

**Houston County Commissioners Meeting  
December 4, 2017  
Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Monday December 4, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, Thomson, and McMichael present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Fire/HEMA Chief Jimmy Williams, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Utilities Manager Jeff Chandler, Flint Energies VP of Cooperative Communications Marian McLemore, Ansel Peck, Walton & Becky Wood, Houston County Superior Court Judge Ed Lukemire, State Representative Shaw Blackmon, Whitney Blackmon, Zell Blackmon, ACCG Deputy General Counsel Larry Ramsey, Senator Larry Walker III, Andrew Ross, Dale Newberry, and John David Smith.

Commissioner McMichael gave the invocation.

CMSgt. Jackie McLearn, US Air Force (ret.) led the audience in the Pledge of Allegiance and then detailed her 30-year military career. She was born in the Caribbean but lived most her life in the U.S. She joined the Air Force in 1977 and was proud to have achieved the rank of Chief Master Sergeant during her career in medical administration. She retired to Warner Robins after having served at Robins AFB where she has gone into business for herself as a travel agent.

Chairman Stalnaker recognized ACCG Deputy General Counsel Larry Ramsey who presented State Representative Shaw Blackmon one of the ACCG's 2017 Legislative Awards for his work on HB340 which provided for the comprehensive revision of the distribution of state and local TAVT proceeds. Although the final version of the bill did not include the proposed changes to the TAVT distribution formula, Representative Blackmon worked tirelessly to address these issues that impacted revenues for Georgia's counties and other local governments.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of November 21, 2017, and the Special Called Meeting on November 21, 2017.

Mr. Walker presented a termination appeal hearing disposition. He explained that the Board had received a request from Utilities Manager Jeff Chandler in regards to the termination appeal for John David Smith that the Board heard at the November 21, 2017 meeting. Upon further review of the evidence presented at the hearing Mr. Chandler feels that the vehicular accident which occurred at the intersection of Moody Road and Highway 96 should be a Group I offense instead of a Group II offense, thus removing the automatic termination as called for in the Personnel Manual.

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Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to overturn the termination of John David Smith from the Water Department. Mr.

Smith would return to work effective December 5, 2017 after serving suspension without pay from October 26, 2017 through December 4, 2017; will be placed on a six-month probationary period with the understanding that any violations may result in immediate termination; and will meet with administrative staff to ensure that all conditions of employment are understood.

Chief Building Inspector Tim Andrews presented Special Exception Application #2121 that had been tabled at the November 7, 2017 Board meeting. The applicant presented additional information at the November 27, 2017 Zoning & Appeals Board meeting and the Board now recommends unanimous approval subject to compliance with all Environmental Health Department regulations.

Mr. Andrews explained that the applicant has revised his application presenting three different options: 1) Waterless washing; 2) Rinseless wash; and 3) Wash with the utilization of a containment or collection system. The applicant also presented a petition from his immediate neighbors offering support.

Mr. Thomson asked if the Environmental Health Department endorses any of the containment systems.

Mr. Andrews explained that options 1 and 2 would generate very small amounts of run-off water and that only option 3 would require the applicant to receive approval from the Environmental Health Department.

Mr. McMichael asked whether the EPD regulated any of these processes.

Mr. Andrews replied that the EPD only regulates the process if the waste water goes into a public sewer. In this case, the applicant is on a septic system.

Chairman Stalnaker opened the meeting for a Public Hearing.

The applicant was present with nothing further to add.

There was no opposition.

There being no further comments the public hearing closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Special Exception Application #2121 submitted by David and Lisa Hunt to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

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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.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2127 thru #2133. Mr. Andrews explained that all applications met the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant for #2127 was present with nothing further to add.

There was no opposition.

Applicant for #2128 was present with nothing further to add.

There was no opposition.

Applicant for #2129 was present with nothing further to add.

There was no opposition.

Applicant for #2130 was present with nothing further to add.

There was no opposition.

Applicant for #2131 was present with nothing further to add.

There was no opposition.

Applicant for #2132 was present with nothing further to add.

There was no opposition.

Applicant for #2133 was present with nothing further to add.

There was no opposition.

There being no further comments the public hearing closed and the meeting continued.

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

Special Exception Application #2127	Minna Cirino
Special Exception Application #2128	Sarah Luiggi
Special Exception Application #2129	Jennifer Belcher
Special Exception Application #2130	Rick Weeks
Special Exception Application #2131	Wilbur Rumph
Special Exception Application #2132	Kevin Reid
Special Exception Application #2133	Michael Johnson

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

County Attorney Tom Hall conducted a second reading of an amendment to Section 2-36; (a); of the Code of Ordinances, Houston County, Georgia wherein the time of the meetings will be changed from 10:00 a.m. to 9:00 a.m. This change is necessary to make the code match the time the Board currently meets in Perry on the first Tuesday of each month. The first reading was done at the November 21, 2017 Houston County Board of Commissioners meeting.

Chairman Stalnaker opened the meeting for a Public Hearing.

There being no comments the public hearing closed and the meeting continued.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize an amendment to Section 2-36; (a); of the Code of Ordinances, Houston County, Georgia by changing the meeting time from 10:00 a.m. to 9:00 a.m., which section shall read as follows:

Sec. 2-36. – Regular Meetings.

(a) The board of commissioners shall meet at some public place in Perry on the first Tuesday of each month at 9:00 a.m.

Ms. Robinson presented a request from Mr. John Rowlands, Race Director of the annual "Run 2 End Alzheimer's at the Landing's" (formerly called the Claxton Road Race) to benefit Alzheimer's, for approval with Saturday, April 7, 2018 as the race date. The Landing Pointe Plaza in Bonaire will serve as both the start and finish for the 5K and 10K runs. The Statham's Landing Homeowners' Association and the

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owners of the Landing Pointe Shopping center have approved the event and the date already; additionally, the Central Georgia Alzheimer's Association also supports and endorses this event. Mr. Rowlands has asked the Sheriff Department for assistance with traffic control and Sheriff Talton has agreed to lend their support to the event.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize support for the upcoming 8<sup>th</sup> Annual "Run 2 End Alzheimer's at the Landing's" to benefit the Central Georgia Alzheimer's Association. The event will take place on Saturday, April 7, 2018 starting and finishing at the Landing Point Plaza in Bonaire. The Sheriff Department has agreed to assist with traffic control during the hours of the race.

Mr. Thomson presented a request from Public Works recommending a policy change as it relates to temporary cul-de-sacs in future developments.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize the adoption of a temporary cul-de-sac policy to read as follows:

Right-of-way-cul-de-sac: When a street ends and it is intended for the street to be continued in the near future, a temporary cul-de-sac shall be constructed, a cul-de-sac bond provided to the County, and the full-right-of-way necessary dedicated by plat or deeded to the County. The right-of-way for the cul-de-sac is required to be deeded to the County prior to final plat approval. The dimensions/size of the required right-of-way shall be as shown on the accompanying detail, depending on the type of cul-de-sac. If the County believes that it is unlikely that the street will be extended along with public right-of-way, it can call the bond to have the cul-de-sac improved to a permanent structure. If the street is extended with the public right-of-way, the County can abandon a portion of the right-of-way as it deems / determines as necessary for public needs. This will be effective as of December 4, 2017.

Chairman Stalnaker commented that this necessary policy change had been discussed at the last Board meeting and that he did not feel it would cause undue stress on any developer.

Mr. Thomson presented a request for the County to temporarily lower the water level of Houston Lake to allow property owners around the lake to conduct inspection and repair of their docks and seawalls. Mr. Mark Byrd, owner of Houston Lake and Houston Lake Country Club, has suggested a schedule to be followed and Public Works has concurred with that schedule with the understanding that adjustment may be necessary depending on conditions present at the time. Public access will be closed for approximately one month during this time.

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Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize the lowering of the water level of Houston Lake per the schedule outlined in a memorandum from County Engineer Brian Jones dated November 29, 2017.

Chairman Stalnaker commented that this was done every four to five years and that it was imperative that all property owners who would be affected be notified in writing by the owner of the lake. He asked Mr. Dunbar to follow up on those notifications with Mr. Byrd. He also reiterated that the timeline was dependent on many variables not the least of which was the amount of rainfall received.

Mr. Walker commented that timely notification to property owners was important so that contractors could be lined up to perform maintenance of the docks and seawalls.

Chairman Stalnaker also stated that the lowering of the lake could help with efforts to control the vegetation and weed growth in the lake.

Mr. McMichael presented a request for annexation into the City of Warner Robins for a 0.70-acre portion of a larger 4.62-acre tract located at Chilton Street, south of Moran Street, west of Houston Lake Road, and east of Bitten Drive. The property is currently zoned County C-2 and the proposed zoning upon annexation would be Warner Robins C-2. The property is currently undeveloped and is proposed for construction of a cross-fit gym.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property described as:

0.70 acres of a larger 4.62-acre tract (Tax Parcel 00077D 209000) as shown on a plat of survey for Crossfit Wartown by Marty A. McLeod, G.R.L.S. #2991, Ocmulgee, Inc. dated October 27, 2017.

Mr. McMichael presented a request from the Juvenile Division of the Sheriff's Department asking to replace two older Crown Vics with new Chevy Tahoes which were approved in the FY18 budget as 2012 SPLOST purchases. Purchasing recommends award to state-wide contract holder Hardy Chevrolet for both vehicles at a unit cost of \$32,761.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the award of two (2) new 2018 Chevrolet Tahoe SUVs for use in the Juvenile Division of the Sheriff's Department to Hardy Chevrolet of Dallas, GA under the state-wide contract (#SWC40199-409) at a unit cost of \$32,761 or a total of \$65,522. These vehicles are funded by the 2012 SPLOST.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,739,960.06.

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Chairman Stalnaker opened the meeting for a Public Comments.

There being no comments the Public Comments portion of the meeting closed and the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Chairman Stalnaker thanked Mr. Ramsey for coming to the meeting to recognize State Representative Blackmon on behalf of the ACCG.

He then proposed that the Board consider Friday, December 29th as an additional paid day off during the New Year's holiday. The County is currently scheduled to observe Christmas holidays on December 25th and 26th and the New Year's holiday on January 1st.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to add agenda item #11 to consider an additional paid day off for County employees on Friday, December 29th.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all (in unison) to approve Friday, December 29th as an additional paid day off. Shift workers scheduled to work December 29th will be given an additional day off at a later date with their department heads approval.

Chairman Stalnaker reminded everyone that Thursday, December 7th is National Pearl Harbor Remembrance Day where many service men and women lost their lives or were injured in the WWII attack.

Mr. Walker remarked that he was glad the Board could provide an extra paid day off for the County employees and he thanked Mr. Ramsey for presenting the award to Representative Blackmon.

Ms. Robinson wished everyone a peaceful holiday season and commented that the civil defense warning sirens at Pearl Harbor were recently tested in an effort to prepare and warn citizens and tourists of a possible nuclear attack from North Korea.

Mr. Thomson wished everyone a joyous holiday season and urged everyone to be safe.

Mr. McMichael thanked Mr. Ramsey for attending and for his efforts with ACCG on behalf of Georgia's counties. He also wished the Chairman well on his trip to Washington D.C. the next day.

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Chairman Stalnaker commented that Kristin Moriarty and other staff from the Houston Home Journal will be accompanying the rather large contingent of public officers and private citizens to cover the event in Washington D.C.

Motion to Adjourn by Mr. Walker, second by Mr. Thomson and carried unanimously by all. Meeting adjourned.

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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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Commissioner

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Commissioner