

Houston County Commissioners Meeting
March 7, 2017
Perry, Georgia

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday March 7, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson 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, HEMA Fire Chief Jimmy Williams, Director of Operations Robbie Dunbar, Chief Tax Assessor James Moore, Chief Building Inspector Tim Andrews, Flint Energies VP of Cooperative Communications Marian McLemore, James Erdmanczyk, Jim Taylor, Walton and Becky Wood and Ansel Peck.

Commissioner Thomson led the audience in the Invocation.

PFC Mark Smith, US Army (ret.) led the audience in the Pledge of Allegiance and then detailed his military career. He joined the military shortly after graduating high school mainly because he did not have the money to go to college. After basic training at Fort Jackson, SC he attended AIT (Advanced Individual Training) at Ft. Gordon, GA where he was trained as a radio operator / maintainer. After his training was complete his first duty assignment was to Germany. He felt that everyone should have the chance to serve and to learn about honor, discipline and respect.

Motion by Mr. Walker, second by Ms. Robinson to approve the minutes from the meeting of February 21, 2017. Upon voting Mr. Walker, Ms. Robinson, and Mr. Thomson voted yes. Motion approved.

Chief Building Inspector Tim Andrews presented Special Exception Application #2046, submitted by Juanita Heard, and also explained that Application #2047 had been advertised and read at the Zoning & Appeals Board hearing but that the applicant for that application withdrew and there is no further action necessary.

Chairman Stalnaker opened the meeting for Public Hearing.

Applicant was present with nothing further to add.

There was no opposition.

There being no further comments the meeting continued.

Motion by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson, and Ms. Robinson voted yes. Motion carried to approve Special Exception Application #2046 submitted by Juanita Heard.

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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 #2050 thru #2055. Mr. Andrews explained that each application met with the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval.

Chairman Stalnaker opened the meeting for Public Hearing.

Applicant for #2050 was present with nothing further to add.

There was no opposition.

Applicant for #2051 added that they will also have a commercial location and will operate a home office only.

There was no opposition.

Applicant for #2052 was present with nothing further to add.

There was no opposition.

Applicant for #2053 was present with nothing further to add.

There was no opposition.

Applicant for #2054 was present with nothing further to add.

There was no opposition.

Applicant for #2055 was present with nothing further to add.

There was no opposition.

There being no further comments the meeting continued.

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Motion by Mr. Walker, second by Ms. Robinson. Upon voting Mr. Walker, Ms. Robinson, and Mr. Thomson voted yes. Motion carried 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 #2050 – Earnestine Jamison

Special Exception Application #2051 – Clarence & Cortese Walker

Special Exception Application #2052 – Vicki Lacey

Special Exception Application #2053 – Alma Sanchez Chavez

Special Exception Application #2054 – Heritage Baptist Church

Special Exception Application #2055 – Wilbur & Marva Drake

After the motions, 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.

Tim Andrews presented Re-Zoning Application #2048 submitted by Jerry A. Davis IV for a 13.13-acre tract off of Hwy. 127 near its intersection with Commodore Road. Present zoning is R-AG vacant land. Proposed use upon re-zoning is C-2 Commercial. Planning & Zoning recommends unanimous approval.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant was present with nothing further to add.

There was no opposition.

There being no comments the meeting continued.

Motion by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson, and Ms. Robinson voted yes. Motion carried to approve Re-Zoning Application #2048 submitted by Jerry A. Davis IV.

Tim Andrews presented Re-Zoning Application #2049 submitted by Ernest and Margaret Wood for a 0.31-acre tract off of Hwy. 96 near its intersection with Hwy. 247. Present zoning is R-1 Residential. Proposed use upon re-zoning is C-1 Commercial. Planning & Zoning recommends unanimous approval.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant was present with nothing further to add.

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There was no opposition.

There being no comments the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson. Upon voting Mr. Walker, Ms. Robinson, and Mr. Thomson voted yes. Motion carried to approve Re-Zoning Application #2049 submitted by Ernest W. and Margaret S. Wood.

Mr. Walker presented a request from the City of Warner Robins for annexation of a one acre tract located at Hwy. 96, north of Cohen Walker Drive, west of Houston Lake Road and east of Sutherlin Drive. The property is currently zoned C-2 General Commercial and the proposed zoning upon annexation is the same. The property is one acre being subdivided from a larger 28.81-acre master tract and the proposed use is for a commercial restaurant.

Motion by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson and Ms. Robinson voted yes. Motion carried to concur with a City of Warner Robins annexation request for the property described as:

Outparcel of Nixon Tract-Bojangles or all that tract or parcel of land lying and being in Land Lot 165, 10th Land District, Houston County, Georgia and being more particularly described as follows:

Commencing at a rebar found on the southernly right of way of Georgia State Route 96; having Georgia west zone state place coordinates of northing: 929380.76, easting: 2450225.62; thence along the southernly right of way of Georgia State Route 96 (having a variable width right of way per GDOT Project Number: STP-5121 (3)) north 89 degrees 37 minutes 58 seconds east a distance of 399.52 feet to a nail set in asphalt; thence leaving said right of way along the common boundary line of (now or formerly) Jon A. Nixon south 00 degrees 28 minutes 06 seconds west a distance of 297.00 feet; thence north 89 degrees 37 minutes 58 seconds E of 183.7 feet; thence north 00 degrees 28 minutes 06 seconds east a distance of 297.0 feet; thence south along the right of way of Georgia State Route 96 a distance of 183.7' to a 5/8" rebar found on the southernly right of way of Georgia State Route 96; said rebar also being the point of beginning.

Said tract or parcel of land contains 1.24 acres or 54,014 square feet more or less.

County Attorney Tom Hall presented a second reading of an amendment to the Houston County Code of Ordinances concerning heavy truck traffic on Napier Avenue. The new section to be added to the Houston County Code of Ordinance Chapter 62-Traffic and Vehicles; Article I – In General, and will be titled Sec. 62-6-Truck Traffic Prohibited on Napier Avenue.

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The first reading of this proposed amendment to the Houston County Code of Ordinances was held at the February 21, 2017 Board meeting.

Chairman Stalnaker opened the meeting for Public Hearing.

There being no comments the meeting continued.

Motion by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson, and Ms. Robinson voted yes. Motion carried to approve an amendment to the Houston County Code of Ordinances Chapter 62- Traffic and Vehicles; Article I – In General by adding a new section titled Sec. 62-6- Truck Traffic Prohibited on Napier Avenue, which section shall read as follows:

62-6 Truck Traffic Prohibited on Napier Avenue

In order to help ensure the safety and protect the property of the individuals living on Napier Avenue and the inadequacy of the road to support heavy truck traffic, no trucks over three axles shall be allowed to travel on Napier Avenue.

Chairman Stalnaker commented that an ordinance was necessary to allow for enforcement of the issue and that there was no reason for heavy truck traffic to be on this road.

Mr. Walker commented that the road is very narrow and that this action needs to be done.

Mr. Thomson presented a request from the City of Warner Robins for the installation of master water meters for the Landings Pointe at Statham's Landing subdivision and the Woodlands Phase 5 subdivision off of Old Perry Road.

Public Works has reviewed both requests and recommends approval.

Motion by Mr. Thomson, second by Ms. Robinson. Upon voting Mr. Thomson, Ms. Robinson, and Mr. Walker voted yes. Motion carried to approve a request from the City of Warner Robins to include the Landings Pointe at Statham's Landing subdivision and the Woodlands Phase 5 subdivision in the current water use agreement between the City of Warner Robins and Houston County.

Mr. Thomson commented that the City of Warner Robins will furnish and install the master meters.

Mr. Thomson presented a request from Public Works to enter into an agreement with The Sharon Company to remove and replace approximately 475 feet of guardrail on the 2001 SPLOST funded Carl Vinson Parkway Phase 3 road improvement project in order to meet GDOT standards.

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Motion by Mr. Thomson, second by Mr. Walker. Upon voting Mr. Thomson, Mr. Walker, and Ms. Robinson voted yes. Motion carried to approve the execution of an agreement with The Sharon Company to provide removal and replacement of approximately 475 feet of guardrail on the Carl Vinson Phase 3 road improvement project in the amount of \$21,569.94.

Ms. Robinson presented a request from the State Court Clerk to continue its relationship with PAYYOURTIX.COM Incorporated a vendor currently providing the software program that allows for online payment of traffic citations. The agreement would run for one year from the date of execution. Both Ms. Hathaway and County Attorney Hall have reviewed and approved the terms of the agreement.

Motion by Ms. Robinson, second by Mr. Walker. Upon voting Ms. Robinson, Mr. Walker, and Mr. Thomson voted yes. Motion carried to authorize Chairman Stalnaker signing an agreement with PAYYOURTIX.COM Incorporated providing for the online payment of fines and fees for the State Court of Houston County. The agreement is effective upon the date of execution for one year with automatic yearly renewals included.

Chairman Stalnaker commented that use of the online payment of tickets is increasing.

County Attorney Tom Hall explained that no current copy of the existing contract could be found by the New State Court Clerk and that this measure would simply continue the existing terms of the original contract.

Chairman Stalnaker related that according to State Court Judge Jason Ashford the new State Court Clerk Teresa Hathaway and her staff have been doing a great job for Houston county.

Mr. Walker remarked that the customer service at the State Court Clerk's office is outstanding.

Ms. Robinson presented a request from the Public Buildings department for a new 1-ton crew cab truck with a flatbed. Bids were solicited and although Perry Ford is not the low bidder, they are within the 3% local vendor preference. Purchasing recommends award to Perry Ford for one new 2017 Ford F-350 at a cost of \$29,934.12. This vehicle is an approved item in the FY17 budget.

Motion by Ms. Robinson, second by Mr. Thomson. Upon voting Ms. Robinson, Mr. Thomson, and Mr. Walker voted yes. Motion carried to approve the award of one new 2017 Ford F-350 truck with flatbed for use in the Public Buildings department to Perry Ford in the amount of \$29,934.12. Perry Ford's bid is within the 3% local vendor preference. This vehicle is funded by the 2012 SPLOST.

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Ms. Robinson presented a request from the Roads Department for the purchase of a new pothole patch unit mounted on a new heavy duty truck. Bids were solicited and although Middle Georgia Freightliner-Isuzu was the low bidder, past experience with the Freightliner brand as to both performance and repairs has led Purchasing and Public Works personnel to recommend award to second low bid Rush Truck Center on an International brand truck.

Motion by Ms. Robinson, second by Mr. Thomson. Upon voting Ms. Robinson, Mr. Thomson, and Mr. Walker voted yes. Motion carried to approve the award of one new 2018 International 4300 SBA 4X2 truck with a 2017 TCM 425-100 DHE Pro-Patch Asphalt Pothole Patch unit mounted for use in the Roads Department to Rush Truck Center of Macon in the amount of \$155,655. This equipment is funded by the 2012 SPLOST.

Chairman Stalnaker confirmed with Director of Operations Robbie Dunbar that the truck being replaced through this purchase was a 2000 model single cab truck.

Mr. Dunbar stated that the new truck is a crew cab truck that will allow the crew to travel to the work sites in a single vehicle and that the old truck has over 200,000 miles on it.

Ms. Robinson presented a summary of the bills.

Motion by Ms. Robinson, second by Mr. Thomson. Upon voting Ms. Robinson, Mr. Thomson, and Mr. Walker voted yes. Motion carried to approve the payment of the bills totaling \$2,552,627.49.

Chairman Stalnaker opened the meeting for Public Comments.

Ansel Peck, 109 Latham Drive, Warner Robins reminded everyone that the polls are open for early voting on the SPLOST referendum and that everyone should get out and vote.

Jim Taylor, 117 Echo Lane, Warner Robins, the Business Development and Marketing Manager for Warner Robins Building Supply, gave a brief update of the progress on the Wellston Park project and praised Houston County for their support and in-kind work provided by the Public Works crews. He commented that many other community partners such as the City of Warner Robins, the Georgia Department of Transportation, Georgia Power, the Boy Scouts and the J-Stars personnel have contributed greatly to the project. He stated that this project proves the fact that public / private partnerships do work. He credited the McGlamry, Newton and Bayer families for getting the project started with both land donations and actual construction work.

Chairman Stalnaker commented that credit needs to go to Jim as well for all his effort towards making this park a reality.

Mr. Taylor says plans are to hopefully extend the City's existing Wellston Trail which runs along a portion of Bay Gall Creek from Corder Road to Kimberly. He hoped it could be extended from Kimberly all the way to Moody and then from Corder Road to Radio Loop Road and across Watson Boulevard to link with Wellston Park and maybe even extend to Centerville's proposed passive park.

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James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins expressed his appreciation for the sidewalk work the Georgia Department of Transportation has already approved along certain roadways in the County.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners comments.

Mr. Thomson reminded everyone of just how many projects and equipment and vehicle purchases have been made utilizing SPLOST funds and encouraged everyone to vote for the new SPLOST and the quality of life that it brings to the community.

Ms. Robinson reminded everyone to support the SPLOST and thanked Jim Taylor for his efforts on Wellston Park.

Mr. Walker encouraged people to consider voting for the SPLOST and thanked both Jim Taylor and Robbie Dunbar for their efforts relative to Wellston Park.

Chairman Stalnaker commented that he has spent the last several weeks in close contact with the ACCG and our legislators at the capital while new legislation was being introduced in the General Assembly. He explained that there are multiple bills being introduced through new legislation and that some will have a negative effect on our level of local control. He also wished Walton Wood and Commissioner Robinson both an early happy birthday and acknowledged Mark Baker's birthday this past weekend.

Motion to Adjourn by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson, and Ms. Robinson voted yes. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

