

**Houston County Commissioners Meeting
February 6, 2018
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday February 6, 2018 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, 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, Chief Building Inspector Tim Andrews, Chief Tax Appraiser James Moore, Houston County Development Authority Chairman Mark Byrd, Houston County Development Authority Executive Director Angie Gheesling, Ned Sanders, Sonny Watson, Chrissy Miner, Oliver Bateman, Bobby and Nancy Simmons, Jim Taylor, Wayne Lowe, Randy Meade, Foster Rhodes, Ronnie Blalock, Ethan Blalock, Walton & Becky Wood, James Erdmanczyk, and Ansel Peck.

Commissioner Walker gave the invocation.

MSgt. Bobby B. Simmons, USAF (ret.) led the audience in the Pledge of Allegiance and then detailed his 21-year military career. He began by thanking the Board of Commissioners and County staff members for their service to Houston County. Although born in Twiggs County in 1942 his family moved to the Hattie Community (later and now known as Centerville) when his father took a job at the brand-new Robins Air Force Base. Graduating high school in 1961 he joined the Air Force and was trained in the aircraft maintenance field. He had many duty assignments including to Moody AFB, GA; Randolph AFB, TX; Vietnam during the war; Keesler AFB, MS; embassy duty at Athens, Greece; Michigan and then home to Robins AFB working with the KC-135 Stratotanker maintenance inspection team. After retiring from the service, he spent 20 years working as a civilian on Robins with the F-15 and C-130 programs. He found his career in the military and civil service to be extremely rewarding.

Chairman Stalnaker and the Board thanked Mr. Simmons for his service and then presented him with a resolution of appreciation for achieving 50 years of service as a Mason. His careers of service with the Air Force and Civil Service combined with the many volunteer hours serving others and his leadership roles with the Masons and affiliated groups comprise an unprecedented record of service to country and community.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of January 23, 2018.

Mr. Walker presented a request for annexation into the City of Warner Robins for Nelson's Memorial Mortuary at 501 Elberta Road. The property is currently zoned County C-2 and the proposed zoning upon annexation would be Warner Robins C-2.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property described as:

1.231-acre tract (Tax Parcel 000960 031000) also known as Nelson's Memorial Mortuary as shown on a plat of survey by Theodore W. Waddle, G.R.L.S. #924, Waddle and Co. dated May 30, 1979.

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 #2134 thru #2143 and #2145.

Chairman Stalnaker opened the meeting for a Public Hearing.

#2134 - Applicant was present. There was no opposition.

#2135 - Applicant was present. There was no opposition.

#2136 - Applicants were present. There was no opposition.

#2137 - Applicant was not present. There was no opposition.

#2138 - Applicant was present. There was no opposition.

#2139 - Applicant was not present as the application was recommended for tabling.

#2140 - Applicant was present. There was no opposition.

#2141 - Applicant was present. There was no opposition.

#2142 - Applicants were not present. There was no opposition.

#2143 - Applicant was present. There was no opposition.

#2145 - Applicants were present. There was no opposition.

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There being no comments the Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to table Special Exception Application #2139 submitted by Tony Boyd and to send it back to Zoning & Appeals for further consideration.

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:

#2134	Muriel Manns	Notary Public
#2135	Alvin Dorsey Jr.	Anime(Internet sales)
#2136	John & Angela Collins	Lawn
Care #2137	Michael Kelly	Gutter
Installation #2138	Chris & Kristin Shirley	
Mobile Arcade #2140	William Beatty	
Real Estate #2141	Lisa	
Cummings	Yoga /Therapy	
#2142	Derrick & Erica Fisher	Painting
#2143	Candi Molton	Dog Grooming
#2145	Thomas & Brandie McNeal	Wellness
Products		

Ms. Robinson presented an agreement between the County, the Perry Area Convention and Visitors Bureau, the Golden Isles Parkway Association, and the City of Perry. The agreement allows the Peaches to Beaches Annual Yard Sale event scheduled for March 9 thru 10, 2018 with setup beginning Thursday March 8th after 5:00 p.m. to use the Houston County Government Building grounds and parking lot.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker signing the agreement between the County, the Perry Area Convention and Visitors Bureau, the Golden Isles Parkway Association, and the City of Perry allowing the use of a portion of the grounds of the Houston County Government Building during the Peaches to Beaches Annual Yard Sale event held March 8, 2018 thru March 10, 2018.

Ms. Robinson presented an easement agreement with Georgia Transmission allowing for the installation of a County water line.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing a Utility Easement Agreement with Georgia Transmission Corporation for the installation of a water line near the intersection of Lake Joy Road and Sandefur Road as shown on a plat of survey by Jeffrey M. Horne, GRLS #3131, dated January 18, 2018.

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Mr. Thomson presented a change order on the Sheriff's Department Storage Building construction project that covers the relocation of a circuit for the air compressor, provides a receptacle for the material lift, adds lighting under the mezzanine, and installs curbing and grading of the east side of the building.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve Chairman Stalnaker signing Change Order #1 on the Sheriff's Department Storage Building contract with International City Builders. The original contract price of \$975,000 will increase by \$13,836.12 to the new contract price of \$988,836.12. There is no increase in contract time.

Chairman Stalnaker explained that the change order was generated not at the request of the contractor but rather by request of the County.

Mr. Thomson presented a Memorandum of Agreement for the joint Local Maintenance and Improvements Grant (LMIG) projects for Houston County Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron. The Memorandum of Agreement will allow the County to bid all projects together and subsequently award the lowest bidder.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve Chairman Stalnaker signing the Memorandum of Agreement with Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron concerning the joint 2018 LMIG road resurfacing and repair projects.

Chairman Stalnaker commented that the joint LMIG program was for the good of each entity including Houston County and that it was a true example of regionalization. He also pointed out that each entity would be responsible for their part. The County will not have to be reimbursed for those costs. Finally, he commended Director of Operations Robbie Dunbar and his Public Works staff for their efforts.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,879,168.91.

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

Increase:

100-9000-61.1000	Operating Transfers Out	\$3,125,519
600-0000-39.1200	Operating Transfers In	\$3,125,519

Increase:

600-11.1122	Employee Benefit Plan Fund	\$1,574,696
600-11.1322	Health Insurance Savings	<u>\$1,550,823</u>
		\$3,125,519

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Chairman Stalnaker presented the financial state of Houston County remarking that for many years the County's year-end audit has resulted in an 'unmodified opinion', which is the best possible outcome, with no findings, deficiencies or non-compliance issues. The Georgia Department of Audits review of the recently completed FY17 audit had no items identified for correction. He explained that a single audit, which is basically an audit within an audit triggered by federal grant award expenditures greater than \$750,000, was not required in FY17 since the County's federal grant award expenditures did not exceed that threshold. Financial highlights for the FY17 fiscal year include total assets that exceed total liabilities by \$321.6 million; the County has no general obligation debt in either governmental or business-type activities; total revenues and other sources for the General Fund of \$55.3 million exceeded total expenditures with every department coming in at, or under, budget for the fiscal year; days in reserve funds of just over seven months; and a reduction in millage rates from 9.95 to 9.935 mills. He further explained that the millage rate has increased less than one mill total over the last 28 years all while remaining under the tax cap that Houston County operates under. He also stated that the Water Fund has posted a positive operating income for FY17 of \$1.33 million; maintained a level of reserves healthy for both future expansion and asset replacement; and has no debt having retired that debt over 20 years ago. The Landfill, or Solid Waste Fund, maintained FY16 operating revenues of \$6.4 million at \$6.39 million for FY17; methane gas sales from the gas-to-energy program continue to aid operating income levels; a fully funded Closure / Post Closure fund of \$8.73 million; no debt; and reserves that are healthy for future expansion and asset replacement. He commended all employees, department heads, elected officials and constitutional officers for their continued efforts in managing their budgets.

Mr. McMichael remarked that it was the cleanest audit and thanked our Comptroller Sandi Stalnaker and Director of Administration Barry Holland as well as each employee, department head and elected official for their efforts.

Mr. Thomson credited the Chairman for his budget management policies that have enabled each department to contribute to the savings that help increase the fund balance.

Ms. Robinson thanked all County employees and each of her fellow Commissioners and the Chairman.

Mr. Walker thanked the other Board members and the employees for working together as a team and the Chairman for being a great quarterback of that team.

Chairman Stalnaker opened the meeting for Public Comments.

Walton Wood, 426 Sandefur Road, Kathleen thanked the Board for not raising taxes and for keeping Houston County on sound financial ground. He also thanked Mr. Simmons for his service to country and for his respect and high regard of our nation's flag.

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James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins acknowledged the Better Business Bureau of Central Georgia for helping him with an issue he experienced with a vehicle repair at a local dealership.

Ansel Peck, 109 Latham Drive, Warner Robins thanked former Houston County Commission Chairman Ned Sanders for his past service to the County and remarked that he is very proud of the financial state of the County.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Mr. Walker remarked that it is great to live in Houston County and also thanked Mr. Simmons for speaking to the Board about his military service.

Mr. Thomson thanked Mr. Simmons for his service and also Mr. Sonny Watson for his service as Chairman of Houston Healthcare.

Mr. McMichael stated that he is proud of the financial state of the County and thanked Chairman Stalnaker for his efforts. He also thanked Mr. Simmons for his service.

Chairman Stalnaker also thanked Mr. Watson and then reminded everyone that years ago Sonny served as Clerk to the Board of Commissioners and during that time instilled in him the proper way to manage money and resources.

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