

**Houston County Commissioners Meeting  
September 3, 2019  
Perry, Georgia**

The Houston County Board of Commissioners met for a regular session at 9:00 a.m. on Tuesday September 3, 2019, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Thomson, Walker, and Robinson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Personnel Ken Carter, Fire/HEMA Chief Chris Stoner, Chief Building Inspector Tim Andrews, Director of Purchasing Mark Baker and Ansel Peck.

Chairman Stalnaker announced that Mr. McMichael would not be able to attend the meeting due to a personal situation.

Commissioner Robinson led the audience in the Invocation.

Captain Drew Belcher, USAF led the audience in the Pledge of Allegiance and then detailed his military career. After graduating through the AFROTC program at Auburn University his first assignment was four years at Cannon AFB in Clovis, NM. He is an Aircraft Maintenance Officer by training and worked with the AC-130H Spectre gunship program. He came to Robins AFB in 2017 and spent two years with the career broadening program working with various units. He now serves as an Operations Officer for the 561st aircraft maintenance squadron working with the F-15 program. He remarked that there is a true hometown feel and a connection between the base and the community which is very supportive of the military's mission. Captain Belcher is married with one child.

Motion by Mr. Walker, second by Ms. Robinson to approve the minutes from the August 20, 2019 meeting. After voting Mr. Walker, Ms. Robinson and Mr. Thomson voted yes, motion carried.

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 #2282 thru #2284 and #2287.

Chairman Stalnaker closed the regular meeting and opened a public hearing.

Special Exception Application #2282-Stacey Munroe was present and stated that she was there representing her husband and that it was his business. There was no opposition.

Special Exception Application #2283-Sherry Stein and her husband were present. There was no opposition.

Houston County Commissioners Meeting Continued from Page 1686

Special Exception Application #2284-Jill Barrs was present and commented that she had already been inspected by the Department of Agriculture and received her license from them. There was no opposition.

Special Exception Application #2287-Priscilla Hopwood was present. There was no opposition.

There being no further comments Chairman Stalnaker closed the public hearing and reopened the regular meeting.

Motion by Mr. Walker, second by Mr. Thomson to approve the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendations and Section 95 Requirements staff report. After voting Mr. Walker, Mr. Thomson and Ms. Robinson voted yes, motion carried.

Application #2282	Stacee Munroe	Consulting
Application #2283	Sherry Stein	Wholesale Industrial Supply
Application #2284	Jill Barrs	Cookies & Cakes (Baking)
Application #2287	Priscilla Hopwood	Translation Services

Chairman Stalnaker clarified that the approved special exceptions were not a change to the zoning but rather an opportunity to operate a home-based business within the current zoning restrictions.

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 for annexation from the City of Warner Robins.

Motion by Mr. Walker, second by Ms. Robinson to concur with a City of Warner Robins annexation request for the properties located at 104 S. Amanda Place (Tax Parcel 00074E 172000; 0.36 acres) and 100 S Amanda Place (Tax Parcel 00074E 099000; 3.94 acres). After voting Mr. Walker, Ms. Robinson and Mr. Thomson voted yes, motion carried.

Mr. Walker presented a request for annexation from the City of Warner Robins.

Motion by Mr. Walker, second by Mr. Thomson to concur with a City of Warner Robins annexation request for the property located at 106B Glenwood Avenue (Tax Parcel 00075A 014000; 0.35 acres with the stipulation that a privacy-type fence be installed around the property with no access gate to Glenwood Avenue and allowing for a landscape buffer to be planted along the exterior of the fence. After voting Mr. Walker, Mr. Thomson and Ms. Robinson voted yes, motion carried.

Chairman Stalnaker indicated that he had recently met with officials from the City of Warner Robins to discuss these stipulations and they were in agreement.

Mr. Thomson presented a change order on the Peach Blossom Road Water System Improvements.

Houston County Commissioners Meeting Continued from Page 1687

Motion by Mr. Thomson, second by Mr. Walker to authorize Chairman Stalnaker signing Change Order #1 (Final) with Pyles Plumbing & Utility Contractors, Inc. of Macon decreasing the original contract price of \$555,946.93 by \$37,336.51 for a new contract total of \$518,610.42. There is no increase in contract time. After voting Mr. Thomson, Mr. Walker and Ms. Robinson voted yes, motion carried.

Mr. Thomson presented the proposed 2020 LMIG priority list for submission to the Georgia Department of Transportation.

Motion by Mr. Thomson, second by Ms. Robinson to approve the proposed 2020 LMIG priority list to be submitted to Georgia D.O.T. the estimated grant funding would total \$922,271.45 and the 30% mandatory match from the County is \$276,681.44.

Mr. Thomson presented a proposal for renovations at the Magistrate Court building.

Motion by Mr. Thomson, second by Mr. Walker to approve the award of the Magistrate Court Renovations project to ICB Construction Group of Macon in the amount of \$39,237. SPLOST 2012 will fund this project. After voting Mr. Thomson, Mr. Walker and Ms. Robinson voted yes, motion carried.

Chairman Stalnaker remarked that there has not been any significant amount of renovations done on this building over its lifetime.

Mr. Thomson presented a timber sale agreement.

Motion by Mr. Thomson, second by Mr. Walker to approve entering into an agreement with American Forest Management (AFM) for the timber harvest and sale on approximately 14 acres located at the Houston County Landfill and at the future Bonaire Fire Station site on Old Hwy. 96. After voting Mr. Thomson, Mr. Walker and Ms. Robinson voted yes, motion carried.

County Attorney Tom Hall conducted the first reading of the Small Wireless Facilities and Antennas Ordinance explaining that the amendment needed to be in place by October 1<sup>st</sup> and that it will help maintain some local control of the facilities to be placed in the public rights of way. A second reading and public hearing will be held on September 17, 2019 at 6:00 p.m. at the next regularly scheduled Board meeting at the County Annex building in Warner Robins.

Ms. Robinson presented a request for release of a maintenance bond.

Motion by Ms. Robinson, second by Mr. Thomson to authorize the release of the maintenance bond (SunMark Letter of Credit #210230-4, expiring February 9, 2020) for McCarley Downs Subdivision Section 2 Phase 3; and to accept Abingdon Cove, 1144 feet or 0.22 mile at a speed limit of 25 mph; and to accept the 1.12- acre McCarley Downs Subdivision Section 2, Phase 3 stormwater water quality pond. After voting Ms. Robinson, Mr. Thomson and Mr. Walker voted yes, motion carried.

Chairman Stalnaker explained that this will be the first stormwater pond that the County is taking ownership of since the residents of this subdivision will be paying the fee.

Ms. Robinson presented a request for an extension of a maintenance bond.

## Houston County Commissioners Meeting Continued from Page 1688

Motion by Ms. Robinson, second by Mr. Thomson to approve the extension of the maintenance bond (The Citizens Bank of Cochran Letter of Credit #3523311710-1, expiring September 10, 2019) for the Windmill at Mossy Lake Subdivision Section 2 Phase 2. If the bond is not extended by September 10, 2019, the County will draw this bond and contract the work. After voting Ms. Robinson, Mr. Thomson and Mr. Walker voted yes, motion carried.

Ms. Robinson presented the FY2019 year-end budget adjustments.

Motion by Ms. Robinson, second by Mr. Walker to approve the following FY2019 year-end budget adjustments. After voting Ms. Robinson, Mr. Walker and Mr. Thomson voted yes, motion carried.

Chairman Stalnaker asked Mr. Holland to revisit certain adjustments made in the General Fund that decreased the expenditures in the Animal Control and Storm Drainage departments because it appears that doing so would move insurance premium tax dollars to departments that would not qualify.

Mr. Holland agreed and will make the necessary adjustments before forwarding to the Accounting Department for action.

**General Fund (100):****Increase Expenditures:**

Elections	1400-51.1100 Regular Employees	\$ 1,250
	1400-51.1200 Temporary Employees	\$ 9,350
	1400-51.1300 Overtime	\$ 3,000
	1400-51.1500 Elected/Appointed	\$ 250
	1400-51.2200 Social Security	\$ 350
MIS	1535-51.1300 Overtime	\$ 1,750
Risk Manag. / Health	1555-51.2400 Retirement Contributions	\$ 171,100
Audit	1561-52.1200 Professional Services	\$ 16,700
Public Buildings	1565-53.1220 Natural Gas	\$ 3,900
Superior Court	2150-54.2500 Other Equipment	\$ 33,295
Accountability Court	2155-51.1200 Temporary Employees	\$ 6,200
Clerk of Superior Crt	2180-54.2500 Other Equipment	\$ 19,600
District Attorney	2200-52.1200 Professional	\$ 195,550
State Court	2300-51.1200 Temporary Employees	\$ 2,400
	2300-54.2500 Other Equipment	\$ 38,900
Solicitor-General	2320-51.1200 Temporary Employees	\$ 6,650
Sheriff	3300-53.1600 Small Equipment	\$ 160,900
	3300-54.2200 Vehicles	\$ 329,400
	3300-54.2500 Other Equipment	\$ 126,900
EMS Ambulance Svc	3600-53.1270 Gasoline	\$ 27,341
Coroner	3700-51.1200 Temporary Employees	\$ 5,750
HEMA Code Red	3921-52.2200 Repairs/Maintenance	\$ 12,450
Engineering	4100-52.1200 Professional Services	\$ 120,200
Highways & St State	4205-52.2200 Repairs/Maintenance	\$ 98,350
Recreation	6100-52.1200 Professional	\$ 6,700
Planning & Zoning	7400-51.1100 Regular Employees	\$ 1,100
	<b>Total</b>	<b>\$ 1,399,336</b>

**Decrease Expenditures:**

Elections	1400-52.3500 Travel	\$ 3,000
	1400-52.3850 Contract Labor	\$ 10,000
	1400-53.1100 General Supplies	\$ 1,200
MIS	1535-52.2200 Repairs/Maintenance	\$ 1,750

## Houston County Commissioners Meeting Continued from Page 1689

Tax Commissioners	1545-51.2200	Social Security	\$ 7,500
Tax Assessors	1550-51.1100	Regular Employees	\$ 45,000
	1550-51.1300	Overtime	\$ 3,000
	1550-51.2200	Social Security	\$ 8,000
Board of Equalization	1551-51.1200	Temporary Employees	\$ 2,500
Risk Manag – Health	1555-51.2100	Group Insurance	\$ 19,000
Superior Court	2150-51.1200	Temporary Employees	\$ 4,000
	2150-52.1200	Professional Services	\$ 12,500
Accountability Court	2155-52.3500	Travel	\$ 6,200
Victim Advocates	2220-51.1200	Temporary Employees	\$ 59,500
	2220-51.2200	Social Security	\$ 4,500
State Court	2300-52.3400	Printing	\$ 900
	2300-52.3500	Travel	\$ 1,500
State Court Clerk	2310-51.1200	Temporary Employees	\$ 3,500
Magistrate Court	2400-51.1100	Regular Employees	\$ 12,500
	2400-51.1200	Temporary Employees	\$ 6,000
	2400-51.2200	Social Security	\$ 1,000
Solicitor-General	2320-52.1200	Professional Services	\$ 150
	2320-52.1300	Technical Services	\$ 500
	2320-52.2200	Repairs/Maintenance	\$ 2,100
	2320-52.3200	Communications	\$ 500
	2320-52.3500	Travel	\$ 2,100
	2320-52.3600	Dues & Fees	\$ 550
	2320-53.1270	Gasoline	\$ 500
	2320-53.1400	Books	\$ 250
Juvenile Court	2600-52.3850	Contract Labor	\$ 80,000
Juvenile	3325-51.1100	Regular Employees	\$ 40,000
	3325-51.1200	Temporary Employees	\$ 4,000
	3325-51.1300	Overtime	\$ 1,460
	3325-51.2200	Social Security	\$ 6,000
Detention Center	3326-51.1100	Regular Employees	\$ 460,000
	3326-51.1300	Overtime	\$ 49,500
	3326-51.2200	Social Security	\$ 30,000
Coroner	3700-52.1200	Professional Services	\$ 5,750
Emergency Manag	3920-51.1100	Regular Employees	\$ 9,500
Roads	4200-51.1100	Regular Employees	\$ 331,000
	4200-51.1200	Temporary Employees	\$ 4,000
	4200-51.1300	Overtime	\$ 5,000
	4200-51.2200	Social Security	\$ 33,000
		<b>Total</b>	<b>\$ 1,278,910</b>

**Increase Revenues:**

	100-33.4311	State Highways	\$ 40,190
	100-39.1200	Transfers In (Law Library)	\$ 52,895
	100-34.2600	EMS Ambulance	\$ 27,341
		<b>Total</b>	<b>\$ 120,426</b>

**SPLOST Fund (320):****Increase Expenditures:**

Purchasing	1517-53.1600	Small Equipment	\$ 1,200
Public Buildings	1565-52.2200	Repairs/Maintenance	\$ 132,000
Superior Court Clerk	2180-54.2500	Other Equipment	\$ 350
Magistrate Court	2400-53.1600	Small Equipment	\$ 50
Sheriff	3300-53.1100	General Supplies	\$ 50
	3300-53.1600	Small Equipment	\$ 166,100
	3300-54.1300	Buildings	\$ 539,900
Jail Operations	3326-54.2500	Other Equipment	\$ 87,200

## Houston County Commissioners Meeting Continued from Page 1690

Engineering	4100-54.2500	Other Equipment	\$ 8,500
Intergovernmental	4960-57.1001	Centerville	\$ 9,400
	4960-57.1002	Perry	\$ 18,300
	4960-57.1003	Warner Robins	\$ 344,300
Libraries	6500-53.1400	Books	\$ 5,000
Economic Dvlp	7520-52.3900	Other	\$ 21,200
	7520-57.2000	Payments to Other Agencies	\$ 176,600
		<b>Total</b>	<b>\$1,510,150</b>

**Decrease Expenditures:**

Highways & Streets	4200-54.1400	Infrastructure	\$1,510,150
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**Solid Waste Fund (540):****Increase Expenditures:**

Collections	4	520-52.1200	Professional	\$ 167,500
Disposal		4530-51.1200	Temporary Employees	\$ 3,600
		4530-52.1200	Professional Services	\$ 12,500
		4530-52.2110	Disposal (garbage p/u)	\$ 2,400
		4530-52.3100	Ins (Oth than empl bene)	\$ 200
		4530-52.3400	Printing	\$ 250
		4530-53.1230	Electricity	\$ 2,300
		4530-53.1270	Gasoline	\$ 142,800
			<b>Total</b>	<b>\$ 331,550</b>

**Increase Revenues:**

Prior Year Fund Balance	\$ 331,550
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Ms. Robinson presented a request for approval of a bid.

Motion by Ms. Robinson, second by Mr. Walker to approve the award of the Thompson Mill Road widening project to C.W. Matthews Contracting Company, Inc. of Marietta, GA in the amount of \$2,500,580.66. This is a 2018 SPLOST funded project. After voting Ms. Robinson, Mr. Walker and Mr. Thomson voted yes, motion carried.

Chairman Stalnaker remarked that construction costs are very high these days and that \$2.5 million was a heavy price for a road widening project that is approximately ¼-mile in length. The contractor will have to complete this project quickly to be ready by the start of the school year next August.

Ms. Robinson presented a request for approval of a bid.

Motion by Ms. Robinson, second by Mr. Walker to approve the award of five new 2019 RAM 1500 1/2 -ton crew cab pick-up trucks for use in the Sheriff's Department Warrants Division (3 trucks), the Investigations Division (1 truck), and the Juvenile Division (1 truck) to Ginn Commercial of Covington, GA for the unit cost of \$24,451. SPLOST 2018 will fund these vehicles for a total amount of \$122,255. After voting Ms. Robinson, Mr. Walker and Mr. Thomson voted yes, motion carried.

Motion by Ms. Robinson, second by Mr. Thomson to approve the payment of the bills totaling \$2,511,073.34. After voting Ms. Robinson, Mr. Thomson and Mr. Walker voted yes, motion carried.

Chairman Stalnaker closed the regular portion of the meeting and opened Public Comments.

Houston County Commissioners Meeting Continued from Page 1691

Chief Stoner remarked that Houston County and central Georgia look good since Dorian is now forecasted to stay offshore with the potential for minimal weather-related impacts for our area. He reminded everyone that there would be many individuals evacuated to this area during the storm and hoped that our community would welcome them with open arms.

Chairman Stalnaker commented that the Houston County Health Department, both Environmental and Physical Health, would be closed all week because the staff have been deployed to assist with sheltering efforts the state of Georgia has established in Macon. He thanked Chief Stoner and his staff for the job they have done during this weather event.

As there were no further public comments, Chairman Stalnaker closed the public comments portion of the meeting and reopened the meeting.

Chairman Stalnaker then opened the meeting for Commissioner Comments.

Mr. Walker thanked everyone for coming and offered prayers for those effected by Hurricane Dorian.

Ms. Robinson thanked everyone for coming and participating in the meeting and also offered prayers for everyone effected by the hurricane.

Mr. Thomson likewise thanked everyone for coming and offered prayers for everyone to be safe. He also thanked Lt. Spires for providing security for the meeting.

Chairman Stalnaker reminded everyone that the City of Warner Robins will be holding an event next Wednesday Patriot Day in remembrance of September 11, 2001 and those lives that were lost. There will be another event at the Houston County Government Building in Perry later that morning at 11:00 a.m. Chairman Stalnaker also remembered Tony Robbins, who passed away on August 22<sup>nd</sup>, for his long service on the Houston County Board of Elections and to the community.

Mr. Walker thanked both Tony and Carolyn Robbins for their service to our community.

Mr. Thomson commented that he had served with Tony for seven years on the Board of Elections and that he was a real asset to the County.

Motion to adjourn by Mr. Walker, second by Mr. Thomson. After voting Mr. Walker, Mr. Thomson and Ms. Robinson voted yes, motion carried.

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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