

HOUSTON COUNTY COMMISSIONERS MEETING
Warner Robins, Georgia
December 20, 2016
6:00 P.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Thomson

Pledge of Allegiance - Petty Officer 2nd Class Tim Childress, USN (ret.)

Recognition of Miss Warner Robins & Miss International City Pageant Winners

Approval of Minutes from December 6, 2016 & December 13, 2016

New Business:

1. Appointment of 2017 Vice Chairman - Chairman Stalnaker
2. Street Lights Agreement (Flint Energies) - Chairman Stalnaker
3. MOU with City of Warner Robins (Merganser Enterprises) - Chairman Stalnaker
4. Personnel Request (Leave of Absence Request) - Commissioner Walker
5. County Officials Salary Adjustments - Commissioner Walker
6. Community Wildfire Protection Plan - Commissioner Robinson
7. Warner Robins Annexation Request (Houston Lake / Leverette Road) - Commissioner Robinson
8. Change Order (Dunbar Road Improvements Project) - Commissioner Thomson
9. Approval of Bid (Roads Dept. / Motor Grader) - Commissioner Thomson
10. Approval of Bid (Roads Dept. / Compaction Roller) - Commissioner Thomson
11. Approval of Bid (Roads Dept. / Dump Trailer) - Commissioner McMichael
12. Approval of Bid (Tax Assessors / Vehicle) - Commissioner McMichael
13. Approval of Bid (Public Buildings / Maintenance Shop Roof) - Commissioner McMichael
14. Approval of Bills - Commissioner Robinson

Public Comments

Commissioner Comments

Motion for Adjournment

1

Vice Chairman appointment for 2017.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the appointment of Gail Robinson as Vice Chairman of the Board of Commissioners for 2017.

2

Attached are two Memorandums of Understanding (MOU), one between the County and the City of Centerville and one between the County and the City of Warner Robins. Each MOU spells out the agreement whereby the County will purchase and pay for installation of street lights along specific portions of rights-of-way. The cost to the County and Cities is outlined in the November 30, 2016 letter to Chairman Stalnaker from James Rogers, Manager of Engineering of Flint Energies attached to this motion as Exhibit "A". The County will pay for the construction cost of \$294,683.93, the City of Warner Robins will pay the monthly fee of \$2,306.00, and the City of Centerville will pay the monthly fee of \$428.00 for energy usage (O&M) of the street lights.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the two Memorandums of Understanding with the Cities of Centerville and Warner Robins concerning the purchase and installation of the street lights at a cost of \$294,683.93. Maintenance and operation of the street lights will be paid by the Cities of Warner Robins and Centerville. The Director of Administration will assign the appropriate budget numbers for these projects.

3

This Memorandum of Understanding (MOU) with the City of Warner Robins spells out the conditions by which the County will pay a portion of the ad valorem taxes on the commercial property being developed by Merganser Enterprises in Bonaire to the City of Warner Robins in exchange for the City agreeing to provide sanitary sewer service and automatic fire aid protection to the property.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a Memorandum of Understanding with the City of Warner Robins concerning the Merganser Enterprises commercial development.

4

Firefighter Nicholas Hoeft has requested an unpaid leave of absence through January 30, 2017 for medical reasons.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

an unpaid medical leave of absence for Firefighter Nicholas Hoeft through January 30, 2017. Mr. Hoeft will be responsible for the full cost of any benefits he is currently receiving.

5

Minimum salaries for County Officials per guidelines set by the state of Georgia.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the adjustment of all County Officials salaries to the mandated minimum effective January 1, 2017 as outlined in a memorandum from Personnel Director Ken Carter dated December 13, 2016.

6

A Community Wildfire Protection Plan (CWPP) provides the community with a road map to reduce its risk from wildfire and is developed through collaboration between state and local fire agencies, homeowners, landowners, and other interested parties. The plan is designed to identify strategic sites and methods for risk reduction and structural protection across jurisdictional boundaries.

The plan includes recommendations that will help protect the community and its essential infrastructure and also includes a plan for wildfire suppression. This is a new state initiative that will require plan updates every five years in conjunction with the county Hazard Mitigation Plan.

Motion by _____, second by _____ and carried _____ to

- approve**
- disapprove**
- table**
- authorize**

the adoption of the Community Wildfire Protection Plan for Houston County effective immediately.

7

The Jones Co. as requested annexation into the City of Warner Robins for the vacant lot on the southeast corner of Houston Lake Road and Leverette Road. The property is currently zoned R-1 Single Family Residential. Proposed zoning upon annexation is C-2 General Commercial. This property is contiguous to several C-2 zoned Warner Robins parcels.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- concur

with a City of Warner Robins annexation request for that property know as:

All that tract or parcel of land lying and being in Land Lot 119 of the Fifth Land District of Houston County, Georgia, containing 1.18 acres and being shown on a plat thereof prepared for Prod, Inc. by Waddle-Clements & Associates dated May 25, 1982, a copy of which is of record in the Clerk's Office of Houston Superior Court in Plat Book 24, Page 276. The property hereby conveyed is more particularly described according to said plat as follows: Begin at the iron pin located at the point of intersection of the southerly right of way line of Leverette Road with the easterly right of way line of Houston Lake Road and run thence north 39 degrees 56 minutes east along the southerly right of way line of Leverette Road a distance of 287.5 feet to an iron pin; run thence south 00 degrees 04 minutes west a distance of 179.24 feet to an iron pin; run thence south 63 degrees 49 minutes west a distance of 179.24 feet to an iron pin located on the easterly right of way line of Houston Lake Road; run thence north 26 degrees 11 minutes west along the easterly right of way line of Houston Lake Road a distance of 287.5 feet to the iron pin hereinabove first referred to marking the point of intersection of the southerly right of way line of Leverette Road with the easterly right of way line of Houston Lake Road, which is back to the point of beginning. This is the same property conveyed to Prod., Inc. by warranty deed from Bernice H. Williams dated June 18, 1982, of record in the Clerk's Office of Houston Superior Court in Deed Book 511, Page 112.

This being the same tract or parcel of land conveyed by Kwickie Food Stores, Inc., to Kwickie / Flash Foods, Inc. by Warranty Deed dated December 5, 1991, and recorded on or about December 12, 1991, in the Official Records of Houston County, Georgia at Deed Book 942, Page 782.

This being the same tract or parcel of land conveyed by Kwickie / Flash Foods Stores, Inc. to Kemp Ridge Holdings, LLC by Quit-Claim Deed dated December 30, 2010, and recorded on or about January 20, 2011, in the Official Records of Houston County, Georgia at Deed Book 5435, Page 195.

This being the same tract or parcel of land conveyed by Kemp Ridge Holdings, LLC to The Jones Company by Limited Warranty Deed dated December 28, 2015, and recorded on or about January 28, 2016, in the Official Records of Houston County, Georgia at Deed Book 7060, Page 229.

8

This change order to the Dunbar Road Improvements project will add \$171,500 to the existing contract amount of \$1,223,281.12 and will cover the cost of additional work required to meet GDOT permit requirements. The cost increase includes \$83,500 for a water main location and \$88,000 for additional road and storm water work. There will be an additional 57 days added to the original contract time of 350 calendar days.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign Change Order #1 with McCoy Grading, Inc. on the Dunbar Road Improvements project increasing the contract amount by \$171,500 from \$1,223,281.12 to \$1,394,781.12. The contract time period for completion will increase by 57 days.

9

Bids were solicited for one motor grader for use by the Roads Department. Three bidders responded and the Purchasing Department recommends award to low bidder Flint Equipment Co. on a John Deere Model 672G for a total price, including all options and warranty, of \$285,200.03

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

award of one new John Deere Model 672G motor grader with listed options and an extended 5-year/5,000 hour warranty for use in the Roads Department to Flint Equipment Co. of Macon in the amount of \$285,200.03. This equipment purchase is funded by SPLOST 2012.

10

Bids were solicited for one vibratory compaction roller for use by the Roads Department. Eight bidders responded and the Purchasing Department recommends award to low bidder Crosby Equipment Company on a Hyundai Model HR120C-9 for a total price, including all options and warranty, of \$102,417.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

award of one new Hyundai Model HR120C-9 single drum vibratory compaction roller with listed options and an extended 5-year/2,500 hour warranty for use in the Roads Department to Crosby Equipment Co. of Macon in the amount of \$102,417. This equipment purchase is funded by SPLOST 2012.

11

Bids were solicited for one 24-foot Aluminum Dump Trailer for use by the Roads Department. Three bidders responded and the Purchasing Department recommends award to low bidder Freightliner of Savannah for a total price, including all options, of \$50,552.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

award of one new 24-foot aluminum dump trailer with listed options for use in the Roads Department to Freightliner of Savannah in the amount of \$50,552. This equipment purchase is funded by SPLOST 2012.

12

Bids were solicited for one Ford Escape SUV for use by the Tax Assessors Department. Four bidders responded and the Purchasing Department recommends award to Perry Ford in the amount of \$20,309.14 since they are within the 3% local vendor preference.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

award of one new 2017 Ford Escape SUV for use in the Tax Assessors Department to Perry Ford in the amount of \$20,309.14. This vehicle purchase is funded by SPLOST 2012.

13

Bids were solicited for the small engine repair shop roofing project with two bidders responding. Purchasing recommends award to low bidder McCallum Metal Works in the amount of \$37,900.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

award of the small engine repair shop roof project at Public Works to McCallum Metal Works, Inc. of Macon in the amount of \$37,900. This is a SPLOST 2012 funded project.

Summary of bills by fund:

• General Fund (100)	\$195,560.43
• Emergency 911 Telephone Fund (215)	\$ 5,514.16
• Fire District Fund (270)	\$ 3,477.73
• 2001 SPLOST Fund (320)	\$ 3,406.60
• 2006 SPLOST Fund (320)	\$ 1,102.86
• 2012 SPLOST Fund (320)	\$197,835.53
• Water Fund (505)	\$154,087.18
• Solid Waste Fund (540)	\$183,263.74
Total for all Funds	\$744,248.23

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table

the payment of the bills totaling \$744,248.23