

**Houston County Commissioners Meeting
December 4, 2018
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday December 4, 2018 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners McMichael, Walker, Robinson, and Thomson 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, Engineer Brian Jones, Attorney Larry Walker, Advanced Disposal Operations Manager Jeanne Moyer, Ryland Environmental Partner James Lanier, Meridian Waste Representative Adam Cochran, Ansel Peck, and Walton and Becky Wood.

Commissioner McMichael gave the invocation.

Lt. Col. Robby Key, USAF led the audience in the Pledge of Allegiance and then detailed his 28-year military career. He joined the Air Force in 1990 at age eighteen just after graduating high school and was an air launch munitions specialist maintaining missiles for the B-1 and B-52 aircraft. After several years of active duty, he joined the Air National Guard and has served also as an aircraft maintenance officer and an air battle manager. He currently serves as a Deputy Group Commander in the J-STARS program with the 116th Air Control Wing at Robins AFB where he has been stationed since the B-1 program was moved from Dobbins to Robins in 1997. He has had tours in both Iraq and Afghanistan as well as other deployments to the Middle East and the Pacific. He is married with two teenage children and enjoys reading, exercising and staying active in his church Shirley Hills Baptist.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the minutes from the meeting of November 20, 2018.

Chairman Stalnaker announced that there would be an Executive Session at the end of the regular meeting but that no action is expected to be taken.

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 Application #2213 that had been tabled at the November 6, 2018 meeting as the applicant was not able to attend the original Zoning and Appeals meeting.

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

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Special Exception Application #2213, 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 Special Exception Application #2213 submitted by Jason Foster to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2219 and #2220.

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

Special Exception Application #2219 applicant was present.

There was no opposition.

Special Exception Application #2220 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 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 #2219	Sammy Hawkins	Mobile Tire Accessories
Special Exception #2220	Doug & Ashley Johnson	Used Books (online)

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.

Mr. Walker presented two amendments to the County's retirement plan. One to provide a one-time 2% COLA for the pre-2009 GEBCorp Plan, and one to provide a one-time 2% COLA for the Aetna plan. Both amendments would be effective as of January 1, 2019. There will be no changes to the current plan in effect since January 1, 2009 since it already has provisions for automatic COLA adjustments.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing the resolution to amend the ACCG Defined Benefit Plan for Houston County employees as well as Plan Amendment #5 to provide a one-time COLA of 2% for employees who retired from the County with a benefit under the Plan prior to January 1, 2009; and, to authorize payment for the one-time 2% COLA for employees under the Aetna contract GA-3635 in the amount of \$10,394.51.

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Mr. Thomson presented a quit-claim deed that conveys the old right-of-way for Kersey Road back to the property owners, Melissa Ashley Sorrow Wainwright and Daniel M. Wainwright. Kersey Road was relocated in 1982 and a deed for the new right-of-way was recorded then.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker signing the quit-claim deed conveying the old right-of-way for Kersey Road to Melissa Ashley Sorrow Wainwright and Daniel M. Wainwright.

Mr. Thomson presented a request from the Engineering Department to extend the maintenance bond for one year on Harley Farms Subdivision, Phase 1 to give the developer an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the extension of the maintenance bond (American Pride Bank Letter of Credit #10015436, expiring December 15, 2018) for Harley Farms Subdivision, Phase 1. If the bond is not extended by December 15, 2018 the County will draw the bond and contract the work.

Mr. Thomson presented a proposal to dedicate and name the new Sheriff's Department firing range and training facility in honor of Mr. Ed Dunbar.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve naming the newly constructed Sheriff's Department training facility the Ed Dunbar Law Enforcement Training Facility – Houston County Sheriff's Office.

Director of Administration Barry Holland presented the first reading of an Alcohol License Application submitted by Tam Thanh Pham representing Juji Nail Lounge for the on-premise sale of wine, by the glass, in a salon setting located at Merganser Commons, 520 GA Hwy 247 South, Suite 201, Bonaire, Georgia. A second reading will be held at 6:00 p.m. on December 18, 2018 in Warner Robins after which the Commissioners will vote.

Ms. Robinson presented an amendment to our current tower, easement and ground lease agreement with Georgia PCS Management LLC (representing Sprint) for antennas and equipment installed on our Flint Tower.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker signing Amendment #1 to the existing Tower, Easement and Ground Lease Agreement between Houston County and Georgia PCS Management LLC (representing Sprint) extending the term of the original agreement which expires December 3, 2019, for an additional five renewal terms of five years each. The monthly rent base beginning December 4, 2019 will be \$2,567.50 with a 3% annual escalator clause.

Chairman Stalnaker thanked Director of Administration Barry Holland for negotiating the new contract.

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Ms. Robinson presented a proposed additional Holiday and Board Meeting Schedule Change.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Monday, December 31, 2018 as a paid day off for Houston County employees. Shift workers scheduled to work those days will be given an additional day off at a later date with their department heads approval. Also, to approve moving the January 2019 Board meetings from the first and third Tuesday's to the second and fourth Tuesday's. Meetings dates will now be:

Tuesday, January 8th – 9:00 a.m. at the Commissioner's Board Room at the Perry Courthouse

Tuesday, January 22nd – 6:00 p.m. at the Commissioner's Board Room at the Warner Robins Annex

The February 2019 Board meetings will return to the normal schedule on the first and the third Tuesday's.

Mr. McMichael presented a request from Purchasing for approval of a bid on a new mini-excavator for use in the Water Department with five bidders responding. Staff recommends award to Mason Tractor Co., although not the low bidder they offer the use of a loaner machine within the warranty period.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of one new Kubota KX080-4SS3A Excavator for use in the Water Department to Mason Tractor Co. of McDonough, Ga in the amount of \$94,407. Water Capital Funds will purchase this equipment.

Mr. McMichael presented a request form District Attorney Hartwig to replace an older Crown Victoria with a new SUV. The Purchasing Department has located a new GMC Yukon SUV through a local dealer.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the award of one new 2019 GMC Yukon SUV for use in the District Attorney's office from Hamby Automotive Network of Perry for \$41,983. The District Attorney will reimburse the County for 100% of the cost of this vehicle from Forfeiture Funds.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,465,440.77.

Chairman Stalnaker opened the meeting for public comments.

Walton Wood, 426 Sandefur Road, Kathleen, GA offered his condolences to the family of Mr. Larry Johnson who passed away on Monday, December 3rd remembering him as a good man and a U.S. Army and Vietnam War veteran.

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As there were no more comments Chairman Stalnaker closed the public comments portion of the meeting.

Chairman Stalnaker then opened the meeting for commissioners' comments.

Chairman Stalnaker also offered condolences for Mr. Johnson as well as Mr. Matt Arthur former coach, principal and superintendent of schools remarking that both men will be missed in our community. He also asked that everyone continue to keep Chief Jimmy Williams in their thoughts and prayers.

Mr. McMichael commented that Mr. Arthur was a great American and will be missed.

Mr. Thomson thanked Lt. Col. Key for attending the meeting and speaking and offered his thoughts and prayer for Chief Williams.

Ms. Robinson thanked everyone for attending and reminded everyone to vote today in the run-off election.

Mr. Walker remarked that Mr. Johnson, Mr. Arthur and former President George H.W. Bush were three great men that we lost this week.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to enter into an Executive Session for Property Acquisition matters per O.C.G.A. § 50-14-3(b)(1).

Upon returning Chairman Stalnaker reopened the regular meeting with no action taken.

Motion to Adjourn by Mr. Walker, second by Mr. Thomson and carried unanimously by all, meeting adjourned.

Barry Holland
Director of Administration

Chairman

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 December 4, 2018.

2.

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

3.

The executive session was called to order at 10:10 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:

_____ 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);

_____ 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);

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_____ 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 December, 2018.

Tommy Stalnaker, Chairman
Houston County Board of Commissioners

Sworn to and subscribed
before me this _____ day of
December, 2018.

Notary Public
My commission expires:
