

**Houston County Commissioners Meeting  
February 2, 2016  
Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, February 2, 2016 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Thomson and Robinson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Chief Building Inspector Tim Andrews, Purchasing Director Mark Baker, Solid Waste Superintendent Terry Dietsch, President & CEO Atlantic Coast Consulting Murray Griffin, VP Joel Scott Atlantic Coast Consulting, VP Robert Brown Atlantic Coast Consulting, President & CEO Perry Chamber of Commerce Darlene McLendon, Walt and Becky Wood, James Erdmanczyk, Ansel Peck.

Commissioner McMichael led the audience in the Invocation.

CMSgt. Shon Barnwell, USAF (ret.) led the audience in the Pledge of Allegiance and detailed her 25-year military career. Upon graduating high school in 1986 she had plans to become an architect, but life took her in a different direction and she enlisted in the Air Force in 1988. During her 25 years in service she worked in logistics, human resources, project management, and event operations. She also traveled to 23 different countries and deployed three times to Iraq, Bahrain and Afghanistan. After retiring in 2014 she launched an event planning business.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of January 19, 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.

Chairman Stalnaker announced that the County had received its permit from the Georgia Environmental Protection Division for the expansion of the Landfill. He commented on the long, arduous process of securing the EPD permit and commended previous Commissioners for having the foresight to acquire additional acreage at the site and to master plan the solid waste facility. He reminded everyone that the Landfill operates as an enterprise fund which means it is self-supporting financed solely by collection and disposal fees not by tax dollars. He congratulated the Landfill management, staff, engineering firm, commissioners and also the customers utilizing the facility. Chairman Stalnaker then recognized Mr. Murray Griffin, President & CEO of the County's Landfill

Continued from page 1046

consultant firm Atlantic Coast Consulting, who introduced Vice President of Landfill Operations Joel Scott and Vice President of Design Services Robert Brown. Mr. Griffin explained that the permit allows the County to construct an additional 294 acres of lined landfill cells for municipal solid waste. The additional acreage will provide the County with approximately 48,000,000 cubic yards of landfill airspace that will meet the waste disposal needs of the County for the next century. Chairman Stalnaker also recognized Director of Operations Robbie Dunbar and Solid Waste Superintendent Terry Dietsch, each of whom thanked the Board and Atlantic Coast Consulting's staff for their efforts. Chairman Stalnaker commented that the Landfill not only handles municipal solid waste (MSW) and construction and demolition waste (C & D) but also generates power from the methane gas by-product of solid waste; recycles many materials such as yard waste, metals and white goods; and produces timber. Mr. Walker commended former County Engineer Milton Beckham and former County Commissioner Arthur White for their efforts establishing the County's Landfill.

Commissioner McMichael presented a resolution in support of the Board of Education's E-SPLOST which will be put before the voting public on March 1<sup>st</sup>. The current E-SPLOST ends on March 31, 2017 and if passed by voters will continue seamlessly beginning April 1, 2017 providing funds to improve safety and security, facilities, technology and transportation.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all in unison to approve the resolution in support of the Board of Education's E-SPLOST.

Tim Andrews presented Re-Zoning Application #1934 submitted by Oliver Bateman for 6.54 acres know as Parcel "P-1", Land Lot 43 of the 11<sup>th</sup> Land District of Houston County, as shown on a plat of survey for Sekelle Properties, LLC. Existing use is vacant land with a present zoning of PUD (C-1). Proposed use is an amendment to the master PUD plan for a commercial property to be zoned PUD (C-2).

Larry Thomson asked if the parcel would be developed as a mini-storage facility. Mr. Andrews replied that it would be a mini-storage facility developed with a similar type structure design as submitted on the plan

Chairman Stalnaker asked if the structure would be metal or brick as shown on the plan representation photo. Mr. Andrews confirmed that the structure would be brick.

Continued on page 1048

Continued from page 1047

Public Hearing:

For: Applicant Oliver Bateman, representing the property owner, was present.

Against: None

Chairman Stalnaker clarified that although the sewer service would be provided by the City of Warner Robins, the water service to the property would be County service re-sold to the property owner through the City of Warner Robins.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the Re-Zoning Application #1934 submitted by Oliver Bateman.

Special Exception Applications #1930 thru #1933 and #1935 thru #1937 for home occupation businesses were presented by Tim Andrews. Mr. Andrews stated that all seven applications comply with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval of each application with the exception of #1932. The Board of Zoning & Appeals recommends denial of #1932 by a vote of two members for denial and one-member abstaining.

Public Hearing:

Applicant for #1930 was present with nothing further to add. There was no opposition.

Applicants for #1931 were present with nothing further to add. There was no opposition.

Applicant for #1932 spoke in favor of his application explaining that he began performing massage therapy on a part-time basis in 2012 and then, after becoming licensed from the State in late 2013, has been operating primarily as a mobile business servicing contracts in the Atlanta area for doctors, corporations and private clients. He indicated that he would operate as a home office only with no employees, incidental storage of supplies only in a closet, no signage, no increased traffic to the home, and will not use his home address in any advertisements. He stated that he would not conduct business at home other than administrative type functions and would perform therapeutic massage at the home for immediate family members only at no charge.

Mr. Thomson asked if he owned a trailer. Applicant stated that he did but it was for personal use only and will not be used for the business.

Mr., McMichael asked the applicant to confirm that he would not perform massages at the home other than for family members. The applicant reiterated that he would massage only immediate family members.

Continued on page 1049

Continued from page 1048

There was no opposition to Application #1932

Applicant for #1933 was present with nothing further to add. There was no opposition.

Applicant for #1935 was present with nothing further to add. There was no opposition.

Mr. McMichael made a public disclosure that he personally knows Ms. Coulter.

Applicant for #1936 was present with nothing further to add. Mr. Robbie Dunbar indicated his support for the application. There was no opposition.

Applicant for #1937 was present with nothing further to add There was no opposition.

Mr. Walker made a public disclosure that he lives near the Dunbar (Kinsaul) property.

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:

Special Exception Application #1930 - Mark Freeman; Application #1931 - Lavaun & Kourtney Ingram; Application #1933 - Christina Fletcher; Application #1935 - Victoria Coulter; Application #1936 - Michael Kinsaul; Application #1937 - Terry Nicely.

Mr. Walker then asked County Attorney Tom Hall to give an opinion on Application #1932. Mr. Hall explained that the application meets all Section 95 requirements and that the Board has approved a similar business as a home occupation in the past. Also, a staff review of the applicant's neighborhood revealed multiple home occupations, of various types, that have been approved BY the Board and are currently in operation. Mr. Hall felt that the Board was on solid ground approving the application and not following the Zoning & Appeals Board recommendation.

Chairman Stalnaker asked Mr. Andrews if the application complies with all Section 95 requirements. Mr. Andrews stated that it did comply and that he felt that the Zoning & Appeals Board may have misread the applicant's intentions thus leading to a recommendation for denial.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Special Exception Application #1932 pursuant to the Section 95 Requirements staff report.

Continued to page 1050

Continued from page 1049

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.

Ms. Robinson presented a resolution to approve the petitions of Pulaski, Putnam, and Wilkinson Counties as members of the Central Georgia Joint Development Authority. She explained that each of the current members (Houston, Baldwin, Crawford, Jones, Macon-Bibb, Monroe, Peach and Twiggs) will need to pass the resolution to allow their admission.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the petitions of Pulaski, Putnam, and Wilkinson Counties to join the Central Georgia Joint Development Authority.

Mr. Thomson presented a Memorandum of Agreement (MOA) between Houston County, Warner Robins, Centerville, Perry, Byron, Hawkinsville, Pulaski County, and Dooly County that consolidates the 2016 Local Maintenance and Improvement Grants (LMIG) funding. Houston County has agreed to bid all of the projects for each entity in order to secure the best pricing.

Motion by Mr. Thomson, second by Mr. McMichael, and carried unanimously by all to approve the Memorandum of Agreement between Houston County, Warner Robins, Centerville, Perry, Byron, Hawkinsville, Pulaski County, and Dooly County that consolidates the 2016 Local Maintenance and Improvement Grants (LMIG) funding.

Mr. Thomson commented that this is one prime example of regionalization.

Chairman Stalnaker agreed and stated that the County has taken on the extra workload of bidding the combined project list for several years now and that each entity benefits from the resultant price reductions.

Mr. McMichael commended County Engineer Brian Jones for his efforts on this project.

Mr. Thomson presented the re-appointments of Ms. Robin Engle and Ms. Denisa Davis to the Library Board, for the term of February 2, 2016 thru February 1, 2020. Also the appointment of Ms. Nicole Rosser-Fogle, for the term of February 2, 2016 thru February 1, 2020. Ms. Rosser-Fogle will be replacing Dr. Mantiplay who has just finished her second full term.

Motion by Mr. Thomson, second by Mr. McMichael, and carried unanimously by all to approve the re-appointments of Ms. Engle and Ms. Davis and the appointment of Ms. Rosser-Fogle to the Library Board. Each term will run from February 2, 2016 to February 1, 2020.

Mr. Thomson presented a Professional Services Agreement with R.K. Shah & Associates, Inc. of Duluth to provide complete construction plans and

contract documents for the Lake Joy Road project from Sandefur Road to SR127 (Houston Lake Road) in the amount of \$461,093.08.

Continued on page 1051

Continued from page 1050

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the Professional Services Agreement with R.K. Shah & Associates, Inc. in the amount of \$461,093.08

Chairman Stalnaker described the project scope which will improve the current two lane rural road section to a three lane urban road with a center turn lane and sidewalk on the west side. The project will run from Sandefur Road to SR127 which is a distance of nearly four miles. He explained that completing this portion of the Lake Joy widening will accomplish the improvement of all four major north-south arterial roads in the County. The other three north-south routes are Houston Lake Road, Moody Road and Old Perry Road which have all been completed.

Mr. McMichael presented a bid approval for the purchase of one new Chevrolet Tahoe SUV, for use in the Sheriff's Department, from Brannen Motor Company of Unadilla in the amount of \$35,470. This would void the January 19, 2016 bid award to Hardy Chevrolet of Dallas, GA in the amount of \$33,936. Mr. McMichael explained that although the Board approved the purchase of one new Chevy Tahoe SUV from Hardy Chevrolet at the January 19<sup>th</sup> meeting, the vehicle was no longer available when the Purchasing Department went to order it.

Motion by Mr. McMichael, second by Mr. Thomson, and carried unanimously by all to void the January 19, 2016 bid award to Hardy Chevrolet of Dallas, GA for one new Chevrolet Tahoe in the amount of \$33,936 for use in the Sheriff's Department and award the bid to Brannen Motor Company of Unadilla in the amount of \$35,470.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve payment of the bills in the amount of \$2,765,906.72

Public Comments:

Mr. Walton Wood, 426 Sandefur Road, Kathleen spoke of the efficiency of operations at the Houston County Landfill and commended Director of Operations Robbie Dunbar, Solid Waste Superintendent Terry Dietsch, and the Commissioners for their efforts.

Mr. James Erdmanczyk, 123 S. First Street, Apartment #9, Warner Robins expressed his appreciation to the Board for recognizing the Houston County Landfill staff.

Chairman Stalnaker commented that allowing citizens to speak and voice their concerns at these meetings without censure was an important principle to the Board.

Continued on page 1052

Continued from page 1051

Commissioners Comments:

Chairman Stalnaker congratulated Perry Chamber of Commerce President & CEO Darlene McLendon on the success of the Chamber's recent annual meeting and congratulated all the recipients of the community awards. Ms. McLendon thanked the Chairman and Board for their support.

Mr. McMichael remarked that he is proud of Houston County and then announced his intention to seek re-election for County Commissioner Post 5.

Mr. Thomson thanked the citizens of the County for allowing him to serve and announced his intention to seek re-election for County Commissioner Post 4.

Ms. Robinson also announced her intention to seek re-election for County Commissioner Post 3 and remarked that she appreciated the support she has received in her service to the County and looked forward to continuing in that service.

Mr. Walker remarked that he is proud to be part of a great team in Houston County and wished good luck to each commissioner running for re-election.

Chairman Stalnaker congratulated all three for their decisions to seek re-election and reminded everyone that qualifying will begin at 9:00 am on Monday, March 7<sup>th</sup> and will end at noon on Friday, March 11<sup>th</sup>.

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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Commissioner

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