

Houston County Commissioners Meeting
May 2, 2017
Perry, Georgia

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday May 2, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, McMichael 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, Director of Operations Robbie Dunbar, Chief Building Inspector Tim Andrews, Fire/HEMA Chief Jimmy Williams, Major Alan Everidge, Elections Superintendent Beverly Nable, Andy Holland, Debra Presswood, Cassandra Lewis, Representative Shaw Blackmon (146th), Representative Heath Clark (147th), Board of Elections Chair Barbara Waddle, Board of Elections Members Katherine Shelton and Henry Childs, Ansel Peck, James Erdmanczyk, and Walton and Becky Wood.

Commissioner McMichael led the audience in the Invocation.

MSgt. Lisa Cummings, USAF (ret.) led the audience in the Pledge of Allegiance and then detailed her 21-year military career. She spent her entire career working with the U-2 aircraft which is a single jet engine, ultra-high altitude reconnaissance plane. She spent most of her career at Beale AFB in California, served multiple deployments overseas in France and Saudi Arabia, and after hurting a knee became an instructor in her field. She came to Robins AFB for the final three years of her career and worked on digitizing data. She fell in love with our family-oriented community and remained here after retiring from the service. She is currently completing training as a yoga therapy instructor and hopes to be fully certified by June so that she can start her own yoga therapy business serving veterans with Post Traumatic Stress Disorder (PTSD).

Chairman Stalnaker recognized Mr. McMichael and presented him with the Association of County Commissioners (ACCG) Emory Greene Leadership Award. Mr. McMichael was presented this award by the ACCG this past weekend at their annual conference in Savannah. The award, named after the late Emory Greene who was Chairman of the Bibb County Board of Commissioners and a former ACCG president, is the highest honor given to elected or appointed county officials who have made significant contributions through public service in not only local government but also other involvement within the community and at the state level.

Mr. McMichael thanked everyone and expressed his conviction that he has accepted this award on behalf of the entire Board of Commissioners.

Continued on Page 1282

Continued from Page 1281

Chairman Stalnaker recognized Representative Shaw Blackmon and Representative Heath Clark who were present along with several Board of Elections members and staff for a special recognition of one of the Board of Elections members. Unfortunately, due to a sudden illness of one of the members, the presentation had to be postponed. Chairman Stalnaker thanked both Representative Blackmon and Clark for their efforts in the General Assembly carrying the torch for local governments on important issues that impact us all. The presentation will be rescheduled for a future Board meeting.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes of the April 18, 2017 meeting.

Chief Building Inspector Tim Andrews presented Special Exception Application #2056 for a mobile home hardship. The application was tabled at the April 4th meeting and sent back to the Zoning & Appeals Board for reconsideration for the applicants to provide a medical statement of need from a physician. The Zoning & Appeals Board reconsidered the application at their April 24th meeting and now recommends the application for unanimous approval.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant Mike Segraves was present with nothing further to add.

Mr. Andrews stated that, if approved, the hardship would be subject to an annual review by staff.

There was no opposition.

There being no further comments the meeting was continued.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve Special Exception Application #2056 submitted by Michael and Erica Segraves.

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.

Continued on Page 1283

Continued from Page 1282

Chief Building Inspector Tim Andrews presented Special Exception Applications #2068 thru #2074. Mr. Andrews explained that each application met the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval except for #2071 which is recommended for tabling in order for the applicant to be present at the Zoning & Appeals hearing.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant for #2068 was present with nothing further to add.

There was no opposition.

Applicant for #2069 was present with nothing further to add.

There was no opposition.

Applicant for #2070 was present with nothing further to add.

There was no opposition.

Applicant for #2071 was not present as the application is recommended by Zoning & Appeals to be tabled.

Applicant for #2072 was present with nothing further to add.

There was no opposition.

Applicant for #2073 was present with nothing further to add.

There was no opposition.

Applicant for #2074 was present with nothing further to add.

There was no opposition.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to table Special Exception Application #2071 submitted by Miles McMillan and send it back to Zoning & Appeals for further consideration.

Motion by Mr. McMichael, second by Mr. Walker 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:

Continued on Page 1284

Continued from Page 1283

Special Exception Application #2068 - Telethia Johnson

Special Exception Application #2069 - Kip Rice

Special Exception Application #2070 - Chrystal Bragg

Special Exception Application #2072 - James Richardson

Special Exception Application #2073 - Jamal & Torya Harris

Special Exception Application #2074 - Bruce & Vicky Betrossoff

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.

Mr. Walker presented a request from the City of Warner Robins for annexation. Ms. Debbie Carthen has requested annexation for her property located a 215 Wellston Drive so that she may connect to the city's sewer system. The property is currently zoned County R-1 Single Family Residential and the proposed zoning upon annexation is for Warner Robins R-1 Single Family Residential.

Chairman Stalnaker clarified that there would be no change in the zoning for this property upon annexation and that the garbage service would remain with the County.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property located at 215 Wellston Drive (Tax Parcel 00074A 085000). The property will remain a Houston County garbage pick-up.

Mr. Walker presented an Assignment and Assumption of Services Agreement. CSRA Probation Services, Inc. of Augusta has bought Sentinel Offender Services and wishes to assume the obligations under our current services agreement. The agreement will allow for that to happen and has already been signed off by Judge Lukemire for the Superior Court and Judge Ashford on behalf of the State Court.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing the Assignment and Assumption of Services Agreement and Consent to Assignment with CSRA Probation Services, Inc.

Mr. McMichael inquired as to whether CSRA's liability insurance limits were sufficient.

Continued on page 1285

Continued from page 1284

County Attorney Tom Hall felt that they were sufficient for the services that they are providing.

Mr. Walker presented a Memorandum of Understanding between the County and Middle Georgia State University. The MOU spells out the conditions upon which the County will superintend the construction of a parking lot at the Georgia Veterans Educational Career Transition Resource (VECTR) Center.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing the Memorandum of Understanding with Middle Georgia State University whereby the County will superintend or administer the construction of parking facilities on University property.

Mr. McMichael inquired as to whether the project now falls under the Central Georgia Technical College's auspices.

County Attorney Tom Hall clarified that they would come July 1st.

Chairman Stalnaker explained that the County is agreeing to assist with the administering of the construction project prior to July 1st so that the \$99,000 in funding currently available to the University would not go away.

County Attorney Tom Hall presented a first reading of an amendment to the Houston County Code of Ordinances adopting the Access Management and Encroachment Control Manual in order to supplement and replace portions of Chapter 54 - Streets, Sidewalks and Other Public Places by adding Sec. 54-40 to Article II and adding Sec. 54-90 to Article IV. He explained that the purpose of the adoption is to include more current construction materials, methods and accepted guidance documents concerning how developments would access the County right-of-way. He then briefly covered the highpoints which include guidelines regarding turn lanes, access on curb and guttered streets, raised medians, signing and pavement marking; limiting special encroachments including landscaping and grading; driveway maintenance being the responsibility of the property owner; requiring bonds, letters of credits, etc. based on the scope of construction; requiring traffic studies where application will impact traffic; prohibition of headwalls on roadways where the speed limit is above 30 mph; requiring safety end sections on all side drains inside the clear zone; requiring permits for new drives and modifications to existing drives; and, application costs for residential and commercial permits to be set at \$50 and \$75 respectively. A second reading and public hearing will be held at the May 16th Board meeting to consider final adoption.

Mr. Thomson remarked that these regulations were in need of clarification for a long time and commended Director of Operations Robbie Dunbar, County Engineer Brian Jones and other staff members for their considerable efforts on this task.

Continued on page 1286

Continued from page 1285

Chairman Stalnaker remarked that this manual would also help to address certain sight distance issues that have arisen in the past and that the changes to the ordinance would have some impact on future design criteria for developments.

Mr. Thomson presented a request from Sheriff Talton asking that the Board consider increasing the Detention Center Staffing by six additional Detention Officer positions due to safety concerns as the officers supervise inmates without another officer present. Several recent incidents at the Detention Center have brought this need to the Sheriff's immediate attention. He has offered to cover the funding for these additional positions by reducing certain other line items within his current budget thereby creating no additional cost to the County. In addition, the Sheriff has a dire need to increase the Investigation Division's staffing by one additional Drug Investigator to help combat the ever-present drug problem within our community. This position will also be funded within the current budget by decreasing certain line items.

Staff recommends the appropriate budget adjustments be made to the Sheriff's budget to cover these personnel needs.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the creation of six additional Detention Officer positions in the Sheriff's Department for the Detention Center and one additional Drug Investigator position in the Investigations Division. The Comptroller is authorized to make the necessary budget adjustments to the salaries line item of the Detention Center budget (3326) from 52.1200 Professional Services in the amount of \$235,000 and 53.1100 General Supplies in the amount of \$75,000 for a total of \$310,000; and to make the necessary budget adjustments to the salaries line item of the Sheriff's Department budget (3300) from 52.1200 Professional Services in the amount of \$60,398.

Chairman Stalnaker reiterated that the bottom line of the departmental budgets would not change since the adjustments to cover the additional positions would come from within the existing budget. In other words, the only way that staff positions can be added is if the funds exist within current budgets. He commended Sheriff Talton and his staff for devising a workable plan.

Mr. Thomson thanked Major Everidge for his efforts.

Mr. Walker remarked that the additional staff was needed due to safety issues and concerns.

Mr. Thomson presented a request from the Engineering staff for approval to enter into a professional services agreement with Saunders Engineering that will provide

Continued on page 1287

construction plans for the 2006 SPLOST Newberry Road paving and reconstruction project. Saunders' fee is \$41,000 and the design time is four months.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the execution of an Engineering Services Agreement with Saunders Engineering Consultants, Inc. of Centerville providing construction plans for the Newberry Road paving and reconstruction project at a total fee of \$41,000 and a design time of four months. This is a 2006 SPLOST funded project.

Mr. Thomson commented that it took a long time to acquire the Right-of-Way on the road.

Robbie Dunbar indicated that each property owner had verbally committed.

Mr. McMichael felt that we would need written statements before commencing with the engineering on the project.

Chairman Stalnaker asked that Mr. Dunbar obtain a letter of intent from each property owner before proceeding.

After the discussion concerning the letters of intent an amended motion was made.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the execution of an Engineering Services Agreement with Saunders Engineering Consultants, Inc. of Centerville providing construction plans for the Newberry Road paving and reconstruction project at a total fee of \$41,000 and a design time of four months. This is a 2006 SPLOST funded project. A letter of intent will be obtained from each property owner before Saunders Engineering Consultants would be released to begin work per the agreement.

Ms. Robinson presented Board re-appointments for individuals who are coming to the end of their terms and have indicated their willingness to continue serving their respective boards.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the following Board re-appointments:

Zoning & Appeals:	Frank Cook	6/6/17 to 6/5/21
	John Trussell	6/6/17 to 6/5/21
Planning & Zoning	Bill Schwanebeck	6/6/17 to 6/5/21

Continued from page 1287

Ms. Robinson presented a temporary Independent Contractor Agreement to provide indigent defense in the Juvenile Court. Caralyn Huddleston will be out for maternity leave during the months of June, July and August. This temporary agreement between the County and Attorney Becky Wilcox will cover Ms. Huddleston's caseload during that period. Under the terms of this agreement Ms. Wilcox will be paid for those three months instead of Ms. Huddleston. Judge Edwards has approved the arrangement.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker signing the temporary Independent Contractor Agreement between the Board of Commissioners and Attorney Becky Wilcox for the period of June 1, 2017 until August 31, 2017 to provide indigent defense in the Houston County Juvenile Court during the absence of Caralyn Huddleston.

Ms. Robinson presented a declaration of surplus equipment. The Roads Department has five pieces of heavy equipment that are surplus to the County's needs that need to be sold by public auction. The County will find a broader audience for this type of equipment selling through an online auction site rather than our local surplus sale. Local citizens will still be able to bid. GovDeals has been utilized in the past with success on a variety of equipment and heavy-duty vehicles.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the declaration of the following pieces of equipment surplus to the County's needs and to authorize listing each on the GovDeals internet site for public auction:

1999 Ingersoll-Rand DD70 Vibratroy Roller (M#331) Asset# 99050014

1994 CAT 12G Motorgrader (M #346) Asset # 9901030012

1980 Galion 4-6 Ton Roller (M#361) Asset# 9901030026

1995 Blaw Knox PF200 Paver (M#370) Asset# 99090008

1999 Ferguson 912 Rubber Tire Roller (M#385) Asset# 99060011

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,766,882.83.

Chairman Stalnaker opened the meeting for Public Comments.

Continued on page 1289

Continued from page 1288

Mr. James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins reminded the Board that he had brought two issues of concern to them at their April 4th meeting and that Mr. Walker was asked to report back on those issues at the following meeting of April 18th. He was concerned that his issues were not addressed at the April 18th meeting.

Chairman Stalnaker explained that Mr. Walker had looked into those concerns in a timely manner as asked but that the April 18th meeting was exceedingly long and therefore the report was postponed.

Mr. Walker explained that one issue was the City of Warner Robins jurisdiction and not the County's and that the second issue involved a private civil matter in Magistrate Court. Mr. Walker assured Mr. Erdmanczyk that he would present his findings to him in writing.

Chairman Stalnaker also assured Mr. Erdmanczyk that both he and the other Commissioners took great pride in transparency in government and that he felt very strongly that the people have a right to know.

Walton Wood, 426 Sandefur Road, Kathleen congratulated Landfill Superintendent Terry Dietsch and the County for its recent and very successful tire amnesty event.

Chairman Stalnaker thanked Mr. and Mrs. Wood for their involvement and remarked that 7,200 tires were collected which equaled nine 53-foot tractor trailer loads at an estimated total tonnage of 100 tons. He explained that the number of tires collected exceeded the grant funds from the EPD but that the County planned to request additional funds. He also thanked the cities and all of the volunteers for their involvement as well as the Macon Telegraph and Houston Home Journal for covering the event in the media. He commended Mr. Dietsch, Mr. Dunbar and their staffs for their efforts.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners comments.

Chairman Stalnaker recognized Lt. Tommy Spires and thanked him for his efforts providing security for the meeting.

Mr. Thomson thanked everyone in attendance and thanked Walton and Becky Wood for their participation during the tire amnesty event.

Mr. Walker also thanked everyone involved with the tire amnesty event including the Keep Warner Robins Beautiful volunteers. He also remarked that as a past president of ACCG Mr. McMichael had visited all 159 counties in the state during his tenure.

Continued on page 1290

Continued from page 1289

Mr. McMichael thanked everyone again for submitting him for the ACCG's Emory Greene Leadership Award.

Chairman Stalnaker recognized Mr. Dunbar on his birthday.

There being no further comments the meeting continued.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner