

Houston County Commissioners Meeting
June 4, 2019
Perry, Georgia

The Houston County Board of Commissioners met in regular called session at 9:00 a.m. on Tuesday, June 4, 2019, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Thomson, Walker, Robinson and McMichael present. Also present were Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Fire / HEMA Chief Chris Stoner, Chief Building Inspector Tim Andrews, Flint Energies VP of Cooperative Communications Marian McLemore, Jim Taylor, Walton and Becky Wood, James Erdmanczyk, and Ansel Peck.

Commissioner Thomson led the audience in the Invocation.

Aviation Boatswain Erroll Scandrett, US Navy retired led the audience in the Pledge of Allegiance and then detailed his military career. Hailing from Forsyth, GA and graduating in 1990 he enrolled in the early entry program April of 1990 and went to basic training in July of 1990. In October of 1990 he was deployed during the Desert Storm Iraqi invasion of Kuwait followed by Desert Shield in January of 1990. He spent six months deployed to the Indian Ocean theatre and spent time in the Philippines, Thailand and Singapore. Serving on the flight deck of an aircraft carrier he fueled jets and then later, was responsible for testing the jet fuel below decks. He later spent six years in the Reserves serving at Dobbins Air Reserve Base in Marietta after which he went to work with the Department of Corrections before joining the Houston County Sheriff's Office where he has been for the last 14 years. He currently serves on the courthouse security detail. Both his wife and two daughters accompanied Deputy Scandrett to the meeting. He was very thankful for the opportunity to serve under Sheriff Talton and asked everyone to please pray for our veterans.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the regular scheduled meeting of May 21, 2019.

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 numbers 2262, 2263 and numbers 2265 thru 2273.

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

Applicant #2262 was not present.

Opposition:

Mr. Wilfred Anfield, 157 Crystal Ridge Circle, Byron stated that he does not want a business of any kind in the residential neighborhood.

Houston County Commissioners Meeting Continued from Page 1645

Ms. Rita Simon, 111 S. Pleasant Hill Road, Warner Robins stated that the applicant did not present a detailed business plan, was concerned about the disposal of dog waste, and did not believe that the applicant would limit herself to three clients per day if left unmonitored.

Special Application #2263 was present. There was no opposition.
Special Application #2265 was not present. There was no opposition.
Special Application #2266 was present. There was no opposition.
Special Application #2267 was not present. There was no opposition.
Special Application #2268 was present. There was no opposition.
Special Application #2269 was present. There was no opposition.
Special Application #2270 was present. There was no opposition.
Special Application #2271 was not present as application is recommended to be tabled.
Special Application #2272 was present. There was no opposition.
Special Application #2273 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 Ms. Robinson and carried unanimously by all to table Application #2271 and send it back to Zoning & Appeals for reconsideration.

Mr. Walker then made a motion to approve Applications #2262, #2263, #2265 thru #2270, #2272 and #2273 which was seconded by Ms. Robinson.

Before the vote, Mr. McMichael and Mr. Thomson both stated that they would have to vote no on the motion because they could not support #2262.

Mr. Walker indicated that he was willing to amend his motion to table #2262 and send back to Zoning & Appeals.

Chairman Stalnaker asked if he would consider withdrawing the entire motion with Ms. Robinson's concurrence and then make all new motions.

Mr. Walker withdrew the motion to approve Applications #2262, #2263, #2265 thru #2270, #2272 and #2273, Ms. Robinson concurred.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to table Application #2262 and to send it back to Zoning & Appeals for reconsideration and for the applicant to obtain approval from the Environmental Health Department concerning the septic tank issue.

Mr. Thomson commented that people should have a say in what occurs in their neighborhood.

Motion by Mr. Walker, second by Ms. Robinson 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 staff report:

Applicant #2263	Sean Shannon	Mobile Laundry Service
Applicant #2265	Travis Law	Transportation (Limousine)
Applicant #2266	Shelly Bayne	Hair Salon
Applicant #2267	Peggy Kukla Randall	Florist / Landscaping
Applicant #2268	Nathan Fisher	Clearing & Grading
Applicant #2269	Andrew & Kimberly Adsit	Educational Consulting

Houston County Commissioners Meeting Continued from Page 1646

Applicant #2270	Jason Turner	Photography
Applicant #2272	Rhonda Armstrong	Jewelry
Applicant #2273	Yanci Castillo-Herrera	Construction

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 proposal from Fire/HEMA Chief Stoner to reorganize several positions within the Fire Department to enhance the command structure. This reorganization will have an overall net savings to the County of \$18,354.96.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the reorganization of Fire Department personnel as recommended by staff in a memorandum dated May 29, 2019.

Mr. Walker presented a proposal from Director of Operations Robbie Dunbar for the reorganization of several position within the Pubic Works Department that will have an overall net savings to the County of \$52,804.67.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve the reorganization of Public Works personnel as recommended by staff in a memorandum dated May 29, 2019.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the following reappointments:

Zoning & Appeals Board:	Lisa Bowen	6/06/2019 – 6/05/2023
DFCS Board:	Mikki Quinones	7/01/2019 – 6/30/2024
Adjustments & Appeals Board:	G.L. Crocker	7/07/2019 – 7/06/2022

And to fill the unexpired term of Joe Richardson:

Houston County Development Authority:	Chris Davis	6/04/2019 – 8/09/2023
---------------------------------------	-------------	-----------------------

Mr. Thomson remarked that he and the Chairman had met and interviewed Mr. Davis and it appeared that he will be an excellent addition to the Development Authority.

Ms. Robinson presented a request from Peach County for the assistance of automatic aid from Houston County Fire.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve Chairman Stalnaker and Chief Stoner signing the Automatic Aid Agreement with the Peach County Fire Department for the eastern portion of Peach County as designated.

Mr. McMichael inquired as to when the new Peach County fire station might be built.

Chief Stoner stated that they were in the process of acquiring the property and preparing construction plans and thought that it might be sometime next year.

Chairman Stalnaker commented that Peach County Fire has been very helpful to Houston County in the past.

Ms. Robinson presented a memorandum of agreement with Empowered Living Counseling and Life Coaching, LLC to provide therapeutic counseling services and healthcare education for participants of the Mental Health Accountability Court.

Houston County Commissioners Meeting Continued from Page 1647

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing the memorandum of agreement between Houston County and Empowered Living Counseling and Life Coaching, LLC to provide services for the Mental Health Accountability Court. This agreement will be effective immediately and terminate June 30, 2020.

Director of Administration Barry Holland confirmed that grant funds for the Accountability Court covered up to 80% of the cost of these services.

Mr. Thomson presented a request from the City of Warner Robins for an addition to the current water use agreement between the City of Warner Robins and Houston County.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve a request from the City of Warner Robins to include the existing Country Meadows subdivision and the proposed Knob Hill subdivision in the current water use agreement between the City of Warner Robins and Houston County. Two six-inch master water meters will be installed at no cost to the County with the stipulation that the City provide a hydraulic engineering study before taps are made to demonstrate that adequate fire flows and consumption pressures are met.

Chairman Stalnaker remarked that both he and Mr. Dunbar have had conversations with Mayor Toms and the developer as well about the required hydraulic engineering study. He was emphatic that this requirement was to be met before any taps were made to ensure that the fire flows and consumption pressures were adequate.

Mr. Thomson presented a proposed amendment to the Comprehensive Land Development Regulations. County Attorney Tom Hall briefed the Board stating that the amendment makes clarifications to the self-storage facilities allowing for an on-site manager residence.

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

There being no comments Chairman Stalnaker closed the Public Hearing portion of the meeting.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the signing of an amendment to the Comprehensive Land Development Regulations adding subsection 28 to Section 72.2.3-Commercial Districts, C-2 General Commercial District, Permitted Uses.

Mr. McMichael presented a request from Public Works staff to release a maintenance bond.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the release of the maintenance bond (SunMark Bank Letter of Credit #216056800/144, Expires June 6, 2019) on McCarley Downs Subdivision Phase 4, Section 2; and to accept the following road recorded for maintenance purposes (ref. PB 80/PG103):

<u>Street Name</u>	<u>Street Length</u>	<u>Speed Limit</u>
Green Island Road	828 feet or 0.16-mile	25mph

Houston County Commissioners Meeting Continued from Page 1648

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,437,941.68.

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

Walton Wood, 426 Sandefur Road, Kathleen, thanked the Board for taking a strong position with the City of Warner Robins concerning the requested master meters. He then renewed his frustration and concerns over the City of Perry residential development at the corner of Sandefur Road and Danny Carpenter Drive. He stated that when the original request was amended to remove the commercial development at the corner of that intersection the restriction on the driveway access on Sandefur Road should have remained but the driveway access has now been installed on Sandefur Road which will impact the homeowners on the opposite side of the road. He asked the Board to take back the neighborhood from the City of Perry to protect the residents of that area from their aggressive development practices.

Chairman Stalnaker commented that Mr. Thomson and Mr. McMichael had met with Mayor Pro Tem Walker about this issue recently and he then asked Mr. Holland to provide the original submission from the City of Perry on this development to both Commissioners for their further review.

Dan Rhoades, 21st Century Partnership Director of Strategy, updated the Board on the differences between the House and the Senate's proposed defense budgets which appear to be \$733 billion and \$750 billion respectively. Funding by October 1st, the beginning of the new fiscal year, is critical to maintain readiness for national defense. A continuing resolution may be required if the funding bills are not passed by October 1st. He then stated that several community leaders will be attending the Association of Defense Communities (ADC) conference in Washington D.C. next week. He also mentioned the upcoming July 10th change of command welcoming Col. Brian Moore who will become the installation and 78th Air Base Wing commander with the departure of Col. Lyle Drew. He remarked that Col. Drew's leadership will certainly be missed.

Rita Simon, 111 S. Pleasant Hill Road, Warner Robins remarked that it was nice to attend a well-run, civil meeting and asked that the Board consider finding some extra funds in the FY20 budget for an additional code enforcement officer.

Jim Taylor, Warner Robins Supply Business Development & Marketing Manager, reported that residential construction in Houston County is at an all-time high and that is due in a great part to the decrease in pricing of construction materials. He felt that the decrease in pricing was due to the surplus of building materials due to the down-turn in exports driven by the tariff issue and a lack of workforce which means the industry is not burning through the available materials. He complimented the Board on the air of confidence with which they conduct themselves and stated that he believes that creates a certain confidence in local business owners.

Mr. Thomson commented that although residential construction is up in Houston County it is down on the average nationally.

James Erdmancyk, 1501 Green Street, Warner Robins submitted a written statement to the Board for their review.

Liz Martin, a Houston County citizen who declined to list her residence, expressed her displeasure with Houston County Animal Control Officer Smith and Officer Rumph concerning their handling of a recent animal neglect case.

Houston County Commissioners Meeting Continued from Page 1649

Chairman Stalnaker asked Mr. Holland to set up a date and time for a meeting to include Ms. Robinson and Mr. Thomson to discuss these issues. He then asked Ms. Robinson and Mr. Thomson to advise the other Board members of the outcome. Chairman Stalnaker stressed that the Animal Control officers also need to be heard on the same issues.

Linda Henderson, 114 Brookhaven Drive, Bonaire expressed similar concerns as Ms. Martin had and wished to be included in the meeting. She also mentioned some code enforcement issues that appear to be present in her neighborhood.

There being no further comments Chairman Stalnaker closed the Public Comment portion of the meeting.

Chairman Stalnaker then opened Commissioners Comments.

Mr. McMichael thanked everyone for coming and remarked that it was a productive meeting.

Mr. Thomson thanked everyone for coming.

Ms. Robinson thanked everyone for coming.

Mr. Walker thanked everyone for coming and reminded everyone that the Board of Commissioners worked for you the citizen.

Chairman Stalnaker thanked Ms. Simon for her comments but stated that the Board was united in that they would not consider raising taxes to hire new personnel. He then announced that there would be a public hearing on the proposed FY20 budget at the next regularly scheduled meeting on June 18th at 6:00 p.m. and that there would be a special-called meeting held on Tuesday, June 25th at 4:00 p.m. at the Commissioner's Board Room at the County Annex in Warner Robins to formally adopt the budget. Finally he said that a test run of the newly installed live-streaming web camera was underway during the meeting held today and that a similar set-up was tested in Warner Robins at the last meeting. A new security camera system is being installed currently at the Annex building to help provide for the safety of the employees and the public at large.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

