

Houston County Commissioners Meeting
May 15, 2018
Warner Robins, Georgia

The Houston County Board of Commissioners met in regular session at 6:00 p.m. on Tuesday May 15, 2018 at the Houston County Annex in Warner Robins, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Thomson, Robinson and McMichael present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Fire/HEMA Chief Jimmy Williams, Community Planner Jake Cox, Perry-Houston County Airport Manager Jim Marquardt, Attorney Kevin Brown, Middle Georgia Regional Commission Executive Director Laura Mathis, Flint Energies VP of Member Solutions Rogie Roberson, United Way of Central Georgia President and CEO George McCanless, United Way VP of Resource Development Lisa Berrian, and United Way Resource Development Director Clero Wright.

Commissioner Thomson gave the invocation.

Cpl. Vance Meadows, USMC (ret.) led the audience in the Pledge of Allegiance and briefed the Board on his four years of military service. Originally from Baltimore, Maryland, he was trained in the Communications field at 29 Palms in California. He also spent time at Marine Corps Air Station Iwakuni on the mainland of Japan and at Marine Corps Base Camp Pendleton in California. He met and married his wife, who was also serving, just before leaving the service. He now works in the banking profession.

Chairman Stalnaker recognized United Way President and CEO George McCanless and thanked him for his service to the United Way of Central Georgia. Chairman Stalnaker presented Mr. McCanless with a ceremonial check representing Houston County employees combined contribution of \$24,440.

Mr. McCanless in turn presented the Chairman with the United Way's 'Top 50 Most Generous Workplaces' award. He then recognized Community Planner Jake Cox who has been the County's point man for the United Way campaign for over fifteen years. He also recognized United Way VP of Resource Development Lisa Berrian and Resource Development Director Clero Wright.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the May 1, 2018 meeting.

Mr. Walker presented a request from the City of Warner Robins to annex properties located at Lake Joy Road and Duskmoore Drive. This property had been previously presented at the April 17th meeting and the Board voted to non-concur due to a land use dispute.

The City of Warner Robins has subsequently submitted a modified request for these same properties which presents as a mix of City R-3 General Residential on 14.286 acres and City C-2 General Commercial for the remaining 1.914 acres.

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Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to non-concur 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 036B000, totaling 16.2 acres according to a survey plat drawn by Waddle & Company dated December 1, 2004.

Chairman Stalnaker commented that the County attorney would notify both the City and DCA (Department of Community Affairs) of the County's objection to the proposed land use on these properties.

Mr. Walker presented a request from the City of Warner Robins for annexation of property located at Russell Parkway and Houston Lake Road containing 4.04 acres. The property is currently zoned County R-1 and the proposed zoning upon annexation would be for Warner Robins C-2.

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

Property located at Russell Parkway and Houston Lake Road, Tax Parcel 000750 20A000, totaling 4.04 acres, and being further described as:

Tract 1- "Parcel 4" (Houston County Tax Parcel 75-0-20-A) All that tract or parcel of land situate, lying and being in the State of Georgia, County of Houston and in Land Lot 143 of the Fifth Land District therein, containing 6.054 acres, more or less, as recorded in Plat Record 62, Page 43, Clerk's Office, Superior Court of Houston County, Georgia LESS AND EXCEPT 2.018 acres sold to SSKM, LLC recorded in Deed Book 3277, Page 1 and shown on Plat Record 63, Page 200, said Clerk's office.

Chairman Stalnaker explained that the property in question is surrounded by commercial properties except for the apartment complex to the rear.

Mr. Walker presented a request from the City of Warner Robins for annexation of a 59.55-acre tract located at Piney Grove Road (part of the Veterans High School campus). The property is currently zoned County R-AG and the proposed zoning upon annexation would be for Warner Robins R-AG.

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

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Property located at Piney Grove Road, Tax Parcel 001270 049000, totaling 59.55 acres according to a survey plat drawn by Story, Clarke & Associates dated April 9, 2004.

Mr. Thomson presented an Intergovernmental Agreement with Macon-Bibb County, Peach County, Bibb County School District, and Central Georgia Joint Development Authority setting out the terms of reimbursement of investments from an Intergovernmental Agreement dated August 21, 2012 that set the terms of monetary contributions for the governments to purchase property in Bibb and Houston Counties in order to mitigate encroachment issues in the noise and crash corridors of Robins Air Force Base. The monies received would reimburse the SPLOST Funds used to pay for the mitigation and would be used for Robins Air Force Base (land compatibility/economic development) purposes.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker executing the Intergovernmental Agreement with Macon-Bibb County, Peach County, Bibb County School District, and Central Georgia Joint Development Authority relating to the distribution of payments for "Project Soap".

Chairman Stalnaker recognized Middle Georgia Regional Commission Executive Director Laura Mathis and Attorney Kevin Brown and thanked them for their efforts bringing this agreement to fruition. He remarked that it took a lot of hard work and foresight to unwind the original agreement and that the pending project developed by the CGJDA will be beneficial to Robins AFB. He thanked the Macon-Bibb and Peach County governments as well as the CGJDA.

Ms. Mathis stated that over 200 parcels totaling 957 acres were purchased during the process.

Mr. Thomson acknowledged former Chairman Ned Sanders for his contributions toward the original agreement that led to these successes.

Mr. Thomson presented a request from the Engineering Department for approval to enter into a professional services agreement with local engineering firm Saunders Engineering Consultants to provide the construction plans for the Scott Road Extension paving and reconstruction project.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve entering into a professional services agreement with Saunders Engineering Consultants, Inc. to provide construction plans for the Scott Road Extension paving and reconstruction project in the amount of \$40,600. This project is funded by the 2006 SPLOST.

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Mr. Thomson presented a request from the Engineering Department for approval to enter into a professional services agreement with local engineering firm Saunders Engineering Consultants to provide the construction plans for the Terrell Road paving and reconstruction project.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve entering into a professional services agreement with Saunders Engineering Consultants, Inc. to provide construction plans for the Terrell Road Extension paving and reconstruction project in the amount of \$49,000. This project is funded by the 2001 SPLOST.

Mr. Thomson presented a request for a budget adjustment. At the May 1, 2018 meeting the Board voted to approve an option to purchase a tract of property located north of Hwy. 96, east of Old Perry Road and west of Hwy. 247 totaling 6.12 acres from Deborah C. Mason. The County wishes to now move forward with the purchase and to authorize the funds to be drawn from the Fire Fund Reserve account.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize the Comptroller to adjust the Fire Department's budget moving \$147,307.76 from the Fire Fund Reserve account and increasing the appropriate expense account for land for the property described as the 'Mason tract' and further described as:

All that tract or parcel of land situate, lying and being in Land Lot 21 of the Eleventh Land District of Houston County, Georgia, being known and designated as Tract 14, containing 6.12 acres according to a plat of survey for Thomas L. Mason, Inc. prepared by Brent Cunningham, Surveyor on July 11, 1996, a copy of said plat being of record in Plat Book 49, Page 46, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

LESS AN EXCEPT that portion of the above described property condemned as additional right of way for State Route 96 as evidenced by a copy of the order recorded in Deed Book 6148, Page 197, Clerk's Office, Houston Superior Court.

Mr. McMichael presented a request for approval of a bid. Bids were solicited for the Lake Joy Road Phase 4 widening project with four contractors responding. Staff recommends award to low bidder C.W. Matthews Contracting in the amount of \$8,298,443.82. This project runs from Sandefur Road to Langston Road.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the award of the Lake Joy Road Phase 4 widening project to C.W. Matthews Contracting, Inc. of Marietta, GA in the amount of \$8,298,443.82. This project is funded by the 2012 SPLOST.

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Chairman Stalnaker explained that the project will widen this section of Lake Joy Road to a 3-lane curb and gutter roadway with a sidewalk on one side. The project encompasses over 2.5 miles and included over 120 parcels of right of way that was secured by Public Works staff. Chairman Stalnaker thought the project would be completed in the 18 to 24 month timeframe.

Mr. McMichael thanked Mr. Bill Parker in particular for his efforts securing the needed rights of way.

Mr. McMichael presented a request for approval of a bid for the 2018 Spot Overlay project. Bids were solicited with two contractors responding. Staff recommends award to low bidder Womack Paving. Roads receiving spot overlays / repairs are Arena Road, Brantley Ridge, Clover Hill Drive, Dowdy Lane, Kenneth Drive and Whitfield Road.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of the 2018 Spot overlay project to Womack Paving of Gray, GA in the amount of \$100,000. This project is funded by the 2001 SPLOST.

Mr. McMichael presented a request for approval of a bid for grinding and crushing the stockpiled rock and concrete at the Landfill. Bids were solicited with two contractors responding. Staff recommends award to Concrete Enterprises.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the award of a contract to grind and crush the stockpiled rock and concrete at the Houston County Landfill to Concrete Enterprises, LLC of Albany, GA in the amount of \$42,000. This project is funded by the Solid Waste Fund.

Ms. Robinson presented a request from the Board of Elections to hire workers for the May 22, 2018 General Primary / Non-Partisan General / Special Election.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the Board of elections hiring the following workers for the May 22, 2018 General Primary / Non-Partisan General / Special Election:

		<u>EACH</u>	<u>TOTAL</u>
16	Managers (Precinct)	\$130.00	\$ 2,080.00
32	Assistant Managers (Precinct)	\$ 90.00	\$ 2,880.00
56	Clerks	\$ 80.00	\$ 4,480.00
104	Training	\$ 25.00	\$ 2,600.00
7	Janitors	\$ 15.50	\$ 108.50
3	Janitors	\$ 25.00	\$ 75.00
195	TS Units	\$ 3.00	\$ 585.00
2	Election Supply Pick-Up	\$ 50.00	\$ 100.00

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2	Election Night Supply return	\$ 50.00	\$ 100.00
3	Election Night Check-In	\$ 50.00	\$ 150.00
16	Supply Pick-Up / Return Supplies	\$ 10.00	\$ 160.00
16	Cell Phones	\$ 10.00	\$ 160.00
3	Optical Scan Clerks	\$ 100.00	\$ 300.00
3	DRE Clerks	\$ 100.00	<u>\$ 300.00</u>
	Total		\$14,078.50

Chairman Stalnaker commented that voter turnout has been exceptionally low not only in Houston County but statewide during early voting. Early voting continues through Friday May 18th and the election is May 22nd.

Ms. Robinson presented a request from the City of Warner Robins for the installation of master water meters for Beacon Place Apartments located at S. Houston Lake Road and Cohen Walker Drive, and Links View subdivision located at Sandy Run Road at City Golf Club. Public Works has reviewed both requests and recommends approval.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve two requests from the City of Warner Robins to include Beacon Place Apartments (S. Houston Lake Road & Cohen Walker Drive) and Links View (Sandy Run Road at City Golf Club) in the current water use agreement between the City of Warner Robins and Houston County. Master water meters will be installed for both locations.

Ms. Robinson presented a request from the Engineering Department to extend the maintenance bond for one year on The Bluff at Riverbend Plantation Subdivision Phase 5 to give the developer an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the extension of the maintenance bond (State Bank & Trust Company #6126121, expiring June 26, 2018) for The Bluff at Riverbend Subdivision Phase 5. If the bond is not extended by June 26, 2018 the County will draw the bond and contract the work.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the payment of the bills totaling \$801,613.05.

Chairman Stalnaker opened the meeting for Public Comments.

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Jim Marquardt, Perry-Houston County Airport Manager, invited everyone to attend the airport's 2018 Armed Forces Day Open House and Fly-In on Saturday, May 19th beginning 9:00 am and continuing until 4:00 pm. There will be a \$3.00 per plate pancake breakfast, static displays by the Guardian Center and the Georgia State Patrol Aviation Department, and representatives from the Marine Corp, Navy, Air Force and Army. He also briefed the Board on recent developments at the airport including their new logo, website, fuel consumption, a recently purchased Foreign Object Debris removal device, new hangar and public spaces lighting and a new septic system for the facility. The new hangar has been completed and is operational but there is still a waiting list of 43 airplanes for hangar space. Hangar rents were increased recently.

Chairman Stalnaker commented that there is obviously a need to acquire more property for the airport and that more hangars needed to be built. He affirmed that the County stands ready to help with those issues when the Airport Authority is able to proceed.

Spring Rosati, 256 Waterford Drive, Bonaire, spoke to the Board concerning needed support for the Warner Robins Transit public transportation service.

Chairman Stalnaker remarked that there were funds earmarked for new buses in the 2018 SPLOST program but of course those funds have not yet begun to be collected. At the appropriate time the funds will be disbursed utilizing the City of Warner Robins as a conduit.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Mr. Walker remarked that it was a good meeting.

Mr. Thomson encouraged everyone to get out and vote and also cautioned everyone who did to read the T-SPLOST question very carefully before voting.

Mr. McMichael commented that he had attended the Middle Georgia State University graduation ceremonies recently and that Chief Williams' son Trent was named as the Presidential Scholar.

Chairman Stalnaker briefed the Board on the status of the FY19 budget process and the fact we are currently \$3.8 million short of revenues to cover the requested expenditures even though most departments submitted requests at or near last years' levels. He asked each Commissioner if they would reduce expenditures to balance the budget or if they would consider a tax increase to balance the budget. Each Commissioner stated that they would not be in favor of a tax increase but would rather reduce the appropriate expenditures to achieve a balanced budget.

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He further explained that although there are multiple requests for additional personnel and personnel reclassifications throughout the County there will not be any way to fund these requests in FY19. County staff will begin preparing a five-year plan outlining each department's personnel needs so that it can be presented to the Board sometime later this calendar year. Since property tax revenues are projected with only a modest 1.25% increase in the digest it is important to cut expenses to balance the budget rather than overinflate the revenue projections. The current sound fiscal condition of the County is due to the efforts of each employee, department head, elected official and constitutional officer. There is a chance that some form of salary increase for employees will be achieved.

Motion to Adjourn by Mr. McMichael, second by Mr. Walker and carried unanimously by all. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

