

Houston County Commissioners Meeting
May 3, 2016
Warner Robins, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, May 3, 2016 at the Houston County Court House in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Thomson and Robinson present. Also present were Director of Administration Barry Holland, County Attorney Tom Hall, Director of Operations Robbie Dunbar, Personnel Director Ken Carter, Purchasing Director Mark Baker, Chief Building Inspector Tim Andrews, Fire/HMA Chief Jimmy Williams, Flint Energies Senior VP Jimmy Autry, District 8 Congressional candidate Angela Hicks, Walt & Becky Wood, James Erdmanczyk, and Ansel Peck.

Commissioner Thomson led the audience in the Invocation.

MSgt. Ed Armijo, USAF (retired) led the audience in the Pledge of Allegiance and detailed his 24-year military career. Trained as a jet engine mechanic he also helped to launch aircraft for combat operations and shared several stories of operations overseas. He related how support of the Robins AFB mission of aircraft maintenance and overhaul is very important and felt that our military members, as well as the civilian workforce, are the best and the brightest. Mr. Armijo is currently employed as the chief of Equipment Allowance Standards on Robins AFB and is also serving his first term as Councilman for the City of Centerville.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes of the April 19, 2016 Board of Commissioners meeting.

Chairman Stalnaker commented that the scheduled Executive Session at the end of the meeting would likely be a lengthy one, but that no action was anticipated.

Mr. McMichael presented a request from the City of Warner Robins for the annexation of the parcel at 1246 South Houston Lake Road totaling 4.09 acres. The property is currently zoned County C-2, proposed zoning and land use upon annexation is City of Warner Robins C-2 General Commercial District. The property is contiguous to Warner Robins parcels.

Chairman Stalnaker clarified that this annexation was for the old church that was moved from Highway 96 to this location on the east side of Houston Lake Road.

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Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to concur with a City of Warner Robins annexation request for that property known as 1246 South Houston Lake Road, or all that tract or parcel of land situate, lying and being in Land Lot 190 of the 10th Land District of Houston County, Georgia, being known and designated as Tract 3A comprising 4.09 acres according to a plat of survey recorded in Plat Book 56, Page 128, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by references for all purposes.

County Attorney Tom Hall presented a recommendation from the Planning & Zoning Board that has been reviewed by the Commissioners individually over the past few weeks. He outlined two changes that developed as a result of the Board's review. One added some clarifying language to Subsection 17 f) stating that the owner of the property would provide the refuse collection containers and that no commercial trash containers or services would be allowed. The other change added Subsection 17 j) and contained language that 'grandfathered' several existing venues within the County.

Mr. McMichael and Mr. Walker both commented that they felt the two changes to the recommendation should be included in any action taken.

Chairman Stalnaker commented that for the record he agreed with both changes as well.

Ms. Robinson asked by what criteria future venues would be evaluated. Chairman Stalnaker clarified that if adopted the amendment would subject each future venue to the Section 95 requirements concerning home occupations.

Chairman Stalnaker then opened a public hearing on the changes to the Comprehensive Land Development Regulations.

There being no public comments, the meeting was continued.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve an amendment to the Comprehensive Land Development Regulations adding new Subsection 17 of Section 71.1.3 – Uses Permitted by a Special Exception for special event facilities (such as banquet halls, reception halls and wedding venues) in an R-AG district. This amendment is effective immediately, and includes the two additions to the amendment.

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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.

Tim Andrews presented Special Exception Applications #1951, #1959 thru #1961, #1963, #1965, #1967, #1970, #1971, #1973 and #1974 for home occupation businesses. Mr. Andrews explained that Application #1948 was recommended for denial by the Zoning & Appeals Board because the applicant failed to appear at a second Zoning & Appeals hearing. He also explained that Application #1962 was recommended to be tabled in order for the applicant to be present at the next Zoning & Appeals hearing. He further explained that each of the remaining applications complied with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval of each application for home occupations.

Mr. Walker asked how many clients would come to the home concerning Application #1967. Mr. Andrews explained that it would be a small, cottage-type sewing and alterations operation and that there would be a relatively small volume. No neighbors voiced any concern at the Zoning & Appeals hearing.

Mr. McMichael also voiced concern about Application #1967 concerning the volume of traffic that would be generated. Mr. Andrews further explained that although the business would generate a small volume of traffic the applicant indicated that she would pursue a commercial location if it grew beyond that scope.

Mr. McMichael also asked about Application #1961 concerning how supplies would be delivered to the applicant's home. Mr. Andrews explained that the supplies would be purchased locally and that he had a contract on a mini-storage building locally.

Chairman Stalnaker then opened a public hearing on Special Exception Applications #1951, #1959 thru #1961, #1963, #1965, #1967, #1970, #1971, #1973 and #1974.

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Applicant for #1948 was not present.

Applicant for #1951 was present with nothing further to add. There was no opposition.

Applicant for #1959 was not present. There was no opposition.

Applicant for #1960 was present with nothing further to add. There was no opposition.

Applicant for #1961 was present and clarified that he has reached an agreement with a local waste water management facility to handle any by-product of his business. There was no opposition.

Applicant for #1962 was not present. There was no opposition.

Applicant for #1963 was not present. There was no opposition.

Applicant for #1965 was not present. There was no opposition.

Applicant for #1967 was present and clarified that she would concentrate her business model on custom made items such as formal wear and would do so on an appointment only basis with a small anticipated volume. There was no opposition.

Applicant for #1970 was not present. There was no opposition.

Applicant for #1971 was present with nothing further to add. There was no opposition.

Applicant for #1973 was present with nothing further to add. There was no opposition.

Applicant for #1974 was present with nothing further to add. There was no opposition.

There being no further comments, the meeting was continued.

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Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to deny Special Exception Application #1948 submitted by Erika Houser.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to table Special Exception Application #1962 submitted by Mitchell Mintz and to send it back to Zoning & Appeals for further consideration.

Motion by Mr. McMichael, second by Mr. Thomson 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 #1951 – Coty & Elizabeth Camposano
Special Exception Application #1959 – Briane & Katherine Faletto
Special Exception Application #1960 – Michael A. Clark
Special Exception Application #1961 – Mark Kloberdanz
Special Exception Application #1963 – Christina Mabry
Special Exception Application #1965 – Respent & Barbara Green
Special Exception Application #1967 – Gregg Grodner & Dena Turner
Special Exception Application #1970 – Bill Williams
Special Exception Application #1971 – Perry McDonough
Special Exception Application #1973 – Terry Joyner
Special Exception Application #1974 – John L. Wood, Jr.

Mr. Andrews then 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 Special Exception Application #1969 for a mobile home hardship. Mr. Andrews explained that Ms. Blair's daughter was recovering from a recent knee surgery and had the requisite letter from a physician attesting to the medical issues necessitating the hardship. He explained that there was an annual review to determine whether the conditions under which a hardship was granted still existed. When the conditions abate for whatever reason then the hardship is no longer needed and the trailer would have to be removed.

Chairman Stalnaker asked if age was a factor. Mr. Andrews replied that in this case age was not a factor but rather the documented physical condition of the individual.

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Chairman Stalnaker opened a public hearing on Special Exception Application #1969.

Applicant for #1969 was not present. There was no opposition.

There being no public comments, the meeting continued.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve Special Exception Application #1969 submitted by Dianne L. Blair for a mobile home hardship at 448 Lake Joy Road, Kathleen, subject to Health Department approval on septic tank installation. Once condition abates the hardship will be rescinded.

Chairman Stalnaker asked both Mr. Andrews and Mr. Holland to red flag this hardship for review in one year's time. He requested a report at that time to the Board on whether the hardship should continue. Chairman Stalnaker then asked Mr. Andrews to report back to the Board at the next meeting on any other existing approved hardships.

Mr. Thomson presented a request for Chairman Stalnaker to sign all documents necessary to apply for the 2017 Juvenile Justice Incentive Grant. The Juvenile Court has applied for and been awarded the Juvenile Justice Incentive Grant through the Criminal Justice Coordinating Council for the past three years. Houston County had previously been identified as one of 18 counties in Georgia with a high number of youth who have been placed in secure detention or secure confinement or who have been committed to the Department of Juvenile Justice (DJJ).

If accepted, the Houston County Juvenile Court would serve as the referral source for youth to receive Multi-Systemic Therapy (MST) services under this grant. Community Solutions, Inc. (CSI) is the same vendor who provided the MST program under the grant the past three years. The Memorandum of Understanding spells out the terms of our arrangement with CSI if the County is approved for the grant.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing all necessary documents to apply for the 2017 Juvenile Justice Incentive grant in the amount of \$317,000 which will provide funding for a local Multi-Systemic Therapy (MST) program designed to

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serve youth in the community who would otherwise be committed to Georgia's Department of Juvenile Justice; and to sign a Memorandum of Understanding with Community Solutions, Inc. (CSI) contingent upon approval of the grant application.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the appointment of Mr. Arthur Clarke, Jr. and Mr. Eddie Walker each to another four-year term on the Zoning & Appeals Board. Both terms would begin June 6, 2016 and end June 5, 2020.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the hiring of workers for the upcoming May 24th General Primary / Non-partisan General election as follows:

	<u>Each</u>	<u>Total</u>
17 Managers (Precinct)	\$130.00	\$
2,210.00		
34 Assistant Managers (Precinct)	\$ 90.00	\$
3,060.00		
60 Clerks	\$ 80.00	\$
4,800.00		
111 Training	\$ 25.00	\$
2,775.00		
7 Janitors	\$ 15.50	\$ 108.50
3 Janitors	\$ 25.00	\$ 75.00
152 TS Units	\$ 3.00	\$ 456.00
2 Election Supply Pick-Up	\$ 50.00	\$
100.00		
2 Election Night Supply return	\$ 50.00	\$
100.00		
2 Election Night Check In	\$ 50.00	\$ 100.00
17 Supply Pick Up / Return Supplies	\$ 10.00	\$
170.00		
17 Cell Phones	\$ 10.00	\$
170.00		
3 Optical Scan Clerks	\$100.00	\$
300.00		
3 DRE Clerks	\$100.00	<u>\$ 300.00</u>
	TOTAL	
\$14,724.50		

Ms. Robinson reminded everyone that early voting had begun at the Board of Elections office at the old courthouse only this week Monday thru Friday 8:00 am to 5:00 pm and would also be at that same location next week May 9th thru the 13th, Monday thru Friday 8:00 am to 5:00 pm as well as at the satellite locations during next week at the Sonny Watson Health Sciences Building of

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Central Georgia Technical College and at the Cary W. Martin Conference Center located at the Houston Health Pavilion (old Houston Mall). Early voting will also take place at the Board of Elections office on Saturday May 14th from 9:00 am to 4:00 pm.

Director of Operations Robbie Dunbar presented the estimated revenue for the thinning of two tracts, and the clear-cut harvesting of a third at the Landfill. One tract is 311 acres to be 2nd thinned as \$46,650, and another tract is 111.5 acres to be 1st thinned as \$25,087.50. The third tract to be clear-cut harvested is 43 acres as \$120,112.50. He explained that these were best estimates only and that the actual revenues would vary according to the actual weight of the timber once it was harvested.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the sale of 311 acres to be 2nd thinned; 115.5 acres to be 1st thinned; and 43 acres to be clear-cut to Timberland Products of Fitzgerald, GA pursuant to the bid costs obtained by timber consultant American Forest Management, Inc.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the payment of the bills in the amount of \$2,805,004.89.

Chairman Stalnaker then opened the meeting for public comments.

Ms. Christine Johnson, Georgia Area Sales Manager for Williams Communications, 840 Hillcrest Industrial Blvd., Macon, addressed the Board concerning the recent RFP for the E-911 Communications Upgrade project. She represents Harris Corporation who is a large public safety communications equipment provider. Ms. Johnson felt that the RFP issued by the County was not fairly written thus leading Harris to submit a no bid on the project. She also felt that the County's consultant displays bias toward Motorola and that the County could benefit greatly if it joined a regional system with surrounding counties.

Becky Wood, 426 Sandefur Road, Kathleen commended the Houston County Fire Department and two firefighters in particular, J.T. Jones and Jesse Owens, for their professional response to a recent general fire alarm at her sister's house.

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Mr. Walton Wood, 426 Sandefur Road, Kathleen complimented the Board on its continued recognition of military personnel and the general support given to the military mission here in middle Georgia. He presented Chairman Stalnaker with a framed photo of the recently painted Highway 96 water tank which features a patriotic 'flag' theme. Chairman Stalnaker thanked Mr. Wood and announced that there would be a small dedication ceremony held for the water tank on May 12th at 10:00 am on the grass in front of the Phoenix Center.

District 8 Congressional candidate Angela Hicks complimented the Board on the manner in which it conducts the County's business and briefly described her self-funded grassroots campaign for office.

Fire/HEMA Chief Jimmy Williams reminded everyone of the EPD Burn Ban which is in effect again this year beginning on May 1st and continuing through September 30th. Under the ban, outdoor open burning, including the burning of leaves, is not permitted in Houston County. Only warming or cooking fires are allowed.

There being no further public comments the meeting was continued.

Chairman Stalnaker then asked for comments from the Commissioners.

Mr. Walker remarked that he was glad to be a small part of Houston County's success and thanked both Angela Hicks and Mr. and Mrs. Wood for their participation in the meeting.

Ms. Robinson thanked everyone for attending.

Mr. Thomson thanked Mr. Wood for the photography services that he provides for the County.

Mr. McMichael thanked everyone for attending and also thanked the other Board members and all County employees for their dedication and hard work.

Chairman Stalnaker also thanked Mr. Wood for his photography services.

Chairman Stalnaker then asked for a motion to enter Executive Session.

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Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to enter into Executive Session for Personnel matters per O.C.G.A. § 50-14-3(b)(2); and Attorney / Client matters per O.C.G.A. § 50-14-2(1); and Property Acquisition matters per O.C.G.A. § 50-14-3(b)(1).

Upon returning, Chairman Stalnaker reconvened the regular Board meeting with no action taken.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner