

Houston County Commissioners Meeting
May 7, 2019
Perry, Georgia

The Houston County Board of Commissioners met in regular called session at 9:00 a.m. on Tuesday, May 7, 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, Chief Building Inspector Tim Andrews, Fire / HEMA Chief Chris Stoner, Library Director Sara Paulk, 21st Century Partnership Director of Strategy Dan Rhodes, Walton and Becky Wood and Ansel Peck.

Commissioner Walker led the audience in the Invocation.

Lt. Col. Sean Williams, US Air Force led the audience in the Pledge of Allegiance and then detailed his 26-year military career. Married with three children he plans to retire from service November 1, 2019 and settle here in Middle Georgia. Lt. Col. Williams currently serves as Electronic Warfare Chief of Contracting at Robins AFB where he has been stationed since July of 2017. He originally enlisted in 1992 but after three years he was commissioned as an officer coming through the ROTC program. He has been stationed at Randolph AFB, TX; Andersen AFB, Guam; Wright-Patterson AFB, OH; Mountain View, CA; Ramstein AB, Germany; Pristina, Kosovo; Kaiserslautern, Germany; Maxwell AFB, AL; Holloman AFB, NM; Kirtland AFB, NM; Hill AFB, UT and Robins AFB for the first time from 2004 to 2006. Having been stationed here before he knew that he wanted to be stationed here at Robins again because he wanted to retire in our community that is so great for families.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the regular scheduled meeting of April 16, 2019.

Chief Building Inspector Tim Andrews presented Special Exception Application #2250 which had been tabled at the April 2, 2019 meeting and sent back to Zoning & Appeals for reconsideration.

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.

Mr. Thomson inquired as to why the DVD sales presented a problem with the original application.

Mr. Andrews explained that Section 95 requirements stipulate that no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises. The purchase and resale of DVDs would not fit this definition since they would not be altered in any way but rather purchased and resold.

Houston County Commissioners Meeting Continued from Page 1632

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

Special Exception Applicants #2250 were not present.

There was no opposition.

There being no 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 approve Special Exception Application #2250 submitted by John Varnadoe and Lori Fox to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

Chief Building Inspector Tim Andrews presented Special Exception Application #2252 thru #2256 and # 2258 thru #2260.

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

Special Exception Applicant #2252 was present. There was no opposition.

Special Exception Applicant #2253 was present. There was no opposition.

Special Exception Applicant #2254 was present. There was no opposition.

Special Exception Applicant #2255 was present. There was no opposition.

Special Exception Applicant #2256 was present. There was no opposition.

Special Exception Applicant #2258 was present. There was no opposition.

Special Exception Applicant #2259 was present. There was no opposition.

Special Exception Applicant #2260 was present. There was no opposition.

There being no comments Chairman Stalnaker closed the Public Hearing and reopened the regular meeting.

Motion by Mr. Walker, 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:

Application #2252	Tracy L. Godfrey	Hunting Club
Application #2253	Chris & Holly Moore	Commercial/Residential Maintenance & Repair
Application #2254	Linda McKenzie	Event Planning & Decor
Application #2255	Joseph & Ashley Manczka	Crafts & Gifts (Online)
Application #2256	Jonathan Whitfield	Dog Breeding

Houston County Commissioners Meeting Continued from Page 1633

Application #2258	Gayward & Amanda Smith	Lawn Care
Application #2259	Hazel Evans	Real Estate Investment / Resale
Application #2260	Omar Rivera	Landscaping

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 to enter into a Memorandum of Agreement with the Middle Georgia Regional Commission to coordinate and facilitate the update of the Houston County Multi-Jurisdictional Hazard Mitigation Plan.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing a Memorandum of Agreement (MOA) with the Middle Georgia Regional Commission whereby the Regional Commission agrees to coordinate and facilitate the update of the Houston County Multi-Jurisdictional Hazard Mitigation Plan.

Mr. Walker presented a request for approval on the court reporter employment contracts for all three Superior Court court reporters.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker signing the Superior Court employment contracts for court reporters Wendy Nelson, Connie Montgomery, and Joy Malone for terms beginning July 1, 2019 and ending June 30, 2020.

Ms. Robinson presented the Juvenile Court Contract Attorney Agreements for FY20 as recommended by Judge Edwards.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing Independent Contractor Agreements with Caralyn J. Huddleston at \$20,000 per year; David Jennings at \$45,000 per year; and Kameyan Sims at \$50,000 per year to provide for the defense of indigent persons appearing in the Houston County Juvenile Court. Each agreement will be effective July 1, 2019 and remain in effect until June 30, 2020. These agreements may be renewed from year to year subject to an annual review of performance conducted by the County in conjunction with the Juvenile Court.

Ms. Robinson presented a request from the Fire Department to hold its annual “Family Portrait Fundraiser”.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the Fire Department’s proposed Family Portrait Fundraiser to be held between June 1st and November 30th. Chief Stoner is authorized to sign all contracts.

Ms. Robinson presented a list of equipment and vehicles deemed surplus to the County needs and to set a public auction for the sale of the equipment and vehicles.

Houston County Commissioners Meeting Continued from Page 1634

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the declaration of vehicles and miscellaneous equipment surplus to the County's needs and to set the public auction date for 10:00 a.m. June 6, 2019 to be conducted by the Purchasing Department at the County warehouse facility.

Ms. Robinson presented a request from the Juvenile Court for approval to apply for the coming year Juvenile Justice Incentive Grant in the amount of \$280,000.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing all documents necessary to apply for the 2020 Juvenile Justice Incentive Grant in the amount of \$280,000 which will provide funding for a local Multi-Systemic Therapy (MST) program designed to serve youth in the community who would otherwise be committed to Georgia's Department of Juvenile Justice.

On April 2, 2019 the Board held a special-called meeting for the purposes of holding a public hearing concerning the requested closing of a portion of Henderson Springs Road. Multiple residents spoke against closing the road while none spoke in favor. Chairman Stalnaker indicated that the Commissioners would accept additional written comments for a period of two weeks after which the Board would take another two-week period in which to review all comments. At the conclusion of the public hearing Chairman Stalnaker announced that a decision concerning the requested closing would be rendered at the May 7th meeting. Additional written comments were received during this two-week period with several against and one for the road closure.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to disapprove a request to abandon a portion of the County right-of-way known and designated as Henderson Springs Road at this time.

Mr. Walker remarked that he, as well as the other commissioners, had received numerous calls from citizens concerned about the proposed road closure.

Chairman Stalnaker confirmed that he received calls as well as letters regarding the same.

Mr. Thomson presented a request to enter into a professional service agreement with NBP Engineers, Inc., to design, prepare bid documents and construction specifications, and provide construction management for the Detention Center chilling plant, which cools the entire facility.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve entering into a professional service agreement with NBP Engineers, Inc. of Macon to provide project documents and construction administration services for the chiller plant repair project at the Houston County Detention Center in the amount of \$11,220. This is a SPLOST funded project.

Mr. McMichael remarked that this is an immediate need for the Detention Center.

Chairman Stalnaker agreed stating that he hoped we could coax more life out of the equipment with this repair but that the reality was that this is only one of several chillers that will likely require complete replacement in three to five years at a cost of three to four million dollars.

Houston County Commissioners Meeting Continued from Page 1635

Mr. Thomson presented a request to enter into a professional services agreement with R.K. Shah & Associates to provide construction plans and contract documents for the SR127/Houston Lake Road project from Gray Road to Kings Chapel Road.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize entering into a professional services agreement with R.K. Shah & Associates, Inc. of Suwanee, GA to provide project documents and construction administration services for the widening of SR127/Houston Lake Road from Gray Road to Kings Chapel Road project in the amount of \$142,000. This is a 2018 county-wide SPLOST funded project.

Director of Operations Robbie Dunbar indicated that the design project would take eight to nine months to complete with a summer or fall of 2020 timeframe to put the project out for bid.

Mr. Thomson presented a recommendation from our timber consultant, American Forest Management, to clear-cut 89.6 acres of timber on Landfill property within the next twelve months. Our Landfill consultants, Atlantic Coast Consulting, agree with this recommendation. The harvesting of this timber is estimated to bring approximately \$166,000 in revenue.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize entering into a professional services agreement with American Forest Management of Sandersville, GA to bid the harvesting of 89.6 acres of timber at the Landfill.

Mr. McMichael presented a request to replace both inside and outside sanitary sewer line at the Purchasing Department building. International City Builders (ICB) has proposed the complete replacement of the line for a fee not to exceed \$14,857.70. This fee includes ICB's construction management services and the cost of the actual plumbing work which will be performed by low bidder Pyles Plumbing.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of the sanitary sewer system repair project at the Houston County Purchasing Department building to ICB Construction Group of Macon in the amount of \$14,857.70.

Mr. McMichael presented a request for approval of a bid on the intersection improvement project for Davidson Road at SR247.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the award the intersection improvement project for Davidson Road at SR247 to Georgia Asphalt of Juliette, GA in the amount of \$196,238.48. This is a 2012 SPLOST funded project.

Chairman Stalnaker commented that this has been a problematic intersection and that the work being done on Hwy. 247 by the State will dovetail with this County project. Unfortunately, it appears that completion will be some time in the fall after school starts.

Houston County Commissioners Meeting Continued from Page 1636

Mr. McMichael presented a recommendation from our Landfill consultants, Atlantic Coast Consulting, who have reviewed the proposal for the Phase 5 Gas Collection and Control System (GCCS) Expansion at the Landfill, and recommend award to Sterns, Conrad and Schmidt Consulting Engineers (dba SCS Field Services) finding their proposal to be responsive, responsible and advantageous to the County.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to award the Phase 5 GCCS Expansion project at the Landfill to Sterns, Conrad and Schmidt Consulting Engineers, Inc. (dba SCS Field Services) of Reston, VA in the amount of \$497,112 which includes the \$9,000 bid alternate to replace the existing stick-built shelter with a metal building. Solid Waste Capital Funds will pay for this project.

Mr. Dunbar stated that this is a six-month contract and that although the project will help generate more revenue through the gas-to-energy plant it is hard to project how much it may generate.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,340,376.56.

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

Skyler McKenzie thanked the Board for not closing Henderson Springs Road and preserving access to the cemetery.

Claude Rounds, 435 Free Providence Drive, expressed his appreciation to the Board concerning their decision on the Henderson Springs Road closure request.

Sara Paulk, Houston County Library Director, briefed the Board on the library systems upcoming Summer programs and thanked them for their support. She invited everyone to attend the booking signing event for Larry Walker's new book 'Tales from Georgia's Gnat Line' to be held at the Perry library on Tuesday, May 14th at 10:00 a.m. She also spoke of the strong circulation numbers for all three branches of the library, the PINES (Public Information Network for Electronic Services) system that is nearly statewide with over 10 million items in its combined collections, and the fact that the Houston Home Journal is digitized from its inception all the way through 1992 with a possibility to fund eight more years through the year 2000. Chairman Stalnaker thanked Director Paulk and her library staff for their efforts

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

Chairman Stalnaker closed the regular meeting and opened the Commissioners Comments.

Chairman Stalnaker expressed his condolences for the recent passing of Mr. Art Christie on April 29th commenting that he was a long-time community leader and friend. He wished Commissioner Walker (May 6) a happy birthday and also Commissioner McMichael (April 27).

Ms. Robinson thanked everyone for coming and remarked that the library system is providing excellent programs and service for our community.

Houston County Commissioners Meeting Continued from Page 1637

Mr. McMichael wished Mr. Walker a happy birthday and commented that the City of Warner Robins had announced their annual Independence Day celebration plans. He also congratulated his granddaughter who graduates from the University of Georgia this coming Friday.

Mr. Walker thanked everyone for coming and mentioned that after attending the annual Association of County Commissioners of Georgia (ACCG) conference recently he really can appreciate his fellow Board members and the relationship and success that they enjoy.

Mr. Thomson thanked Sara Paulk for the outstanding job she has done for the library system over the last four years as director.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner