

Special Exception Application #2346 applicant was not present. There was no opposition.

Special Exception Application #2347 applicant was not present. There was no opposition.

Special Exception Application #2348 applicant was not present. There was no opposition.

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Special Exception Application #2349 applicant was not present.

Opposition: Russell Hrizuk, 103 Grove Place, Kathleen stated his opposition to the application citing excess traffic on the private access road; excessive amounts of dust being generated from the vehicles; cars parked directly on the property line and alongside the road; and the apparent sale of products such as jellies, jam, syrup and vinegar that were not products of the crops being grown on the property. He stated that there have been 50 to 60 vehicles at one time at the property.

Chairman Stalnaker asked Mr. Andrews if the private drive was an easement or right of way.

Mr. Andrews replied that it was an easement

Mr. Hrizuk stated that the private drive was owned by Mr. Gene Vanderpool whose property is located at the end of Grove Place and that although Mr. Vanderpool does support the operation of the produce sales from the property he is not as directly affected by the traffic and other issues.

Mr. Andrews stated that Mr. Hrizuk's home and the other handful of homes on Grove Place were developed off the private road prior to when the Houston County Comprehensive Land Development Regulations were established. Speed limit signs are not enforceable by the Sheriff because it is a private drive not a public roadway. Mr. Andrews also clarified that the sale of products not produced from the crops grown on the property would have to be discontinued and that a business license would be required if this application was approved. The Health Department would have to approve the septic system and the Building Inspection Department would approve the building and require the proper setback.

Chairman Stalnaker reiterated that approval of this application would be based on no sale of products that were not made from fruits or vegetables raised on the property. He also clarified that traffic control devices were not required on a private access road and that there would be no stipulations for the placement of such devices attached to an approval of the application.

Special Exception Application #2350 applicant was not present. There was no opposition.

Special Exception Application #2351 applicant was not present. There was no opposition.

Special Exception Application #2352 applicant was not present. There was no opposition.

Special Exception Application #2353 applicant was not present. There was no opposition.

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

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to deny Application #2351 submitted by Janell Richards.

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

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| Application #2346 | Anna Ellis | Women's Clothing & Accessories |
| Application #2347 | Brandon Fairfield | Computer Repair |
| Application #2348 | Ben & Ansley Bailey | Occupational Therapy |
| Application #2349 | Thomas Williams | Produce Sales |
| Application #2350 | Russell Broom | Pressure Washing |
| Application #2352 | Gregory & Helen Moore | Real Estate |
| Application #2353 | Sam Nunn Farm, LLLP | Cemetery |

Ms. Robinson presented a request from the City of Perry for annexation of property located at 2162 Kings Chapel Road.

Chairman Stalnaker commented that he spoke with Mayor Walker about this request and there is some misunderstanding about the water system in this area. He said that this development should be serviced by Houston County Water with a master meter installed; a hydraulic study should be undertaken; and that there would need to be a study for the Kings Chapel Road tie-in for this development to see if turn lanes or deceleration lanes are necessary. He asked Ms. Robinson to consider including those items as stipulations in the motion.

Ms. Robinson asked if there was sewer available to the development.

Chairman Stalnaker indicated that the City did have sewer available. He further indicated that Mayor Walker had committed to having City personnel request a pre-design meeting with County personnel on future annexation requests so that these kinds of things can be worked out beforehand.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to concur with a City of Perry annexation request for 2162 Kings Chapel Road known as Tax Parcel #000830 003400 totaling 28.26 acres with the following stipulations:

Development will be serviced by Houston County Water with a master meter installed. A hydraulic study will be undertaken.

A study for the Kings Chapel Road tie-in for this development will be done to see if turn lanes or deceleration lanes are necessary.

Ms. Robinson presented an independent contract agreement for a Conflict Attorney for the Houston County Public Defender's Office.

Chairman Stalnaker remarked that prior to beginning this contract Mr. Bell had been assigned multiple cases through the Public Defender's office and that those cases should be brought under this contract. Mr. Hall confirmed that Mr. Bell will bill for those prior cases only through April 30th and then all work May 1st and forward would fall under the contract.

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Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing the independent contractor agreement with Greg H. Bell for the purpose of providing defense of indigent persons in cases where the Houston County Public Defender's Office has declared a conflict of interest in the amount of \$85,000 per year effective May 1, 2020 through June 30, 2021 with previous assigned cases being paid through April 30, 2020 only.

Mr. Thomson presented a request to enter into a contract with ICB Construction for emergency repairs to the Environmental Health Department building.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve Chairman Stalnaker signing the contract with ICB Construction Group of Macon on the Emergency Remediation/Renovation of the Houston County Environmental Health Department Building in the amount of \$872,086. SPLOST 2018 will fund this project cost.

Mr. Thomson presented a change order on the Landfill MSW Phase 5 GCCS Expansion project.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing the final adjusting change order on the MSW Phase 5 GCCS Expansion project at the Landfill with SCS Engineers. The change order will reduce the original contract price of \$497,112 by \$10,908 to a final contract total of \$486,204. There is no change in the contract time.

Mr. McMichael presented a request for approval of a contract for hauling leachate at the Houston County Landfill.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of the Landfill Leachate hauling contract to Mid Georgia Trucking of Jeffersonville, GA at a rate of \$200 per load and a minimum of three loads per day / five days per week. This is a one-year contract effective May 6, 2020 and will be charged to the Solid Waste Disposal budget.

Chairman Stalnaker explained that our current tanker truck cannot keep up with the volume of leachate being generated and that contracting a portion of the hauling out will keep the County from having to purchase another truck and from having to dedicate an employee to drive it. Building our own treatment facility is an option for the future but the current volumes cannot support the capital investment that it would entail.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$4,203,699.90.

Chairman Stalnaker opened the meeting for Public Comments.

As there were no public comments Chairman Stalnaker closed the Public Comments portion of the meeting.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Mr. Thompson thanked Lt. Spires and his staff for their efforts during this pandemic.

Mr. Walker asked everyone to be safe and to have good day.

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Chairman Stalnaker reminded everyone of the scheduled F-15 Eagle Flyover that will take place later today beginning at 2:05 p.m. The flyover is a salute to the American heroes at the forefront in the fight against COVID-19 as well as a demonstration of the Department of Air Force's continued readiness during the pandemic. The F-15 will travel over Macon (Coliseum & Navicent Medical Center), Perry (Perry Hospital), Warner Robins (Houston Medical Center), and Dublin (Carl Vinson VA and Fairview Park Hospital). He then announced that the next Commissioner's meeting has been rescheduled to be held on May 19th at 3:00 p.m. at the Jury Assembly Room of the Courthouse in Perry. The City of Perry will hold its meeting tonight in the same room at 6:00 p.m. He updated the Board on the new Lake Joy Fire Station and EMA Headquarters facilities construction saying they should be completed within the next sixty days. The dedication for these facilities will be held in approximately ninety days. He remarked that the Thompson Mill Road project is on track to be completed before the school opening in the Fall. The contractor is doing a fantastic job even with the wet weather conditions that have been present for months. Finally, he reminded everyone that County buildings were opened to the public with certain restrictions in place on Friday May 1st. Most departments have complied with the opening and are serving the public with a mind toward sanitary conditions, social distancing and screening of individuals as they come into the buildings. He commended Tax Commissioner Mark Kushinka and his staff especially since they typically deal with a large volume of people. He commented that the few offices that have not yet opened to the public should either have their employees on their own personal leave or not be paid. It was the consensus of the Board that they agree with this position.

Mr. Andrews commented that his appointed Boards, such as the Zoning & Appeals Board, have been very cooperative attending meetings either in person or by telephone conference reaffirming their willingness to continue to serve the public.

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

 Barry Holland
 Director of Administration

 Chairman

 Commissioner

 Commissioner

 Commissioner

 Commissioner

1. The first part of the document
 2. describes the general principles
 3. of the proposed system.
 4. It is intended to be a
 5. general guide for the
 6. construction of the
 7. various parts of the
 8. machine. The second part
 9. of the document contains
 10. a detailed description of
 11. the various parts of the
 12. machine, and the manner
 13. in which they are to be
 14. constructed. The third
 15. part of the document
 16. contains a list of the
 17. materials which are to
 18. be used in the
 19. construction of the
 20. machine.

