

Houston County Commissioners Meeting
April 17, 2018
Warner Robins, Georgia

The Houston County Board of Commissioners met in regular session at 6:00 p.m. on Tuesday April 17, 2018 at the Houston County Annex in Warner Robins, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Thomson, and McMichael present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Director of Personnel Ken Carter, Fire/HEMA Chief Jimmy Williams, Chief Building Inspector Tim Andrews, Jim Taylor, Karen Allen, Family Promise of Greater Houston County President Dave Razo, Walton and Becky Wood and Ansel Peck.

Chairman Stalnaker explained that Commissioner Robinson was on vacation and therefore absent from the meeting.

Commissioner Walker gave the invocation.

Lt. Col. Dan Mokris, USAF (ret.) led the audience in the Pledge of Allegiance and briefed the Board on his nearly 27 years of military service. He grew up in Ohio and attended the Air Force Academy where he earned an electrical engineering degree in 1982. He was sent for pilot training in 1983 and spent the next 25 years flying. He began in the KC-135 Stratotanker which is a military aerial refueling aircraft. He then went on to fly the military version of the old 707 aircraft that was used to collect telemetry broadcast by missiles and other equipment such as the space shuttle. Arriving at Robins AFB in 2004 he eventually retired from service in 2007 taking a job with a local contractor and staying in Houston County.

Motion by Mr. McMichael, second by Mr. Walker. Upon voting Mr. McMichael, Mr. Walker and Mr. Thomson voted yes. Motion carried to approve the minutes from the meeting of April 3, 2018.

Mr. Walker presented a request from the City of Centerville to annex by ordinance the property at 2762 Watson Blvd. (the former HODAC building now owned by Family Promise of Greater Houston County) totaling 0.51 acres.

Chairman Stalnaker recognized Family Promise of Greater Houston County President Dave Razo who expressed his concern over this annexation due to the possible loss of grant eligibility that his organization would experience if no longer in the unincorporated area of the County. Family Promise did not request the annexation and was only informed by correspondence from the City of Centerville late last week.

County Attorney Tom Hall commented that the City would hear this annexation request at its April 26th meeting and then the Centerville Council would consider the request at their May 1st meeting.

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Motion by Mr. Walker, second by Mr. McMichael. Upon voting Mr. Walker, Mr. McMichael and Mr. Thomson voted to non-concur with a City of Centerville annexation request for the property at 2762 Watson Blvd.

Mr. Walker presented a request to hire George Windham for the Heavy Equipment Mechanic position in the Roads Department at a Grade 17-C. Mr. Windham was hired at a Grade 17-A on April 10th, 2018 until such time as the Board could consider his experience and qualifications which would put him at a Grade 17-C.

Motion by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson and Mr. McMichael voted yes. Motion carried to approve the hiring of George Windham for the Heavy Equipment Mechanic position in the Roads Department at a Grade 17 Step C effective April 18, 2018.

Motion by Mr. Walker, second by Mr. McMichael. Upon voting Mr. Walker, Mr. McMichael and Mr. Thomson voted yes to approve the appointment of Tommy Stalnaker, Larry Thomson, Neal Talton and Rob Brooks each to a four-year term on the Central Georgia Joint Development Authority beginning July 7, 2018 and ending July 6, 2022.

Mr. Walker presented a request for approval of highest responsible bid for property located at 1052A Hwy. 247, Kathleen, GA (the old Kathleen voting precinct) subject to any and all terms contained in the bid.

Motion by Mr. Walker, second by Mr. Thomson. Upon voting Mr. Walker, Mr. Thomson and Mr. McMichael voted yes. Motion approved to accept the highest responsible bid from Kanu Dodia for the purchase of the property located at 1052A Hwy. 247, Kathleen, GA for a sales price of \$50,150.00 with an administrative fee of \$3,761.25 to be paid by the purchaser to GovDeals. The property is to be sold subject to any and all terms contained in the bid.

Mr. Walker presented a request for approval of highest responsible bid on property located at 3008 Moody Road, Warner Robins, GA, subject to any and all terms contained in the bid.

Motion by Mr. Walker, second by Mr. McMichael. Upon voting Mr. Walker, Mr. McMichael and Mr. Thomson voted yes. Motion approved to accept the highest responsible bid from Bill Livingston for the purchase of the property located at 3008 Moody Road, Warner Robins, GA for a sales price of \$10,924.90 with an administrative fee of \$819.37 to be paid by the purchaser to GovDeals. The property is to be sold subject to any and all terms contained in the bid.

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Mr. Thomson presented a request from the City of Warner Robins for annexation of property located at Lake Joy Road and Duskmoore Drive totaling 16.2 acres. The property is currently zoned County R-1 and the proposed zoning upon annexation would be Warner Robins C-2.

Chairman Stalnaker passed out zoning maps of the area in question and pointed out that the real issue was with the zoning to C-2 that would take place in conjunction with the annexation. The surrounding properties are all County R-AG or R-1 and these two properties to be annexed are at the entrance of the Weatherby Plantation subdivision. The County has been in discussions with the City of Warner Robins about the issue that may result in the County non-concurring with this request.

County Attorney Tom Hall explained that if the County non-concurs that it would need to notify the City of Warner Robins and the Department of Community Affairs in the morning that there is a land use issue on this annexation. This would start the formal process however, if the City of Warner Robins decides to change the request to leave the zoning at its current R-1 then the County could terminate the process.

Motion by Mr. Thomson, second by Mr. McMichael. Upon voting Mr. Thomson, Mr. McMichael and Mr. Walker voted to non-concur, due to a land use concern, with a City of Warner Robins annexation request for the property located at Lake Joy Road and Duskmoore Drive, Tax Parcels 000510 036A00 and 000510 36B000, totaling 16.2 acres according to a survey plat drawn by Waddle & Company dated December 1, 2004.

Mr. Thomson presented a request from Purchasing Agent Mark Baker for the Board to declare a list of equipment and vehicles surplus to the County's needs, and to set a public auction date for the sale of the items.

Motion by Mr. Thomson, second by Mr. Walker. Upon voting Mr. Thomson, Mr. Walker and Mr. McMichael voted yes. Motion carried 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 7, 2018 to be conducted by the Purchasing Department at the County warehouse facility.

Mr. Thomson presented a request from Public Works to enter into a professional services agreement with Saunders Engineering Consultants to provide aerial photogrammetry and topographic survey for the St. Patrick's Drive Extension road improvement project.

Motion by Mr. Thomson, second by Mr. McMichael. Upon voting Mr. Thomson, Mr. McMichael and Mr. Walker voted yes. Motion carried to approve entering into a professional services agreement with Saunders Engineering Consultants, Inc. of Centerville to provide aerial photogrammetry and topographic survey for the St. Patrick's Drive Extension road improvement project at a total cost of \$19,500.

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Chairman Stalnaker commented that the City of Perry would be reimbursing half of the cost of this amount to the County.

Mr. Thomson presented a request from the Public Buildings department for the approval of a proposal for repair / maintenance work at the Annex building and the HEMA building. The work to be done on the HEMA building is pressure washing and painting while the Annex building will be stucco repair, pressure washing and painting.

Motion by Mr. Thomson, second by Mr. Walker. Upon voting Mr. Thomson, Mr. Walker and Mr. McMichael voted yes. Motion carried to approve the award of the maintenance project at the Houston County Annex building for \$69,484 and HEMA building in the amount of \$11,121 to International City Builders. These projects are funded by the 2012 SPLOST.

Mr. McMichael presented a request for approval of a bid for the Firetower Road base and pave project with four vendors responding. Staff recommends award to the low bidder.

Motion by Mr. McMichael, second by Mr. Walker. Upon voting Mr. McMichael, Mr. Walker and Mr. Thomson voted yes. Motion carried to approve the award of the Firetower Road base and pave project to Atlanta Paving and Concrete Construction, Inc. of Norcross, GA in the amount of \$338,199.50. This project is funded by the 2006 SPLOST (Project #HC06-21).

Chairman Stalnaker remarked that this will improve connectivity from Elko to Highway 41.

Mr. McMichael presented a request from Purchasing for the approval of a bid on a two-ton truck for use in the Roads Department.

Motion by Mr. McMichael, second by Mr. Thomson. Upon voting Mr. McMichael, Mr. Thomson and Mr. Walker voted yes. Motion approved to award one new 2019 F-550 Two-Ton Truck for use in the Roads Department from Wade Ford of Smyrna, GA in the amount of \$40,277. This vehicle purchase is funded by the 2012 SPLOST.

Mr. McMichael presented a request from the Purchasing department for approval of a bid for a half-ton pickup truck with five vendors responding. Staff recommends award to the low bidder.

Motion by Mr. McMichael, second by Mr. Thomson. Upon voting Mr. McMichael, Mr. Thomson and Mr. Walker voted yes. Motion carried to approve the award of one new 2018 RAM 1500 quad cab truck for use in the Roads Department from Ginn Chrysler-Jeep-Dodge, LLC of Covington, GA in the amount of \$22,765. This vehicle purchase is funded by the 2012 SPLOST.

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Mr. McMichael presented a summary of the bills.

Motion by Mr. McMichael, second by Mr. Thomson. Upon voting Mr. McMichael, Mr. Thomson and Mr. Walker voted yes. Motion carried to approve the payment of the bills totaling \$1,047,200.85.

Chairman Stalnaker opened the meeting for Public Comments.

Jim Taylor commented that the Home Builder's Association met earlier today and was very well attended. He thanked Tim Andrews for attending and speaking to those assembled. The general consensus appears to be that the building community is grateful for the investment that the County is making in IT improvements to the Building Inspection programs.

Tim Andrews briefed the Board on the progress of the IT improvements in his department and commented that the first quarter of the calendar year yielded 99 permits for single-family residential homes which is a 50% increase over the same period from last year. Obviously, it is a positive indicator for growth in the County but he did mention that there seems to be a shortage of tradesman to handle the additional construction demands. He also commented that the VECTR Center is working diligently to help train and acclimate retiring servicemen and women to fill these types of vital jobs.

Chairman Stalnaker shared a recent compliment paid to both Mr. Andrews and Mr. Dunbar and their respective staffs from a developer doing business in the County.

Karen Allen, 207 Markwood Court, Warner Robins spoke of the need for affordable housing in the County to help combat the homeless population.

Becky Wood, 426 Sandefur Road, Kathleen thanked the Board for the actions taken on both of the annexation requests.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Mr. McMichael remarked that it was a good meeting and that he appreciated the information from the Home Builders Association and Mr. Taylor.

Mr. Thomson remarked that the apparent housing upturn is good for the County.

Mr. Walker thanked both Jim Taylor and Tim Andrews for their briefing.

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Chairman Stalnaker reminded everyone that the new Publix in Bonaire would be opening its doors this Thursday, April 19th at 7:00 a.m. He also commented that the orange construction barrels on Hwy. 96 would be gone within the next few days.

Motion to Adjourn by Mr. McMichael, second by Mr. Walker. Upon voting Mr. McMichael, Mr. Walker and Mr. Thomson voted yes. Motion carried meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner