

**Houston County Commissioners Meeting  
Tuesday, December 3, 2019  
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, December 3, 2019, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Walker, Thomson, McMichael and Robinson present. Also present were Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Chief Building Inspector Tim Andrews, Fire / HEMA Chief Chris Stoner, Lt. Tommy Spires, 21<sup>st</sup> Century Partnership Chief Operations Officer Dan Rhodes, Mark Byrd, Dan Perdue, Walton and Becky Wood and Ansel Peck

Chairman Stalnaker led the audience in the Invocation.

2nd Lt. Nicholas Loftin, US Air Force led the audience in the Pledge of Allegiance and then detailed his 10-year military career. He currently serves as an aircraft maintenance officer in the 461st Maintenance Group working on the E-8C Joint Surveillance Target Attack Radar Systems (J-STARS) aircraft and has been stationed at Robins AFB for one year. He previously spent one year in S. Korea and the rest of his service at Shaw AFB in South Carolina. He originally enlisted in the Air Force and achieved the rank of MSgt. before commissioning as an officer. He is married to his high school sweetheart and has three children ages 5, 9, and 11. He remarked that he was grateful for the support that he and the military receive in our community.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the minutes of the meeting of November 19, 2019.

Chairman Stalnaker asked for a motion to add Item #12 concerning an OPEB interim report that is necessary for completion of our fiscal year audit.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to add Item #12 to the agenda.

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 #2305 thru #2309.

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

Special Exception #2305 applicant was present. There was no opposition.

Special Exception #2306 applicant was present. There was no opposition.

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Special Exception #2307 applicant was present. There was no opposition.

Special Exception #2308 applicant was present. There was no opposition.

Special Exception #2309 applicant was present. There was no opposition.

As there were no comments Chairman Stalnaker closed the Public Hearing and reopened 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:

Application #2305	Fred Daviss	Construction
Application #2306	Starla Thomas	Tree Service
Application #2307	Gregory & Katelin Custer	Greeting Cards (Internet)
Application #2308	Kavarra George	Painting / Pressure Washing
Application #2309	Archonci Lester	Welding

Mr. Andrews gave each applicant approved for a home occupation instructions on the next step of the process which is obtaining their occupational business license from the Commissioner's office.

Motion by Mr. Walker, second in unison and carried unanimously to approve Tuesday, December 31, 2019 as a paid day off for Houston County employees. Shift workers scheduled to work this day will be given an additional day off at a later date with their department heads approval.

Chairman Stalnaker commented that this holiday was in addition to the already established County holidays of Tuesday December 24<sup>th</sup>, Wednesday December 25<sup>th</sup> and Wednesday January 1<sup>st</sup>.

County Attorney Tom Hall conducted a first reading of an amendment to the Regulations for Access Management and Encroachment Control as adopted in the Code of Ordinance, Houston County, Georgia at Chapter 54, Article IV, Sec. 54-90. A second reading and Public Hearing will be held at the December 17, 2019 Board meeting after which the Board may take action.

Chairman Stalnaker commented that this amendment is due to some recent requests for commercial driveway permits that would substantially increase the traffic on residential streets.

Mr. McMichael commended Director of Operations Robbie Dunbar and County Engineer Brian Jones for their efforts on this matter.

Director of Administration Barry Holland conducted a first reading of an Alcohol License Application submitted by Nilam Kumar Patel representing Santoshi Krupa LLC dba Bonaire Liquor Store. A second reading and Public Hearing will be held at the December 17, 2019 Board meeting after which the Board may take action.

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Director of Administration Barry Holland conducted a first reading of an Alcohol License Application submitted by Ankit Kumar Patel representing Sai Ram 2019 LLC dba Highway 96 Stop & Shop. A second reading and Public Hearing will be held at the December 17, 2019 Board meeting after which the Board may take action.

Mr. Thomson presented a request from the City of Warner Robins to include the proposed Buc-ee's store in the current water use agreement.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve a request from the City of Warner Robins to include the proposed Buc-ee's convenience store, to be located on the southeast corner of Russell Parkway and I-75, in the current water use agreement between the City of Warner Robins and Houston County with the stipulation that the City provide a hydraulic engineering study before taps are made to demonstrate that adequate fire flows and consumption pressures are met. The development will be connected to the existing 12" water main currently fed from an existing 10" master water meter located at Russell Parkway and Hwy. 41. Rates for the master water meter will be \$1.77 per thousand gallons.

Chairman Stalnaker reiterated that the \$1.77 per gallon rate coincides with the new rate increase that will be effective January 1<sup>st</sup>.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the reappointment of Dr. Perry Melvin for another two-year term to the Houston County Airport Authority effective January 1, 2020 and expiring December 31, 2021.

Mr. Thomson remarked that Dr. Melvin has done a very good job on the Authority and that he is glad that he will be coming back for another term.

Mr. Walker commented that Dr. Melvin has done a good job and that the airport has come a long way since its inception.

Chairman Stalnaker agreed that the airport has done well and is almost to a point of being self-sustaining without financial support from the City of Perry and the County. He also commented on the planned improvements to the airport including an apron expansion, a new terminal building and runway extension. Recently the airport was awarded \$2 million in grant funds from GDOT for improvements.

Ms. Robinson presented a request to acquire land in front of the new Lake Joy Road Fire Department facilities.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing the Sales Contract with Ronald S. Paige and Lisa D. Paige in order to purchase a tract of land of 0.43 acres adjacent to the land purchased earlier by the Board for the new Lake joy Road Fire Department facilities and to further authorize the payment of the purchase price of Sixty Five Thousand Dollars (\$65,000) and closing costs associated with the purchase and authorizing Chairman Stalnaker signing any and all documents for the purchase of the land.

The property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 136, of the Tenth (10<sup>th</sup>)

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Land District, Houston County, Georgia, and being Lot 2 of 0.43 acres as more fully shown on plat of survey for James N. Geiger, by Richard L. Jones, Surveyor, dated August 7, 1987 and a copy of which is recorded in Plat Book 33, Page 85, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is made subject to the restrictive covenant that no structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other out building shall be used on said parcel at any time as a residence either temporarily or permanently. No mobile home or house trailer shall be permitted to be placed on said parcel.

Chairman Stalnaker clarified that the purchase included a structure as well as the parcel of land. He also remarked on the good progress being made both on the construction of the new Lake Joy Fire Station and EMA Headquarters as well as the road construction on Lake Joy Road.

Ms. Robinson presented a request for release of a maintenance bond for The Harley Farms Subdivision.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the release of the maintenance bond (American Pride Bank Letter of Credit #10015436, expiring December 15, 2019) for The Harley Farms Subdivision Phase I; and to accept Ashely Nicole Avenue, 1260 feet or 0.24 mile at a speed limit of 25 mph; Harley Farms Drive, 650 feet or 0.12 mile at a speed limit of 25 mph; Avery Court, 430 feet or 0.08 mile at a speed limit of 25 mph; Graden Court, 300 feet or 0.06 mile at a speed limit of 25 mph; Hialeah Drive, 230 feet or 0.04 mile at a speed limit of 25 mph; and to accept the 0.08 acre Harley Farms Subdivision Phase I Water Quality Structure.

Chairman Stalnaker stated that since the County is accepting the pond only the residents of that subdivision would pay the stormwater fees that would be set aside for pond maintenance.

Mr. McMichael asked if the speed limits of 25 mph were appropriate for these streets.

Chairman Stalnaker said that they were set by County ordinance for residential areas and also design standards for the subdivision.

Mr. McMichael presented a request for approval of a bid.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of one new 2021 Ford F-750 2-1/2 Ton Truck w/Utility Body for use in the Water Department to Wade Ford of Smyrna, GA in the amount of \$76,096. This vehicle is funded by Water Capital funds.

Purchasing Director Mark Baker commented that the truck was being purchased under the state-wide contract and that the delivery time would likely be six to eight months.

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Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,673,877.70.

Mr. Walker presented a Memorandum of Participation for an interim OPEB valuation.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the execution of a Memorandum of Participation (MOP) for an interim roll-forward GASB 75 report of the Other Post-Employment Benefits (OPEB) with Cavanaugh Macdonald Consulting, LLC of Kennesaw, GA in the amount of \$6,500 which includes a \$1,500 expedite fee.

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

Dan Rhodes, 21st Century Partnership Chief Operations Officer, briefed the Board on the most recent efforts of the partnership. He began by commending each of the amazing Houston County supporters of the 2019 Support the Troops care packages effort. He then explained that the partnership hosted the recent November 13th and 14th trip to Washington D.C. for senior leadership members from Middle Georgia, including Commissioner Robinson, as they visited leadership in Congress and at the Department of Defense to demonstrate our community's commitment to our Armed Services and to advocate for the programs and resources needed to support Robins AFB in its mission. Lastly, he reminded everyone that the federal budget has not been passed but rather is operating under a second continuing resolution until December 20th. Although he hoped that the budget could be passed before then, the likelihood is that there will be a third continuing resolution coming. Such an occurrence can be detrimental to the Air Force and therefore Robins AFB's mission.

Robbie Dunbar, Houston County Director of Operations, briefed the Board on the status of the Lake Joy Road Phase 4 construction project saying that the contractor is constructing an on-site detour just south of Lake Joy itself due to some unsuitable soil conditions. After the bad soil is stripped out they will have to bring in good soil to replace it. Traffic may shift to the detour as early as the end of this week. Mr. Dunbar also thanked the Board for approving the additional holiday for County employees.

There being no further comments Chairman Stalnaker closed Public Comments and opened Commissioners Comments.

Mr. Walker thanked everyone for coming to the meeting.

Ms. Robinson also thanked everyone for coming and remarked that the 21st Century Partnership did an excellent job setting up the recent trip to Washington D.C. and that there were some very useful meetings.

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Mr. McMichael congratulated Cheri Adams, publisher at the Houston Home Journal, on the imminent birth of a new granddaughter.

Chairman Stalnaker remarked that he was glad the meeting was finishing up in record time because the Board is scheduled to present to the Grand Jury at 11:00 a.m. as part of their inspection of County finances that is required by law every three years.

Mr. Thomson thanked everyone for coming and announced that he would not be running for office. He explained that his current term expires December 31, 2020 and that he has spent 20 years on the Board Commissioners, 6 years in the Building Inspection office and seven years on the Board of Elections. He thanked the citizens of the County for their support over those years.

Chairman Stalnaker commented that he appreciated Mr. Thomson's friendship as much as he appreciated his service to the County.

Motion to adjourn by Mr. Walker, second by Ms. Robinson and carried unanimously by all, meeting adjourned.

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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