

**Houston County Commissioners Meeting
December 20, 2016
Warner Robins, Georgia**

The Houston County Board of Commissioners met in a regular session at 6:00 p.m. on Tuesday December 20, 2016 at the Houston County Annex in Warner Robins, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Robinson and Thomson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Director of Personnel Ken Carter, Fire/HEMA Chief Jimmy Williams, Chief Building Inspector Tim Andrews, Centerville Mayor John Harley, Warner Robins Mayor Randy Toms, Councilman Mike Davis, Councilman Chuck Shaheen, Councilman Tim Thomas, Councilman Keith Lauritsen, Councilwoman Carolyn Robbins, Scott Free, Merg Hoffman, Jim Taylor, Elaine and Ken Pritchard, Rodney Johnson, Wildfire Prevention Specialist Beryl Budd, Ranger Travis O'Dell, Walton and Becky Wood and James Erdmanczyk.

Commissioner Thomson led the audience in the Invocation.

Petty Officer 2nd Class Tim Childress, US Navy (ret.) led the audience in the Pledge of Allegiance and detailed his military career. Although he originally wanted to train as an electronics technician, the Navy trained him in the operation of Stinger surface-to-air missiles instead. He served as a bosun's mate performing all types of shipboard maintenance in addition to his Stinger duties. He served on several different ships in Middle Eastern waters and other places such as Pensacola, Florida and Hawaii. After retiring he came back to Houston County and currently works at Robins AFB. He expressed his appreciation to the Board for their service to the community.

Chairman Stalnaker recognized Elaine Pritchard, Miss Warner Robins Scholarship Pageant Board member, who introduced Miss Warner Robins Lyndsay Richardson who in turn introduced Little Miss Warner Robins Madison Sorrow and Tiny Miss Warner Robins Abi Goss. Each young lady gave a brief description of their platforms and then was photographed with the Commissioners, Ms. Pritchard and Executive Director of the pageant board Mr. Rodney Johnson.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from meetings of December 6, 2016 and December 13, 2016.

Motion made in unison with Ms. Robinson abstaining to approve the appointment of Commissioner Robinson as Vice Chairman of the Board of Commissioners for 2017.

Chairman Stalnaker thanked Mr. Walker for his service as the 2016 vice chairman.

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Mr. Thomson presented 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. The County will pay for the construction cost not to exceed \$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 Mr. Thomson, second by Mr. Walker and carried unanimously by all to 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 not to exceed \$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, Barry Holland, will assign the appropriate budget numbers for these projects.

Chairman Stalnaker praised the level of cooperation exhibited between the County and the cities of Warner Robins and Centerville while working toward these agreements. He explained that various areas in both of the cities and portions of unincorporated Houston County are in great need of street lights.

Mr. Thomson presented a Memorandum of Understanding (MOU) with the City of Warner Robins that 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.

Chairman Stalnaker introduced developer Merg Hoffman of Merganser Enterprises who began by thanking the Board, the Mayor and council members, and all staff members who had been engaged in the process. He indicated that construction will begin in the spring of 2017 and will take about a year to complete.

Chairman Stalnaker also recognized local real estate agent Scott Free who expressed his appreciation to the County and City for working together on this project, and also thanked Mr. Hoffman for his efforts in bringing Publix to town.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker to sign a Memorandum of Understanding with the City of Warner Robins concerning the Merganser Enterprises commercial development.

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Mayor Toms and council members Shaheen, Robbins, Davis, Thomas, and Lauritsen all spoke of the great benefit to the community that the development will bring and of the unprecedented level of cooperation shown between the City and the County.

Mr. Walker commented that great things happen when everyone works together.

Mr. Walker presented a request from Firefighter Nicholas Hoeft who has requested an unpaid leave of absence through January 30, 2017 for medical reasons.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve 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.

Mr. Walker presented the minimum salaries for County Officials per guidelines set by the state of Georgia.

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

Chairman Stalnaker clarified that these salary adjustments are mandated by the State.

Ms. Robinson presented a Community Wildfire Protection Plan (CWPP) that 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 Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the adoption of the Community Wildfire Protection Plan for Houston County effective immediately.

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Mr. Beryl Budd, Wildfire Prevention Specialist with the Georgia Forestry Commission, thanked the Board for participating in the wildfire mitigation program and explained the basic objectives and goals of the plan. Accompanying Mr. Budd was Ranger Travis O'Dell.

Ms. Robinson presented a request from the Jones Co. for 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 Ms. Robinson, second by Mr. Walker and carried unanimously by all to concur with a City of Warner Robins annexation request for that property known 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 04minutes 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 pine 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 Clerks' 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.

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This being the same tract of 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.

Mr. Thomson presented a change order to the Dunbar Road Improvements project that 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 relocation 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 Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing 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.

Mr. Thomson presented a recommendation from the Purchasing Department to award low bidder Flint Equipment Co. a John Deere Model 672G for a total price including all options and warranty of \$285,200.03. Bids were solicited and three bidders responded with Flint Equipment Co. being low bidder.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve the 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.

Mr. Thomson presented a recommendation from the Purchasing Department to award low bidder Crosby Equipment Company on a Hyundai Model HR120C-9 single drum vibratory compaction roller for a total price, including all options and warranty, of \$102,417. Bids were solicited and eight bidders responded with Crosby Equipment Company being low bidder.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the 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.

Mr. McMichael presented a recommendation from the Purchasing Department to award low bidder Freightliner of Savannah on a 24-foot Aluminum Dump Trailer for use by the Roads Department including all options for a total price of \$50,552. Bids were solicited with three bidders responding, Freightliner of Savannah being the low bidder.

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Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the 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.

Mr. McMichael explained that this dump trailer was being purchased in lieu of a more expensive dump truck.

Mr. McMichael presented a recommendation by the Purchasing Department to award to Perry Ford in the amount of \$20,309.14 one Ford Escape SUV, for use by the Tax Assessors Department, since they are within the 3% local vendor preference.

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

Mr. McMichael presented a recommendation by the Purchasing Department to award low bidder McCallum Metal Works in the amount of \$37,900, the small engine repair shop roofing project. Bids were solicited with two bidders responding.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve 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.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the payment of the bills totaling \$744,248.23.

Chairman Stalnaker opened the meeting for Public Comments.

Walton Wood, 426 Sandefur Road, Kathleen inquired as to when the orange construction barrels would be removed from the Highway 96 / Lake Joy Road intersection.

Chairman Stalnaker explained that these barrels were still in place due to some signalization work being performed in the intersection and that he anticipated the barrels to be removed shortly after Christmas.

James Erdmancyk, 123 S. 3rd Street, Apartment 9, Warner Robins commented that he did not realize Warner Robins Councilman Clifford Holmes could be an appointed member of the Phoenix Center Community Service Board. He also

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commented on the fact that the Phoenix Center properties had been deeded to the Community Service Board by the County.

Chairman Stalnaker clarified that the makeup of the Board includes one council member from the City of Warner Robins by charter. Also, he explained that after the County paid off the construction loan for the Phoenix Center facilities the properties were in fact deeded over to the Phoenix Center Community Service Board as they were built specifically for their use and the County did not desire to keep the liabilities of maintenance and repairs. He did say that the County continues to assist the Phoenix Center whenever it is able.

Thomas Reynolds, 222 Bonanza Drive, Bonaire told the Board of a dispute he had with Georgia DOT and its contractor C.W. Matthews that came about during the widening of Highway 96. Mr. Reynolds believes that C.W. Matthews damaged his water meter but was told he would have to get it fixed by the Houston County Water Department. Houston County Water explained that his complaint was really with the contractor and GDOT. Mr. Reynolds submitted the required forms to GDOT but received a letter back that denied the damage was the responsibility of theirs or C.W. Matthews. Mr. Reynolds says that the problem has since been fixed but he urged the County to closely review the performance of C.W. Matthews on this job and report that to the GDOT so that they could factor that into the contractor's overall rating.

Chairman Stalnaker indicated that the County would look into the matter with GDOT.

Chairman Stalnaker acknowledged Mr. Maurice Braswell who was in attendance.

Mayor John Harley commented how pleased the City of Centerville was for the planned street lights on Carl Vinson Parkway. He praised the cooperation shown between both cities and the County for this accomplishment.

Mr. Walker remarked that as the County's liaison to the City of Centerville he knew that the city was grateful to be included in the street light agreement.

There being no further public comments, the meeting continued.

Chairman Stalnaker opened the meeting to Commissioners Comments.

Chairman Stalnaker announced that the Houston County Landfill had once again received a perfect score of 100 on their inspection reports from the EPD for both C&D and MSW. He acknowledged Superintendent Terry Dietsch and his Landfill

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staff for their accomplishment. He then reminded everyone that the County would be closed for the holidays on Friday, December 23rd; Monday, December 26th; Friday, December 30th; and Monday, January 2nd. Also, that the Commissioner's Board meetings for January had been moved to the second Tuesday of the month on January 10th and the fourth Tuesday of the month on January 24th. He then passed out the County's FY16 financial audit stating that he was proud of the 'clean' unmodified opinion with no findings. Lastly, he thanked the Board for their hard work during the past year and wished everyone a Merry Christmas and Happy New Year.

Ms. Robinson commented that she was glad that the audit was complete and in good order. She wished everyone a Merry Christmas and Happy New Year.

Mr. Walker wished everyone a Merry Christmas and Happy New Year and commented that the audit and the perfect inspection scores at the Landfill speak highly of the professionalism of our employees. He also expressed his appreciation for his fellow commissioners and the time that each devotes to the business of the County.

Mr. Thomson commented that he and Mr. McMichael had joined the Chairman for the latter half of his presentation of the County's finances to the Grand Jury this afternoon and that the Chairman lauded the County department heads, elected officials, and staff for the outcome of the audit. He also stated that when he first came to work at the County in the early 1980's that cooperative efforts such as the street lights agreement and the MOU with Warner Robins on the Publix site would probably never have taken place. He wished everyone a Merry Christmas and Happy New Year.

Mr. McMichael commended Landfill Superintendent Terry Dietsch and his staff for their perfect inspection scores. He also commented on the Grand Jury presentation and thanked County Comptroller Sandi Stalnaker and her staff, Brenda Adkins and Phyllis Duncan, for their excellent work during the year culminating in an outstanding audit. He wished everyone a Merry Christmas and Happy New year.

County Attorney Tom Hall commented that it is indeed a privilege to work for the Board of Commissioners.

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Director of Barry Holland agreed with Mr. Hall.

Chairman Stalnaker offered Mr. and Mrs. Wood condolences for the recent loss of his sister Ms. Evelyn Wood.

There being no further comments the meeting continued.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner