

**Houston County Commissioners Meeting**  
**October 4, 2016**  
**Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday October 4, 2016 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Robinson and Thomson present. Also present were Attorney Mike Long, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Director of Purchasing Mark Baker, Fire/HEMA Chief Jimmy Williams, District Attorney George Hartwig, Oliver Bateman, Jim Taylor, Probate Judge Janice Spires, Superior Court Judge (Elect) Bo Adams, Superior Court Judge Ed Lukemire, Superior Court Judge Kathryn Lumsden, Bar Association President Monica Wilburn, Attorney David Daniell, Walton and Becky Wood, Ansel Peck, and Flint Energies Senior VP Jimmy Autry.

Commissioner Thomson led the audience in the Invocation.

Capt. Justin Shetter, USAF led the audience in the Pledge of Allegiance and detailed his military career. Having been trained by the Air Force as an aircraft maintainer, he served at Minot AFB, North Dakota working on B-52's; Seymour Johnson AFB, North Carolina working on the F-15 Strike Eagle; and now Robins AFB for the last two and a half years. Currently, Capt. Shetter serves as Executive Officer for the Commander of the Warner Robins Air Logistics Complex Brigadier General John Kubinec. He recounted stories from his seven months spent in Djibouti, Africa helping to launch aircraft. He commented that the Middle Georgia community is very welcoming and supportive of the military.

Chairman Stalnaker presented a resolution recognizing the Houston County Habitat for Humanity and declaring October as Affordable Housing Month. Executive Director Bill Goggins accepted the proclamation and briefed the Board on the work being done by the organization in the local community as well as its world-wide efforts. Mr. Goggins recognized Board member Tony Zigrino and his wife Mary who asked for support from any interested churches or parties to supply Saturday lunches for the Habitat crews.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of September 20, 2016.

Mr. Walker presented a recommendation by staff for personnel policy amendments.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve personnel policy amendments to:

- Article III      Section 3 Use of Salary Ranges  
                    Section 4 Pay Rates in Promotion, Demotion, Transfer
- Article VI      Section 1 Promotions
- Article VII     Section 7 Substance Abuse
- Article X      Section 5 Group II Offenses  
                    Section 6 Group III Offenses

Chairman Stalnaker remarked that these amendments had been discussed for quite some time.

Mr. Walker thanked Ken Carter and his staff for drafting the changes.

Chief Building Inspector Tim Andrews presented Application #2013 for Re-Zoning submitted by Oliver Bateman at the Nixon property consisting of 10.69 acres. Present zoning is R-AG vacant land. Proposed use upon re-zoning is C-2 Commercial. Planning & Zoning recommends unanimous approval.

Chairman Stalnaker opened the meeting for Public Hearing.

Applicant Oliver Bateman spoke in favor of the application stating that the property was contiguous to the existing Warner Robins Kroger complex. Mr. Bateman indicated that a climate controlled storage facility was interested in developing on this property.

There was no opposition.

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 #2013 submitted by Oliver Bateman.

County Attorney Mike Long 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.

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Special Exception Applications #2004, #2005, #2006, #2007, #2008, #2009, #2010, #2012, #2014, #2015, #2018 for home occupation businesses were presented by Tim Andrews. Mr. Andrews explained that, with the exception of Application #2015, each application meets the Section 95 requirements and is recommended by the Zoning & Appeals Board for unanimous approval. Zoning & Appeals recommends Application #2015 be tabled so that the applicant could present additional information concerning the proposed business. Mr. Andrews also presented Application #2011 for a mobile home hardship and Application #2016 for an additional building at the Rehoboth Baptist Association.

Mr. Walker disclosed that he personally knew the applicants for Application #2012 but did not feel that he had a conflict.

Chairman Stalnaker opened the meeting for Public Hearing.

Applicant for #2004 was present with nothing further to add.

There was no opposition.

Applicant for #2005 was present with nothing further to add.

There was no opposition.

Applicant for #2006 was present with nothing further to add.

There was no opposition.

Applicant for #2007 was present with nothing further to add.

There was no opposition.

Applicant for #2008 was present with nothing further to add.

There was no opposition.

Applicants for #2009 were present with nothing further to add.

There was no opposition.

Applicants for #2010 were present with nothing further to add.

There was no opposition.

Applicants for #2011 were present with nothing further to add.

There was no opposition.

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Applicants for #2012 were present with nothing further to add.

There was no opposition.

Applicants for #2014 were present with nothing further to add.

There was no opposition.

Applicant for #2016 was present and thanked Mr. Andrews for his professionalism during the process and also thanked the Board for their consideration of this application.

There was no opposition.

Applicant for #2018 was present with nothing further to add.

There was no opposition.

There being no further comments the meeting continued.

After Chairman Stalnaker closed the public hearing, 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.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to table Application #2015 and send it back to Zoning & Appeals for reconsideration.

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 Requirements staff report:

Special Exception Application #2004 – Helen Mulvaney

Special Exception Application #2005 – Tabitha Wortham

Special Exception Application #2006 – Jarrett Howard

Special Exception Application #2007 – Angienell Clarke

Special Exception Application #2008 – Kathy James

Special Exception Application #2009 - Wayne and Amanda Martin

Special Exception Application #2010 – Gary Somers & Ellis Hatch

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Special Exception Application #2011 – Michael and Sharon Lassiter

Special Exception Application #2012 – Patrick and Melissa Sondron

Special Exception Application #2014 – Steven and Kimberly Moodie

Special Exception Application #2016 – Rehoboth Baptist Association

Special Exception Application #2018 - Richard J. Kovach, Jr.

Mr. Thomson asked for clarification on the approval duration for Application #2011 on the mobile home hardship.

Chairman Stalnaker clarified that the mobile home would be removed at that point in the future at which the hardship was no longer required by the family member. He asked Mr. Andrews to notify the applicant by letter of this condition and to enter the hardship into the system to be tracked.

Chairman Stalnaker then moved to expedite Item #7 so that the parties involved could return to the business of the courts.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to hire Claudia Meier for the position of Chief Public Defender at a Grade 36, Step F effective October 5, 2016.

Chairman Stalnaker then introduced Ms. Meier and pledged the Board's support for her and the Public Defender's office. Judge Lukemire administered the official oath of office and the loyalty oath and then congratulated Ms. Meier on her appointment.

Ms. Meier remarked that she has dedicated the past 17 years to the Public Defender's office and that she wants to continue the great work that it has been known for.

Chairman Stalnaker recognized Houston County Bar Association President Monica Wilburn, Superior Court Judge Katie Lumsden, Superior Court Judge (Elect) Bo Adams, and District Attorney George Hartwig, each of whom congratulated Ms. Meier.

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Mr. McMichael presented a request to abandon the existing right of way at Kyler Lane and Green Island Road (McCarley Downs) to become part of the subdivision lots.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the abandonment of the right of way requested by Ocmulgee, Inc. at Kyler Lane and Green Island Road (McCarley Downs Subdivision, Section 1, Phase 2) as shown on a plat prepared by Ocmulgee, Inc.

Mr. McMichael presented a request by the City of Warner Robins for annexation for a parcel of property at 101 Solomon Road. This request from the City is the result of that action made by the Board at the September 6<sup>th</sup> meeting when it authorized Chairman Stalnaker to sign an annexation request for property at the corner of Solomon Road and Old Perry Road. This annexation will complete the process.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to concur with a City of Warner Robins annexation request for the following described property:

Houston County tax parcel no. 001260 02A000

That certain tract or parcel of land situate, lying and being in Land Lot 9 of the Eleventh Land District, Houston County, Georgia, comprising 24.24 acres of land, more or less, as more particularly shown on a plat of survey designated "Survey for The Board of Commissioners of Houston County, Georgia", prepared by Richard L. Jones, Surveyor, dated October 25, 1982, a copy of said plat being of record in Map Book 25, Page 62, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

County Attorney Mike Long presented a first reading of an amendment to the Houston County Code of Ordinances concerning bar disciplinary action reporting mandated by House Bill 152 that passed during the 2015-2016 legislative session. The Bar Disciplinary Action Reporting section is proposed under Chapter 6, Article II and titled as Sec. 6-74 in the Houston County Code of Ordinances and is in accordance with O.C.G.A. § 3-3-2.1. A second reading and public hearing will be held at the October 18, 2016 Board meeting after which action may be taken.

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Mr. Thomson presented an Intergovernmental Contract renewal between the City of Perry and the County for one inmate work detail to maintain rights-of-way.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing an Intergovernmental Contract between the County and the City of Perry for one inmate work detail to maintain rights-of-way on SR127 (from Perry Parkway/SR-11 to Moody Road); Lake Joy Road (from the beginning of urbanized section just south of Sandefur Road to Cohen Walker Drive); Sandefur Road (from US41 to end of urbanized section just east of Lake Joy Road) and Danny Carpenter Drive (from Sandefur Road to SR96).

Chairman Stalnaker commented that this is simply a renewal of last year's contract with the addition of automatic renewal language so that it would not have to be revisited each year assuming both parties agreed.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of bills totaling \$4,263,680.30

Chairman Stalnaker then opened the meeting for public comments.

There being no public comments the meeting continued.

Chairman Stalnaker then asked for comments from the Commissioners.

Mr. Walker thanked Mike Long for the great job as Interim Public Defender.

Mr. Long remarked that the experience was enjoyable and commended the Board on their appointment of Ms. Meier.

Ms. Robinson congratulated Ms. Meier.

Mr. Thomson reminded everyone that early voting starts week after next on October 17<sup>th</sup>.

Mr. McMichael remarked that with the appointment of both the new State Court Clerk and also the new Public Defender the Board has managed to fill two very important department head position this week.

Chairman Stalnaker also thanked Mike Long for his efforts as Interim Public Defender and remarked that he was pleased with the appointment of Ms. Meier.

He reminded everyone that the Georgia National Fair opens on Thursday, October 6<sup>th</sup> and that between good weather and great events hopefully they would experience record-breaking attendance again this year as the fair is a great economic boost to the community.

He also commented that both the County and the Board of Education were concerned with the recent down-turn in SPLOST proceeds and hoped to receive some form of explanation from the Department of Revenue as to why this was occurring.

Finally, Chairman Stalnaker thanked Capt. Shetter for attending and sharing his military experiences.

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

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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