

**Houston County Commissioners Meeting
November 1, 2016
Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday November 1, 2016 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Robinson and Thomson present. Also present were County 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 Jimmy Williams, Chief Building Inspector Tim Andrews, Chief Tax Appraiser James Moore, Flint Energies Senior VP Jimmy Autry, Walton and Becky Wood, and Ansel Peck.

Chairman Stalnaker led the audience in the Invocation.

SSgt. Kelvin Burns, USAF led the audience in the Pledge of Allegiance and detailed his 9-year military career. Having spent the first six years of his service in Montana guarding nuclear weapons, SSgt. Burns came to Robins three years ago and serves as an investigator dealing with a variety of issues such as drug and sexual assault cases. During his career, he deployed for six months to Kuwait. He remarked that he has been received well by the community and that it is very military friendly. In addition to SSgt. Burns, four other service members attended the meeting and briefly shared details of their service. They were SSgt. Jeffrey Rybold, SrA. Quentin Sanford, SSgt. Ashley Fiorito, and SrA. Nicholas Brown.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of October 18, 2016.

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. Walker presented Special Exception Application #2015 submitted by Stephanie Gibson for a home occupation internet sales business which was tabled at the October 4, 2016 meeting and sent back to Zoning & Appeals Board meeting, where it was recommended for denial due to failure of the applicant to appear at the meeting.

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Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to deny Special Exception Application #2015 submitted by Stephanie Gibson.

Mr. Walker presented Re-Zoning Application #2017 submitted by Garrette Martin Excavating & Hauling at Old Perry Road, Tract 1, consisting of 2.25 acres. Present zoning is R-1 vacant land. Proposed use upon re-zoning is C-2 for commercial use. Planning & Zoning recommends unanimous approval.

Chairman Stalnaker opened the meeting for a Public Hearing.

Mr. Garrette Martin, applicant, indicated that he was requesting re-zoning to help his neighbor on the lot next door, but may also have a future commercial use for the property as well.

There was no opposition to the application.

There being no further comments the meeting continued.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve Re-Zoning Application #2017 submitted by Garrette Martin Excavating & Hauling.

Special Exception Applications #2019 thru #2025 for home occupation businesses were presented by Chief Building Inspector Tim Andrews. Mr. Andrews explained that, with the exception of Application #2023, each application meets the Section 95 requirements and is recommended by the Zoning & Appeals Board for unanimous approval. Zoning & Appeals recommends Application #2023 be tabled so that the applicant could present a survey that shows the future church building on the property.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant for Special Exception Application #2019 was present and explained that there was a great need for pet-sitting services in Houston County.

There was no opposition.

Applicant for Special Exception Application #2020 was present with nothing further to add.

There was no opposition.

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Applicant for Special Exception Application #2021 was present with nothing further to add.

There was no opposition.

Applicant for Special Exception Application #2022 was present with nothing further to add.

There was no opposition.

Applicant for Special Exception Application #2023 was not present.

There was no opposition.

Applicant for Special Exception Application #2024 was present with nothing further to add.

There was no opposition.

Applicant for Special Exception Application #2025 was present with nothing further to add.

There was no opposition.

There being no further comments the meeting continued.

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:

Special Exception Application #2019 – Donna Hunter Glen

Special Exception Application #2020 – Jeremy and Kenya Jackson

Special Exception Application #2021 – Leigh and Teresa Kersey

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Special Exception Application #2022 – Victoria Hawkins

Special Exception Application #2024 - Clint and Laurie Bremner

Special Exception Application #2025 – Tracey Folds

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to table Special Exception Application #2023 and send it back to Zoning & Appeals for reconsideration.

After the motion 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 revision to the Houston County Personnel Manual, Article XIV, Section 1, clarifying disciplinary procedures if an employee knowingly adds an ineligible dependent to the County's health insurance plan.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the revision to the Houston County Personnel Manual, Article XIV, Section 1 adding the verbiage:

Any employee that carries benefits for an ineligible dependent will be subject to disciplinary action as listed in Article X, Section 6.

Chairman Stalnaker explained that this revision is being done in conjunction with the dependent eligibility verification audit on the County's insurance program.

Ms. Robinson presented a request by the landowner of property located on Highway 247 and Highway 96 in Bonaire asking the Board of Commissioners to execute a quitclaim deed releasing property sold to the commission at a tax sale in 1924. Taxes have been paid on the property for many years and the taxes are current.

Chairman Stalnaker clarified that this was the property being developed into the Publix shopping center in Bonaire.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker to sign the quitclaim deed releasing the tax sale from 1924 on the following described property:

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All that lot of land located in the town of Bonaire, Houston County, Georgia, containing 14 acres, more or less, and bounded as follows: on the North by land of L.T. Osburn, on the South by public road, on East by F.F. Walker, on the West by the Southern Railroad.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to table the Intergovernmental Agreement between the County, the Georgia Department of Public Safety (DPS), and the Perry-Houston County Airport Authority concerning the County-built Georgia State Patrol Aviation Complex at the Perry-Houston County Airport for sole use by DPS.

Chairman Stalnaker remarked that the agreement needed to be tabled until after the upcoming November 8th dedication of the complex. County Attorney Tom Hall agreed.

Mr. Thomson presented a request from Sheriff Talton for the disbursement of the \$450.00 allotted clothing allowance for eligible individuals in the Sheriff's Department. This is a budgeted FY17 expense.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the disbursement of a \$450.00 clothing allowance to those twenty-six Sheriff's Department personnel identified in a memorandum from Sheriff Talton dated October 19, 2016. Total disbursement is \$11,700.00.

Mr. Thomson presented a change order that increases the quantities set up under the 2016 LMIG project to include repairs to Sandy Run Road from SR 247 to Old Hawkinsville Road. The contract price of \$1,090,273.23 will increase \$65,000.00 to \$1,155,273.23 and the contract time will increase by 31 days to October 31, 2016.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker to sign Change Order #3 with Georgia Asphalt, Inc. on the 2016 LMIG project increasing the contract price of \$1,090,273.23 by \$65,000.00 to a new total of \$1,155,273.23. The contract time will increase by 31 days to October 31, 2016.

Chairman Stalnaker indicated that the City of Warner Robins will share in half of the cost increase generated by this change order.

Robbie Dunbar stated that reimbursement had already been received from the City.

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Mr. Thomson presented a bid for replacement of the boilers at the Detention Center. Bids were solicited with two contractors responding. Both boilers are faulty and are in need of replacing before colder weather arrives. Staff recommends award to low bidder GHC Mechanical Services for \$79,716.11.

Chairman Stalnaker pointed out that it had been thirteen years since the construction of the Detention Center and that certain systems such as these boilers are already in need of replacement.

Robbie Dunbar indicated that the lead time for the boilers was five weeks.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the award of the Detention Center furnace boiler and domestic boiler to GHC Mechanical Services, Inc. of Macon in the amount of \$79,716.11. This is a SPLOST 2012 funded project.

Mr. McMichael presented a request form the Purchasing Department for the purchase of four new Chevy Tahoe Police Package SUVs from the state-wide contract holder Hardy Chevrolet at a unit cost of \$33,209.00 each. Delivery is ten to twelve weeks from receipt of order.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of four new 2017 Chevrolet Tahoe Police Package SUVs for use in the Patrol Division of the Sheriff's Department from Hardy Chevrolet of Dallas, GA at the unit cost of \$33,209.00 for a total of \$132,836.00 SPLOST 2012 will fund the purchase of these vehicles.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of bills totaling \$5,964,749.79.

Mr. McMichael remarked that of the nearly \$6 million dollars in this billing cycle, roughly \$600,000.00 was for employee benefits and approximately \$3.3 million was SPLOST dollars for the ongoing E-911 upgrade.

Chairman Stalnaker then opened the meeting for public comments.

Becky Wood, 426 Sandefur Road, Kathleen asked the Board to consider more funds for water system improvements to sparsely populated areas in the unincorporated areas of the County while putting together the project list for the next possible SPLOST program. She pointed out that previous SPLOSTs have included funds for water system improvements but in her opinion not nearly enough.

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Chief Williams stated that the 911 system went operational in December of 1991 and that control transferred to the Sheriff's Department in 1996.

There being no further public comments the meeting continued.

Chairman Stalnaker then asked for comments from the Commissioners.

Chairman Stalnaker reminded everyone of the Topping Out ceremony to be held tonight at 6:00 pm for the new County fire station under construction near the Perdue Farms chicken plant. That station should be complete sometime late January or early February and will be the first 24-hour station for the County. He indicated that there is a need for one or more additional stations in the future as well as possible improvements to existing stations.

He also reminded everyone of the November 8th, 11:00 am dedication ceremony for the GSP Aviation facility at the Perry-Houston County Airport. The facility will be a great asset to the County and the State of Georgia.

Chairman Stalnaker wished Commissioner Thomson a happy birthday upcoming on November 6, 2016.

Mr. Walker wished Chairman Stalnaker a happy birthday upcoming on November 4, 2016.

Ms. Robinson wished both a happy birthday and reminded everyone to please get out and vote.

Chairman Stalnaker said that so far during early voting an average of 3,000 votes per day have been recorded. He thought that by the end of early voting there may be as many as 33,000 to 36,000 early votes cast. Turnout has been heavy not only in the County but throughout the State and country. He reminded everyone that you could early vote through this coming Friday and then also, of course, on election day November 8th. There is no early voting between Friday the 4th and election day.

Mr. Thomson commented that the GSP Aviation facility will be manned full-time 24-hours per day.

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Mr. McMichael also urged everyone to vote and wished both Chairman Stalnaker and Mr. Thomson happy birthday.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner