

**Houston County Commissioners Meeting**  
**April 5, 2016**  
**Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, April 5, 2016 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Thomson and Robinson present. Also present were Director of Administration Barry Holland, County Attorney Tom Hall, Director of Operations Robbie Dunbar, Personnel Director Ken Carter, Purchasing Director Mark Baker, Chief Building Inspector Tim Andrews, Captain Ricky Harlowe, Lt. Mikki Quinones, Deputy Veronica Edens, Flint Energies Senior VP Jimmy Autry, Walt & Becky Wood, Ansel Peck, James Erdmancyk, Sharon Clayton, Houston County Development Authority Executive Director Angie Gheesling, Houston County Development Authority Project Manager Jade Morey, Perry Chamber of Commerce President & CEO Darlene McLendon, Perry Chamber of Commerce Chairman David Campbell, Jeff Grube, and Pamela Cimburke.

Commissioner Walker led the audience in the Invocation.

Former US Navy Petty Officer 1<sup>st</sup> Class Jerry Kall, led the audience in the Pledge of Allegiance and detailed his 10-year military career. Trained as an electronics technician and a rescue swimmer, he shared several stories of his service including one in which the helicopter he was a passenger crash-landed. After separating from the Navy he used the GI Bill to earn his electrical engineering degree. He now works on Robins AFB. He came to this area originally to be near his two grandchildren.

Chairman Stalnaker introduced Tobias Baumgartel of Sandler AG who will be the plant manager for their new textile facility in Perry. The Board welcomed Mr. Baumgartel and his team of workers from Germany who were here to train with the Quick Start workforce development program that provides training to new businesses. The facility will operate as a production plant, warehouse and as the base for national sales and distribution. Mr. Baumgartel stated that it was an honor to be recognized by the community. He explained that Sandler AG chose Houston County for their first North American plant after touring approximately 140 potential sites in ten states. They hope to start production in September of this year. Chairman Stalnaker then recognized Houston County Development Authority Executive Director Angie Gheesling who he credited in a large way for the success bringing Sandler AG to our community. Ms. Gheesling spoke of the long, arduous process involved in the campaign to win Sandler AG over. Chairman Stalnaker then presented each of the Sandler AG team a T-shirt, pen and pencil set, and a County lapel pin as small tokens of our gratitude.

Chairman Stalnaker recognized Perry Chamber of Commerce Chairman David Campbell and President & CEO Darlene McLendon who presented the Board with a framed piece of art painted by local artist Susan Verocchi depicting scenes from the Dogwood Festival. The event is the 28<sup>th</sup> annual Dogwood Festival and is held in both downtown Perry and at the Georgia National Fairgrounds. This year's festival dates are April 9<sup>th</sup> and 10<sup>th</sup>. Ms. McLendon stated that the Chamber is proud to serve both businesses and the community with these types of significant events.

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Chairman Stalnaker recognized Katherine Kirby, Community Service Specialist 4-H Youth Development and AmeriCorps State Member, as well as 4-H Youth & Development Agent April Baggs and 4-H Program Assistant Vincent Thomas reading a proclamation in honor of National Service Recognition Day. Chairman Stalnaker encouraged all residents to recognize the positive impact of national service in our county and thanked those who serve and give back to their community.

Chairman Stalnaker recognized Captain Ricky Harlowe and Lt. Mikki Quinones of the Houston County 911 center and read a resolution in honor of National Public Safety Telecommunications Week (April 11<sup>th</sup> - 15<sup>th</sup>). Also in attendance were E-911 staff Sergeant Sheila Hayes, Corporal Jami Mullis, Corporal Amber Clayton, Deputy Erica Potter, Deputy Neila Banks, Deputy Laureen Atanacio, Deputy Veronica Edens, and CALEA representative Pamela Cimburke.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes of the March 15, 2016 Board of Commissioners meeting.

Mr. McMichael presented a request from the City of Warner Robins to concur with the annexation of 104 Melanie Lane totaling 0.42 acres. The request was initiated by owner Mr. Tom Brightman (Netsoft Properties LLC). The property is currently zoned County R-2 and is vacant land. Proposed zoning and land use upon annexation is City of Warner Robins R-2 Single-Family Residential. The property is contiguous to Warner Robins parcels.

Motion by Mr. Mc Michael, second by Mr. Thomson, and carried unanimously by all to concur with a City of Warner Robins annexation request for that property known as 104 Melanie Lane (Parcel #00077F 198000, Land Lot #157 of the 10<sup>th</sup> Land District of Houston County) totaling 0.42 acres.

Mr. McMichael presented a request form Ocmulgee Engineering to approve the Rezoning Application #1950 requesting the re-zoning of 7.85 acres of vacant land currently zoned C-1 for a proposed use as a commercial property to be zoned C-2. At the Planning & Zoning hearing, the applicant amended the application to reduce the acreage from 7.85 acres to 6.37 acres (as shown on the amended plat) to provide for a buffer between this proposed development and the adjacent neighborhood to the rear.

Chairman Stalnaker then opened a public hearing on Rezoning Application #1950.

For: Casey Graham representing Ocmulgee Engineering was present  
Against: None

There being no public comments, the meeting was continued.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve Re-Zoning Application #1950 submitted by Ocmulgee Engineering as shown on an amended plat of survey for ServPro.

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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.

Tim Andrews presented Special Exception Applications #1948 and #1949, #1951 thru #1954, and #1956 for home occupation businesses. Mr. Andrews explained that both Applications #1948 and #1951 were tabled by the Zoning & Appeals Board to be brought back before them at their next scheduled meeting and be returned to the Commissioners at the May 3<sup>rd</sup> Board meeting. He further explained that each of the remaining applications complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval of each application.

Chairman Stalnaker then opened a public hearing on Special Exception Applications #1949, #1952, #1953, #1954 & # 1956.

Applicant for #1949 was present with nothing further to add. There was no opposition.

Applicant for #1952 was present with nothing further to add. There was no opposition.

Applicant for #1953 was present with nothing further to add. There was no opposition.

Applicant for #1954 was present with nothing further to add. There was no opposition.

Applicant for #1956 was present with nothing further to add. There was no opposition.

There being no public comments, the meeting was continued.

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

Special Exception Application #1949 – Margie Johnson  
Special Exception Application #1952 – Dylan Swafford  
Special Exception Application #1953 – Steven Peavy  
Special Exception Application #1954 – Roderick Capers  
Special Exception Application #1956 – Charles Benjamin Self

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And to send Special Exception Applications #1948 and #1951 back to Zoning & Appeals for further consideration.

Mr. Andrews then gave each applicant approved for home occupation instructions on the next step of the process which is obtaining their occupational business license from the Commissioner's office.

Mr. Walker presented a staff recommendation to adopt the proposed Service Recognition policy that will recognize all full-time County employees, full-time employees of constitutional officers, and full-time elected officials for their dedication and achievement reaching certain years of service milestones.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve the adoption of the Service Recognition policy. This policy will be effective July 1, 2016.

Mr. Walker thanked Director of Personnel Ken Carter and his staff for the time and effort spent putting together the policy.

Chairman Stalnaker thanked Mr. Carter and also Director of Administration Barry Holland for developing the policy.

County Attorney Tom Hall briefed the Board on a proposed amendment to Section 71 of the Comprehensive Land Development Regulations. This amendment was considered at the March 21<sup>st</sup> meeting of the Planning & Zoning Commission and will be the subject of a Planning & Zoning work session sometime during the next few weeks in an effort to establish additional guidelines. This amendment should come back to the Board of Commissioners at the May 3<sup>rd</sup> meeting for their consideration.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the appointment of Rob Brooks to the Central Georgia Joint Development Authority to replace Mark Byrd effective April 5, 2016 for the remainder of the term ending July 6, 2018.

Mr. Thomson presented a request to approve Chairman Stalnaker signing a Website Redesign and Development Agreement. Three proposals were reviewed by MIS in conjunction with administrative staff, several Board members, and several members from the Central Georgia Technical College IT staff. Staff recommends award to Third Wave Digital for \$12,000 on the design and development of the site. Separately, Third Wave would provide web hosting at a cost of \$50 per month and monthly licensing at \$100 per month.

Third Wave, as a part of this agreement, has also included a \$3500 credit that can be applied after three years toward redevelopment of the website to update any of the backend operating systems or towards refreshing the front-end design and interface.

Chairman Stalnaker commented that the County's current website was antiquated and needed this redesign so that it would be much more customer friendly.

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Mr. Thomson commented that it had been 12 years since the current website was developed.

Mr. McMichael confirmed that Third Wave Digital would be primarily responsible for maintaining the website on a regular basis.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing the Website Redesign and Development Agreement with Third Wave Digital of Macon in the amount of \$12000. Additionally, post-launch services in the form of web hosting at \$50 per month and monthly CMS licensing at \$100 per month will be purchased.

Mr. Thomson presented a request to approve Chairman Stalnaker to sign a change order on the SPLOST 2012 Old Hawkinsville Road / SR 247 intersection improvement contract. This change order will prevent ending the construction midway through a commercial driveway and will also provide better ingress/egress to this same driveway improving the safety aspects of the area.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve Chairman Stalnaker signing Change Order #1 on the Old Hawkinsville Road / SR 247 Intersection improvement contract with Georgia Asphalt, Inc. This change order will add \$1,202.17 to the current contract price of \$43,105.55 making the amended total \$44,307.72. There will be no increase to the contract time.

Chairman Stalnaker commented that a number of people have expressed their thanks for the improvement at this intersection.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the payment of the bills in the amount of \$3,306,352.41.

Public Comments:

Walton Wood, 426 Sandefur Road, Kathleen asked if the new website could include the County's seal when printing off copies of the Board meeting minutes. Chairman Stalnaker indicated that we would consider that suggestion. Mr. Wood also commended the 911 center for past assistance during an emergency and remarked that the 911 staff was very professional and a credit to both Sheriff Talton and the County.

Mr. James Erdmancyk, 123 S. 3<sup>rd</sup> Street, Apartment 9, Warner Robins thanked the Board for their recognition of various groups within the community.

Ansel Peck, 109 Latham Drive, Warner Robins offered congratulations to Fire/HEMA Chief Jimmy Williams and his staff for their performance in the aftermath of last week's storm. He also commended Houston County

Development Authority Executive Director Angie Gheesling for her dedication bringing industry to the County.

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Commissioners Comments:

Chairman Stalnaker recognized Mr. David Forrester and Mr. Lee Smallwood of Utility Services Company who performs management services for many of the County's water tanks. Mr. Forrester updated the Board on the status of the patriotic paint scheme currently being applied to the County's Hwy. 96 elevated water tank stating that it should be completed, depending on the weather, by the end of April. Chairman Stalnaker noted that the County needed to paint the tower as part of regular maintenance anyway and that the patriotic design was one way to show everyone that Houston County supports all military services and their missions. Chairman Stalnaker recounted the story of how the County purchased the water tank used from Ohio State University and it was shipped to us in pieces and assembled on-site.

Mr. Thomson commented that he remembers the water tower coming in pieces and was fascinated to see it assembled. He also thanked Sandler for choosing our community and coming to the meeting.

Mr. Walker thanked all first responders for their actions during and after the recent storm.

Chairman Stalnaker remarked that after a recent conversation with Board of Education Superintendent of Schools Dr. Scott what a blessing it was for the children to be off on Spring Break when the storm hit.

Motion to adjourn by Mr. Walker, second by Mr. Thomson, and carried unanimously by all.

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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Commissioner

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