

**Houston County Commissioners Meeting**  
**April 18, 2017**  
**Warner Robins, Georgia**

The Houston County Board of Commissioners met in a regular session at 6:00 p.m. on Tuesday April 18, 2017 at the Houston County Annex in Warner Robins, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, McMichael and Thomson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Director of Operations Robbie Dunbar, Chief Building Inspector Tim Andrews, State Court Judge Jason Ashford, State Court Clerk Teresa Hathaway, Sandra Peck, Robert Mitchell, Ellie Lopez, Sylvia Hill, Joey Mullins, Solicitor-General Amy Smith, Arthur Creque, Gina Stout, Landfill Superintendent Terry Dietsch, KWRB Executive Director Debra Jones, Sissi and Stan Gann, Flint Energies VP of Member Solutions Rogie Roberson, James Erdmanczyk, and Walton and Becky Wood.

Commissioner Walker led the audience in the Invocation.

Col. Dan Penny, USAF (ret.) led the audience in the Pledge of Allegiance and detailed his nearly 29-year military career. Prior to joining the Air Force in December of 1970 he was actually in the Marines for about six months. He joined the Air Force wanting to be a pilot and was trained first as a security policeman and then went on to pilot training. At some point during this training he was informed that he was actually needed as a navigator instead and ended up in the AC-130 Gunship with the special ops forces. He went on to serve many duty stations both in the U.S. and overseas including a tour in Vietnam and Operation Desert Storm. His entire career was spent with the special ops forces in some capacity or another. After retiring he worked for Lockheed Martin for 18 years and he has been in Houston County for the last eleven years.

Chairman Stalnaker recognized Ms. Sissi Gann, former State Court Clerk of Houston County, who served 21 years as clerk and recently came back to work part-time for a year to help the County correct some serious issues in the office and to bring the new clerk up to speed. He presented her with a portrait of herself that will be hung at the State Court building alongside Mr. Ray Bliss' portrait who served for fifteen years prior to her tenure as clerk. He recognized Sissi's husband Stan and then called upon current State Court Clerk Teresa Hathaway who read a statement from Judge L.A. "Buster" McConnell, Jr. about Mr. Bliss that recalled fond memories and the charming character of the man.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of April 4, 2017.

Mr. Walker presented a proclamation for Confederate History and Heritage Month for ratification.

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Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to ratify a proclamation recognizing April 2017 as Confederate History and Heritage Month.

Mr. Walker presented a new policy that allows for the commissioning of portraits of State Court Clerks who have served in office longer than ten years.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve the creation of a policy allowing for the commission of portraits of State Court Clerks who have served in office longer than ten years and for those portraits to be displayed at the Houston County State Court building.

Mr. Walker presented a request from Roads Superintendent Travis McLendon for the temporary closing of Fire Tower Road for construction purposes, due to safety concerns for the traveling public as well as the security of the site. Staff has coordinated with the appropriate property owners along Fire Tower Road, the Georgia DOT, the Board of Education, the Forestry Commission and Houston County 911 with no opposition having been received.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to authorize the temporary closing of Fire Tower Road until November 1, 2017. The road will be properly barricaded and signed as closed to all traffic except local, construction and official vehicles. The road closure will be evaluated prior to November 1, 2017 to determine if additional time will be needed to complete the road construction and paving project.

Chairman Stalnaker explained that Fire Tower Road is currently a dirt road scheduled to be paved that begins at Hwy. 41 and provides a connection west toward Elko. There are property owners along the road but there are no actual residences so temporary closure of the road will not be a huge inconvenience to the traveling public.

Mr. Thomson presented a request from Ocmulgee, Inc. (for SKI Development, LLC) who has requested annexation into the City of Perry for a 107.11-acre tract located at the northwest corner of Sandefur Road and Danny Carpenter Drive. The property is currently zoned County R-1 Single Family Residential. The request is for annexation and rezoning to Perry R-2 Two Family Residential for 104.95 acres and Perry C-2 General Commercial District on 2.16 acres.

The Perry Planning Commission has indicated that the developer's intent now is to develop single-family detached residences on the 104.95 acres and a day care center on the 2.16-acre plot and is recommending to Perry City Council for Perry LC Limited Commercial District instead of the C-2 originally requested on the 2.16 acres.

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Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all for non-concurrence with a City of Perry annexation request for the property described as:

Property is located at the corner of Sandefur Road and Danny Carpenter Drive and consists of 107.11 acres, tax parcel number HC000520 014000.

All that tract or parcel of land situate, lying and being in Land Lots 102 and 103 of the 10<sup>th</sup> Land District of Houston, Georgia being known and designated as Tract "A", containing 107.11 acres according to a plat of survey entitled "Survey for SKI Development, LLC", prepared by Story Clarke & Associates, certified by Michael L. Clarke, Georgia Registered Land Surveyor No. 2865 dated May 13, 2015, a copy of which is of record in Plat Book 77, Page 55, Clerk's Office, Houston Superior Court.

Due to the proposed change in zoning to Commercial or C-1 not being compatible with the area. No other commercial zoning presently exists in the area; the increase in density due to the R-2 zoning could have the potential to over burden county infrastructure; and the County's Comprehensive Land Use Plan shows R-1 zoning and no commercial zoning in the area. The requested zoning upon annexation differs greatly with the County's Comprehensive Use Plan.

Chairman Stalnaker explained that although the property owner requesting annexation is contiguous to the City of Perry limits the vote for non-concurrence is due to the rezoning.

Mr. Thomson presented a request from Public Works for approval of a list of items targeting safety and/or operational improvements for additional LMIG funds that are available from Georgia DOT. They are asking for approval before submitting to GDOT for their consideration. The intended use of the funds would provide for a new signal at the intersection of Lake Joy Road and Cohen Walker Drive and also for the installation of advanced warning of intersection signs on stretches of Houston Lake Road and Moody Road.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the proposed list targeting safety/operational improvements through 2017 Supplemental LMIG funding to be submitted to Georgia DOT. The estimated grant funding would total \$133,031.50 with the 30% mandatory match from the County at \$57,013.50 for a total project cost of \$190,045. Since the actual total amount of available GDOT grant funds is unknown at this time the stated figures represent a "not to exceed" amount.

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Chairman Stalnaker explained that the traffic light project has already been approved and is underway but that if these grant funds were approved by the State they could help defray that cost.

Mr. Thomson presented a request for Public Works to extend the cul-de-sac bonds for Harley Estates Subdivision Phase 1 and Phase 2, and also for McCarley Downs subdivision Section 2, Phase 2 in order to give them an opportunity to extend the roads. The Engineering Department is satisfied that these subdivisions have been completed in accordance with the Comprehensive Land Development Regulations.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve the extension of the cul-de-sac bond (The Peoples Bank Letter of Credit #100) for one year on Harley Estates subdivision, Phase 1; the extension of the cul-de-sac bond (The Peoples Bank Letter of Credit #101) for one year on Harley Estates subdivision, Phase 2; and, the extension of the cul-de-sac bond (SunMark Letter of Credit #210230-3) for one year on McCarley Downs subdivision, Section 2, Phase 2.

Mr. Thomson presented a request from Public Works to release the maintenance bond for McCarley Downs subdivision, Section 2, Phase 2. The Engineering Department is satisfied that the subdivision has been completed in accordance with the Comprehensive Land Development Regulations.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve the release of the maintenance bond (SunMark Letter of Credit #201230-4) on McCarley Downs Subdivision, Section 2, Phase 2.

Mr. McMichael presented a request from Purchasing Agent Mark Baker for approval on a list of equipment and vehicles that have been deemed surplus to the County's needs. Approval is requested to declare these items as surplus and to set the public auction date for Thursday, June 1, 2017 at 10:00 am. The auction would be held at the Purchasing Department Warehouse.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the declaration of vehicles and miscellaneous equipment surplus to the County's needs and to set the public auction date for 10:00 am June 1, 2017 to be conducted by the Purchasing Department at the County warehouse facility.

Chairman Stalnaker explained that the general public may bid on any of these items declared as surplus.

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Mr. McMichael presented a request from Purchasing for approval of a bid for a 2 ½ ton crew cab truck with a utility body for use in the Water Department. Six dealers submitted bids and Purchasing recommends award to low bidder Wade Ford of Smyrna.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of one 2017 Ford F-750 crew cab truck with utility body mounted for use in the Water Department from Wade Ford of Smyrna at a cost of \$72,536. Vehicle purchase is funded by Water Capital Funds.

Mr. McMichael presented a request for approval of a bid on a truck mounted heavy duty trash loader (grapple) with five vendors responding. Staff recommends award to Kenworth of Montgomery, Inc., for a total cost of \$131,926. Although both Peach State Truck Centers and Wade Ford submitted lower bids neither submittal meets our minimum specifications. In addition, Middle Georgia Freightliner's bid was considered but rejected based on past and ongoing problems with Freightliner trucks that the County currently owns and operates.

Motion by Mr. Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the award of one 2018 Kenworth T370 Heavy Duty Truck with a 2017 Ramer 4500 Shuttle Loader mounted for use in the Solid Waste Collections Department to Kenworth of Montgomery, Inc. of Montgomery, AL at a total cost of \$131,926. The award total includes the optional hydraulic piloted joystick. Vehicle purchase is funded by Solid Waste Collections Capital Funds.

Mr. McMichael presented a request from the City of Warner Robins for installation of a master water meter to serve The Pines at Westdale Apartments and a separate request to serve David's Place subdivision. Public Works has reviewed both requests and makes a favorable recommendation contingent upon several requirements being met as outlined in two memorandums dated April 7, 2017 from Robbie Dunbar.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve a request from the City of Warner Robins to include The Pines at Westdale Apartments and also David's Place subdivision in the water use agreement between the City of Warner Robins and Houston County. Approval of both requests is contingent upon certain requirements being met as outlined in memorandums dated April 7, 2017 from Director of Operations Robbie Dunbar.

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Chairman Stalnaker commented that the letter to the City of Warner Robins notifying them of the approval of both water purchase requests will make it clear they cannot move forward until the stated contingencies are met.

Ms. Robinson presented a request from the Juvenile Court asking for approval to apply for the coming year (July 1, 2017 thru June 30, 2018) Juvenile Justice Incentive Grant in the amount of \$240,000. The Juvenile Court has applied for and been awarded anywhere from \$240,000 to \$260,000 in the form of a Juvenile Justice Incentive Grant through the Criminal Justice Coordinating Council for the past five years.

If accepted, the Houston County Juvenile Court would again serve as the referral source for youth to receive Multi-Systemic Therapy (MST) services under this grant.

If the County is approved for the grant we will then contract with Community Solutions, Inc. (CSI) to again provide the MST program. A separate Memorandum of Understanding (MOU) that spells out the terms of our arrangement with CSI would be executed at a later date.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing all documents necessary to apply for the 2018 Juvenile Justice Incentive Grant in the amount of \$240,000 which will provide funding for a local Multi-Systemic Therapy (MST) program designed to serve youth in the community who would otherwise be committed to Georgia's Department of Juvenile Justice.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the payment of the bills totaling \$1,266,954.20.

Chairman Stalnaker opened the meeting for Public Comments.

Landfill Superintendent Terry Dietsch briefed the Board on the upcoming Tire Amnesty event that will be held April 20<sup>th</sup> thru the 22<sup>nd</sup> from 9: am to 3: pm each day. During this period, Houston County residents can bring their old tires at no charge to one of three locations: The Annex building parking lot in Warner Robins; the Purchasing Department in Perry; or the Houston County Landfill itself. The State will reimburse the County from the Solid Waste Trust Fund. Terry introduced Executive Director of Keep Warner Robins Beautiful (KWRB) Debra Jones who explained that KWRB is partnering with the County in this event and will actually be manning the drop sites. Terry then thanked Advanced Disposal for providing the necessary roll-off containers that will be used during the event.

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Chairman Stalaker recognized members of Scout Troop 127 who attended the meeting as part of their Citizenship in the Community merit badge requirement. Solicitor - General Amy Smith introduced Garrett Wurdeman, the senior ranking scout member, who presented the rest of the troop attendees to the Board.

Walton Wood, 426 Sandefur Road, Kathleen thanked the Board for their vote of non-concurrence on the City of Perry annexation request.

Roland Berry, 216 Spanish Trail, Kathleen agreed with the Board's vote for non-concurrence on the City of Perry annexation request remarking that he is opposed to the annexation, the proposed R-2 zoning and any part of the proposed commercial zoning.

Cynthia Clower, 124 Cardinal Ridge, Kathleen thanked the Board for their vote of non-concurrence on the City of Perry annexation request.

There being no further comments the meeting continued.

Chairman Stalaker opened the meeting for Commissioners comments.

Mr. Walker thanked the Scouts, Col. Penny and everyone else for attending the meeting.

Ms. Robinson thanked everyone for attending and pointed out that the Tire Amnesty event not only helps to clean-up our community but also may help to control the mosquito population and the possibility of the Zika virus being spread.

Mr. Thomson reminded everyone that Houston County has a first-class library system and that the Friends of the Library will be holding their annual old book sale on April 27<sup>th</sup> thru April 29<sup>th</sup> at the Georgia National Fairgrounds in the Georgia Building. The Friends of the Library raise considerable funds through this and other events to help the library system provide services to our community.

Mr. McMichael thanked the Scouts for being in attendance and remembered General Scott as a great American who was himself an Eagle Scout.

Chairman Stalaker informed the Commissioners that the FY18 budget sheets had been sent out recently to all elected officials and department heads and were due back by the end of the month. He further commented that he was very concerned about the stagnant revenues and escalating expenditures especially relating to personnel services such as insurance costs and retirement contributions. He mentioned possible modifications to the insurance program for the next calendar

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year. With the tax digest only projected to increase by one or possibly one and a quarter percent he commented that this would generate very little new money. He then polled the other Commissioners asking if any would be willing to raise taxes to increase revenues. Each Commissioner remained committed to not raising taxes and felt that the County should hold the line and live within the means provided through the revenues.

There being no comments the meeting continued.

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

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Barry Holland  
Director of Administration

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Chairman

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