

Houston County Commissioners Meeting
April 7, 2020
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, April 7, 2020, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Walker, Thomson, McMichael and Robinson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland and Chief Building Inspector Tim Andrews.

Chairman Stalnaker welcomed everyone to the meeting and explained that the meeting was being conducted with social distancing being observed as well as endeavoring to keep the number of occupants in the room to less than ten.

Commissioner Thomson gave the Invocation.

Pledge of Allegiance by all in attendance.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the minutes of the meeting of March 17, 2020.

Chairman Stalnaker explained that although the applicants for Special Exception Applications #2339 thru #2345 were not present as they normally would be that they are being represented through Mr. Andrews.

Chairman Stalnaker closed the regular portion of the meeting and opened a Public Hearing.

None of the applicants were present and there was no opposition for any application.

Chairman Stalnaker closed the Public Hearing and opened the regular meeting.

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:

- #2339 – Christina Drexler – Consulting Business
- #2340 – Jeffrey Woolfolk – Landscaping
- #2341 – Mittie Smith – Educational Consulting
- #2343 – David Thompson – Pool Repair
- #2344 – Matthew & Courtney Rogers – Carpet Cleaning & Water Damage Restoration
- #2345 – Dennis Blackburn – Lawn Care

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to table Application #2342 submitted by Parker Black and send back to Zoning & Appeals for reconsideration.

Chairman Stalnaker asked Mr. Andrews to relay the information pertaining to covenants to each applicant.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to concur with a City of Warner annexation request for the properties described as: Tax Parcel No. 001040 150000 and Tax Parcel 001040 032000 known as 117 East Bob White Road, totaling 5.72 acres with the understanding that all water and sanitation customer accounts will be retained by Houston County and that there be no access to East Bob White Road from the development.

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Chief Building Inspector Tim Andrews exited the meeting.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve a resolution amending speed limits on all unincorporated (On-System) State Routes and all unincorporated (Off-System) roads. Pursuant to Georgia Code 40-6-183 (Alteration of Speed Limits by Local Authorities) and Section 40-6-376 (Uniform Rules of the Road Act), the Houston County Board of Commissioners does hereby adopt the On-System State Route Speed Limits within unincorporated Houston County as determined by the Georgia Department of Transportation and the Off-System roads speed limits as presented in List #0220-153. The County is responsible for all speed zone sign placement on non-state route roadways corresponding to this list (Off-System) as well as any advisory speed warning signs roadway conditions may warrant. The County Attorney is authorized to amend the Speed Limit Ordinance accordingly.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker to sign a professional services agreement with SP Design Group of Macon for design services for the proposed new Houston County Government Building. SP Design will perform these services for an estimated \$202,440 (Lump sum fee of \$7,440 for programming stage and 6.5% of the total construction costs estimated to be \$3,000,000).

Chairman Stalnaker commented that the programming phase has begun on this fast-track project and that he hoped the new building would be under construction by early to late Fall.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker to sign the amended professional services agreement with JMA Architecture, Inc. of Perry for additional design services on the State Court addition project in the amount of \$78,000.

Chairman Stalnaker commented that this amendment would bring all trades for this project under one umbrella to make it easier to manage.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize the signing of the Resolution Abandoning An Unused Portion of An Easement in order to abandon the portion of the right-of-way that is outside of the proposed right-of-way and is adjacent to Lot 94 Section 2, Phase 2, McCarley Downs Subdivision, and further authorizing Chairman Stalnaker to sign the Quitclaim Deed conveying the easement rights to the property owner of Lot 94.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the six-month extension of the bond (OneSouth Bank Letter of Credit #410685), expiring April 13, 2020 for Southfield Plantation Subdivision Section 7; and the extension of the bond (SunMark Bank Letter of Credit #210230-8) expiring April 29, 2020 for McCarley Downs Subdivision, Section 1, Phase 3. If the bonds are not extended by their respective expiration dates the County will draw the bond(s) and contract the work.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously to approve the award of the glass partitions installation project at the Perry Tax Commissioners Office to ICB Construction Group of Macon in the amount of \$6,150.

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Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of the Henson Road stormwater repair project to Enviro Trenchless, Inc. of Warner Robins in the amount of \$34,950.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the award of one new 2019 Ford F-150 Crew Cab Truck (PPV) for use in the Detention Center to Brannen Ford of Perry in the amount of \$34,934.82. The insurance settlement will be applied to the purchase of this vehicle and the Inmate Fund will reimburse the General Fund for the balance.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,626,594.08

Chairman Stalnaker announced that there would be an Executive Session after the Comments section that would last approximately thirty minutes.

Chairman Stalnaker opened the meeting for Public Comments. There were no public comments.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Chairman Stalnaker thanked the physicians, nurses and all other medical personal at the hospitals and med-stops for the long hours and great job they are doing working at 'ground zero' during this pandemic. He thanked all first responders and each County employee for carrying on the necessary and vital functions of government. He thanked the 911 operators for their outstanding work and the Detention Facility officers and staff for caring for the incarcerated inmates. He remarked that he fully supports Governor Kemp in his actions which are in the best interests of the people. He commended the General Assembly, our local elected officials and constitutional officers for their dedication to service during this time. He also commended all three Mayors and the leadership of Robins AFB for working together showing true jurisdictional cooperation. Finally, he offered thoughts and prayers for Commissioner McMichael's wife who is in the hospital battling pneumonia.

Ms. Robinson reiterated the Chairman's comments and commented that we all just need to stick together through this crisis and do the right thing.

Mr. Walker echoed the Chairman's comments and commended the dedicated County employees and officials for their efforts every day.

Mr. Thomson stated that these are certainly hard times during which we need to continue to pull together. He commended the County's custodial staff for their efforts cleaning and sanitizing our facilities during this pandemic.

Mr. McMichael also echoed the Chairman's comments and thanked the Chairman and others for their thoughts and prayers on behalf of his wife and family.

Chairman Stalnaker addressed the pending FY21 budget requests that will soon be sent to all department heads, elected officials and constitutional officers commenting that these are uncertain times for finances with revenues expected to be impacted over the next six to eight months. He expressed the need to hold current FY20 expenses down and also to hold FY21 requested expenditures to no more than is currently programmed in FY20. Expenses must be tightly monitored and controlled in the face of sharply declining revenues. He stated that he has no intention of raising taxes during these turbulent times.

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Mr. Walker remarked that it has been a very tough time for small business owners and their employees.

Mr. McMichael stated that he supports no tax increase and that with the stock market in turmoil he was concerned about the effect it would have on the pension plan.

Mr. Thomson remarked that he 100% backed no tax increases.

Director of Personnel Ken Carter entered the meeting.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to enter into Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1).

Upon re-entering the regular meeting Chairman Stalnaker reiterated that there would be no action taken as a result of the Executive Session.

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

EXECUTIVE SESSION AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HOUSTON

AFFIDAVIT OF PRESIDING OFFICER

Tommy Stalnaker, Chairman of the Houston County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief:

1.

The Houston County Board of Commissioners met in a duly advertised meeting on April 7, 2020.

2.

During such meeting, the Board voted to go into executive session.

3.

The executive session was called to order at 9:53 a.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meeting law:

 X Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officers or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

 Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential) _____;

 Discussion or voting on:

 Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A);

 Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B);

 Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C);

 Entering a contract for the purchase, disposal of, or lease of property as provided in O.C.G.A. § 50-14-3(b)(1)(D);

 Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E);

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- _____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);
- _____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2);
- _____ Other (describe the exemption to the open meetings law):

_____ as provided in (insert the citation to the legal authority exempting the topic) _____.

5.

_____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

_____ The attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting and will be filed and held for in camera inspection only.

This _____ day of April, 2020.

Tommy Stalnaker, Chairman
Houston County Board of

Commissioners

Sworn to and subscribed
before me this _____ day of
April, 2020.

Notary Public
My commission expires:
