

**Houston County Commissioners Meeting
October 4, 2022
Warner Robins, Georgia**

The Houston County Board of Commissioners met in Regular Session at 9:00 a.m. on Tuesday October 4, 2022, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Byrd, Robinson, Talton, and Walker 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, Chief Building Inspector Tim Andrews, Fire/EMA Chief Chris Stoner, Community Planner Jacob Cox, Dan Perdue, Walt and Becky Wood, and Jacqueline Rozier.

Commissioner Talton gave the Invocation.

Chief Master Sergeant Luis Magana, with the 78th ABW at Robins Air Force Base, led the Pledge of Allegiance and then spoke of his military career. He has been in the US Air Force for 20 years and is married with two children, one at Bonaire Middle School and the other at Central GA Technical College. He deployed to Iraq for the Gulf War after September 11 as part of a heavy construction engineering company. He has also responded to humanitarian missions to the Philippines after a hurricane and Nepal after an earthquake. Chief Magana has been assigned to eight different bases and been at Robins for 3 months. He is extremely pleased with the way the community supports those stationed at Robins Air Force Base and said that the communication, support, and partnership here locally towards those in the military rivals just about all the other military communities he has lived. He was thinking of retiring to Arizona, but after the reception that he and his family have received and for other reasons, they may change their mind to Houston County when it's time for him to retire.

Motion by Mr. Byrd, second by Mr. Talton and carried unanimously by all to approve the minutes from the September 20, 2022, meeting.

Chairman Stalnaker advised that there would need to be two add on agenda items. Agenda Item #12 for a land purchase and Agenda Item #13 for Executive Session for the Commissioners.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to add item #12, a land purchase agreement, to the agenda.

Motion by Mr. Talton, second by Mr. Byrd and carried unanimously by all to add item # 13, for an Executive Session to the agenda.

Chief Building Inspector Tim Andrews presented Special Exceptions #2636 through # 2642. Mr. Andrews explained that # 2639 was withdrawn by the applicant.

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

Special Exception Application #2636, applicant was present there was no opposition.
Special Exception Application #2637, applicant was not present there was no opposition.

Special Exception Application #2638, applicant was present there was no opposition.

Special Exception Application #2640, applicant was present there was no opposition.
Special Exception Application #2641, applicant was present there was no opposition.
Special Exception Application #2642, applicant was 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 the following presented applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2636 – Nathan McDaris	Irrigation Repair
#2638 – Sandra Jackson Diamond	Carpet Cleaning
#2640 – Hali Roddey	Mobile Pet Grooming
#2641 - Kenyoha Scott	Laundry Service Business
#2642 – Kenyoha Scott	Tax Services

Motion by Mr. Walker, second by Mr. Byrd and carried unanimously by all to disapprove Special Exception Application #2637 submitted by Allen Lincoln for a home & apartment remodel business.

Mr. Andrews advised all applicants on the next step in the process which would be obtaining their business licenses through 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. Walker presented a Professional Services Agreement for Insurance Brokerage and Consulting Services.

Motion by Mr. Walker, second by Mr. Talton and carried unanimously by all to approve Chairman Stalnaker signing a Professional Services Agreement for Insurance Brokerage and Consulting Services with MSI Benefits Group of Kennesaw, Georgia. This agreement to be effective October 5, 2022, to allow time to prepare for January 1, 2023 renewals.

Chairman Stalnaker thanked Commissioner Byrd, Mr. Perdue and Ken Carter for their time spent reviewing these companies before recommending MSI Benefits Group. He advised that MSI is a 3rd party insurance handler with no change to the County’s insurance.

Director of Administration Robbie Dunbar gave the first reading of an alcohol license application for Pines on Parkway located at 400 B Perry Parkway, Perry GA 31069. A second reading and public hearing will be held October 18, 2022 at the Houston County annex during the 5:00 pm meeting after which the Board will vote on the issue.

Mr. Dunbar advised that Planning and Zoning, the County Attorney's Office and the Sheriff's Department will all be asked to review the application to ensure that all restrictions are adhered to and followed.

Mr. Byrd presented a Guaranteed Maximum Price (GMP) of \$4.1 million submitted by the Construction Manager (at risk) for the Fire Station #2, EMS and Sheriff's Precinct project in Bonaire, Parrish Construction of Perry.

Chairman Stalnaker requested that Commissioner Byrd include in his motion that this project be funded by the Insurance Premium Tax.

Motion by Mr. Byrd, second by Mr. Walker and carried unanimously by all to approve the acceptance of the Guaranteed Maximum Price (GMP) of \$4.1 million submitted by the Construction Manager (at risk) for the Fire Station #2, EMS and Sheriff's Precinct project in Bonaire, Parrish Construction of Perry. This project will be funded by Insurance Premium Tax.

Chairman Stalnaker advised that fire and EMS services would be located at this station along with a sheriff's department precinct. Houston Healthcare will also build a medical building on site to provide medical care. He further stated that Mr. Perdue and Commissioner Byrd were tremendously helpful in the progress and process of this project which will be located in the Bonaire area near Old Perry Road and SR 96. He also mentioned that with such a long lead time on some of the needed materials, Parrish Construction will begin ordering those materials immediately.

Mr. Byrd presented a request from the City of Warner Robins for a temporary construction easement.

Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing a temporary construction easement on property located on the north side of Old Highway 96 at the intersection of Elm Street, known as Tax Parcel 001250 114000.

Commissioner Byrd stated that this was a great project to cooperate with the City of Warner Robins on expanding their existing sewer system.

Chairman Stalnaker mentioned this easement would be located behind the new fire station being built in Bonaire and would be a win for all.

Ms. Robinson presented a request from the Sheriff's Office for 2 additional School Resource Officers to be added to the Position Control Listing.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve 2 additional School Resource Officers (Pos. #222) to be added to the Position Control Listing. The cost of both new positions to include salary, equipment and vehicles will be reimbursed by the Houston County Board of Education. The Comptroller is authorized to make the necessary budget adjustment.

Ms. Robinson presented a request for approval of a bid on two SUV PPV's for use by the Houston County SRO Department.

Motion by Ms. Robinson, second by Mr. Byrd and carried unanimously by all to approve the purchase of two new 2022 Ford Police Interceptors for use by the Houston County SRO Department from Phil Brannen Ford of Perry with an expected delivery of two weeks and a purchase price of \$34,900 each for a total of \$69,800. The funds for this purchase will be reimbursed by the Houston County Board of Education.

Chairman Stalnaker advised that the Comptroller is authorized to make the necessary budget adjustments to reflect these changes.

Ms. Robinson presented a request for approval of a bid on one new in-stock SUV for use in the Investigations Department.

Motion by Ms. Robinson, second by Mr. Talton and carried unanimously by all to approve the purchase of one new in-stock 2022 Dodge Durango PPV from Ginn Motor Company of Covington Georgia at the price of \$40,470. The purchase of the vehicle will be funded by the 2018 SPLOST.

Mr. Talton presented a request for approval of a bid on two new small trucks for use in the Houston County Tax Assessor's Office.

Motion by Mr. Talton, second by Ms. Robinson and carried unanimously by all to approve the purchase of two new Maverick Trucks from Phil Brannen Ford of Perry at a unit price of \$22,975 for a total of \$45,950. Funds for this purchase will come from 2018 SPLOST.

Mr. Talton presented a request from the City of Warner Robins for three additions to the city/county water purchase agreement.

Motion by Mr. Talton, second by Mr. Walker and carried unanimously by all to approve the following 3 additions to the city/county water purchase agreement, contingent upon the rate structure approved by the Houston County Board of Commissioners on November 19, 2019 is followed and the developer posting a bond covering 125% of construction cost for work performed on the Houston County Water System.

1. The Cottages at Warner Robins, 91 Bass Road, Warner Robins
2. Leverette Road Apartment Community, Leverette Road, Warner Robins
3. Lofts at Houston Central, Sutherlin Drive, Warner Robins

Motion by Mr. Talton, second by Mr. Byrd and carried unanimously by all to approve the payment of the bills totaling \$4,400,374.29.

Mr. Byrd presented a request for approval of a land purchase contract.

Motion by Mr. Byrd, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing the Sales Contract for the purchase of the following land for \$475,000.00 according to the terms of the contract. This purchase will be funded by the Insurance Premium Tax:

All that tract or parcel of land lying and being in Land Lot 21 of the Eleventh (11th) Land District of Houston County, Georgia, being known and designated as Tract "B", comprising 3.79 acres.

Chairman Stalnaker closed the regular portion and opened Public Comments.

Houston County Fire Chief Chris Stoner expressed his appreciation to the Commissioners and for the work that SP Design and Parrish Construction Group have done on the Bonaire Fire Station project which will provide better and enhanced service to the residents in that part of Houston County.

Chairman Stalnaker mentioned his appreciation to Purchasing Director Mark Baker for his involvement and work on this project as well.

Commissioner Walker also expressed his appreciation to Mark Baker for his help and involvement.

Mike Gibson of 116 Bellwood Avenue spoke about a recent event at the end of his road. A large yard sale event that was advertised on Facebook. This event, which drew commercial businesses enterprises to sell their goods, also created traffic, restricted road access. It also had attendees coming to his house inquiring about the cars in his yard being for sale. Mr. Gibson said he did not mind someone making money, but that the location for this event was not the place due to the property on which the event was held being at the end of a neighborhood street and the problems it caused for he and his neighbors.

County Attorney Tom Hall advised that this event could fall under the County's nuisance ordinance and was outside the scope of the organizer's existing pest control business license with the County. He said there are remedies that can be pursued.

Chief Building Inspector Tim Andrews advised that two yard sales a year are allowed in the unincorporated area of the County and that the definition of a yard sale needs to be improved and defined better.

Chairman Stalnaker asked that Mr. Andrews and Mr. Hall examine the regulations that Centerville, Warner Robins and Perry have currently on yard sales and see where restrictions can be reviewed and defined better for the County's yard sale regulations to better clarify the sale of personal versus business items in a yard sale.

Mr. Hall advised his office would put the event organizer on notice about holding future such events at this location.

Commissioner Robinson said that yard sales should be the selling of your personal property and not a place for commercial businesses to sell products.

Personnel Director Ken Carter introduced MSI Benefits President John Leggett as the new benefits broker for Houston County.

Chairman Stalnaker welcomed Mr. Leggett and said he had one request and that was to have the insurance cards out to County staff before December 31st.

Mr. Leggett advised that he would see to it that it happened.

Jim Taylor spoke about the Houston County Habitat for Humanity and the grant money received from the Governor's Office, Lowes, and Home Depot to help build affordable houses. Mr. Taylor said that six new houses will be built soon, four in Warner Robins, one in Perry and one in Centerville. He mentioned that October is Women Build Month for Habitat for Humanity, and each Saturday in October would have women only construction sites for Habitat houses supported by sponsors such as Flint Energies, Geico and Cox Communications. Mr. Taylor advised that each Habitat for Humanity house costs \$71,000 to build and that recently he had someone write a check out in this amount to fund the building of a Habitat house. Jim concluded his comments by saying that an initiative he is excited to promote is the Veterans Build which is the building of a Habitat house for a deserving veteran. He wants to have two of these homes built this year and needs candidates for both.

Mark Baker, Purchasing Director, reminded everyone of the upcoming County Surplus Auction which will be held this Thursday, October 6th at 9:00 am at the Purchasing Department in Perry.

Chairman Stalnaker mentioned that the building dedication ceremony for the new Houston County State Court Building will take place at 10:00 am on Tuesday, December 20th and said this will be a much-needed addition to the courthouse campus in Perry and help to the community having these two courts located in one place.

Chairman Stalnaker recognized Richie Deason, CEO of Atlantic Coast Consulting and invited him to give an update on the Houston County Landfill.

Mr. Deason advised that construction on the second cell at the Houston County Solid Waste Facility was going well and would soon be opening.

Chairman Stalnaker closed Public Comments and opened Commissioner Comments.

Commissioner Byrd voiced his appreciation for the County's department heads and staff for the work they do behind the scenes to make great things happen in Houston County. He gave appreciation to Ken Carter for his help with the insurance benefits broker selection and Mark Baker for his planning of the County's surplus auction.

Commissioner Talton said he was thankful to have had such a productive and positive meeting this morning and that it was a privilege to serve the residents of Houston County. He is thankful for the new fire and emergency services station to be built in Bonaire.

Commissioner Robinson thanked everyone for coming and viewing live and was appreciative of the smooth and productive meeting.

Commissioner Walker thanked everyone for coming and said it was an honor to serve the residents of Houston County. He mentioned that at statewide meetings with other Commissioners present he is always asked how we in Houston County exhibit such a high level of cooperation.

Chairman Stalnaker thanked everyone for coming and mentioned that the ACCG Fall Regional Meeting will take place on Wednesday, November 9th from 4:00 pm to 6:00 pm in Jones County at the Butler Hall Events Center and he would like for each Commissioner to be present at this event along with Dan Perdue and for each to contact him about their attendance.

Chairman Stalnaker then passed out a code violation listing that County Attorney Tom Hall had developed to show the status of progress being made on code violations in the County. He next spoke about Sheriff Talton's golf tournament which is an annual fundraiser for the Georgia Sheriff's Youth Home which supports and cares for children who have been removed from dangerous home environments. Chairman Stalnaker mentioned that Sheriff Talton's golf tournament routinely raises the most state-wide for the Youth Home and is a direct reflection of the great help and work that Brandi Clifton, the Sheriff's secretary, puts in towards this event. Chairman Stalnaker recognized Houston Home Journal reporter Cheri Adams and thanked her for her work and involvement with the Sheriff's golf tournament.

Chairman Stalnaker closed the commissioner's comments portion and reopened the regular portion of the meeting.

Motion by Mr. Talton, second by Mr. Byrd and carried unanimously by all to exit the regular portion of the meeting and enter Executive Session.

Chairman Stalnaker reopened the Commissioners meeting and said that no action was taken during the Executive Session.

Motion to adjourn by Mr. Walker, second by Ms. Robinson, meeting adjourned.

Robbie Dunbar
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

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 October 4, 2022.

2.

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

3.

The executive session was called to order at 10:39 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);

_____ 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 October 2022.

Tommy Stalnaker, Chairman
Houston County Board of Commissioners

Sworn to and subscribed
before me this _____ day of
October 2022.

Notary Public

My commission expires:
