

**Houston County Commissioners Meeting
October 2, 2018
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday October 2, 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 Personnel Ken Carter, Director of Purchasing Mark Baker, Fire / HEMA Chief Jimmy Williams, Chief Building Inspector Tim Andrews, Perry Councilman Randall Walker, Flint Energies VP of Cooperative Communications Marian McLemore, Perry Assistant City Manager Robert Smith, Mark Byrd, Chad Bryant, Jim Taylor, and Walton and Becky Wood.

Commissioner Thomson gave the invocation.

Capt. Nichole Moore, USAF led the audience in the Pledge of Allegiance and then detailed her 7-year military career. She attended Texas Tech University and began her military career as a chemist in the Air Force Research Laboratory at Edwards AFB in California. Three years later she went to RAF Mildenhall in England to serve at another research laboratory performing duties such as asbestos testing and air quality testing for pilots and fire departments. Since arriving at Robins AFB in June of this year she has been serving as a Career Broadening Officer in a program that teaches different officer career fields about depot life supporting the Air Force aircraft. In the brief time she has been in Middle George she has found the community to be very military friendly.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of September 18, 2018.

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 #2208, #2210 and #2211.

Chairman Stalnaker closed the regular meeting and opened a public hearing.

Special Exception Application #2208 - Applicant was present.

There was no opposition.

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Special Exception Application #2210 - Applicant was present.

There was no opposition.

Special Exception Application #2211 - Applicant was present.

There was no opposition.

There being 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:

Special Exception Application #2208 Benjamin Luopa Painting

Special Exception Application #2210 Jedidiah & Bianca Broussard Jewelry

Special Exception Application #2211 Tammy & Tony Hill Gaming Trailer

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 Rezoning Application #2209 and explained that the Planning Commission recommended unanimous approval of the application.

Chairman Stalnaker closed the regular meeting and opened a public hearing.

The applicant, Mr. Chad Bryant of Bryant Engineering, was present.

Mr. Mark Byrd was present in support of the application.

There was no opposition.

There being no comments Chairman Stalnaker closed the public hearing and reopened the regular meeting.

Chairman Stalnaker explained that although there were rumors of the Board of Education having an interest in at least a portion of the property for construction of a new school that there was not anything before the Board of Commissioners except an application to rezone the property from R-AG to R-1.

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Chairman Stalnaker further explained that an R-1 residential zoning would be compatible with the surrounding area. If developed as residential he surmised that approximately seventy homes could be constructed. If the school system later decided that the property would be suitable for a new school site then zoning would not be an issue that would come back before the Commissioners since schools are exempt. Chairman Stalnaker indicated that although this property is only a short distance from old Highway 96 that additional traffic on Thompson Mill Road is a concern.

There was no opposition.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve Re-Zoning Application #2209 submitted by Bryant Engineering.

Director of Administration Barry Holland conducted the first reading of an Alcohol License Application submitted by Jennifer Belcher representing Belcher Holdings, LLC for the on-premise sale of beer and wine in a restaurant setting located at Merganser Commons, 510 GA Hwy. 247 South, Bonaire, GA. A second reading and public hearing will be held at 6:00 p.m. on October 16, 2018 in Warner Robins after which the Commissioners will vote on the issue.

County Attorney Tom Hall presented a Land Bank Agreement between Houston County and the City of Perry giving a brief overview of the Land Bank's purpose and the process by which they are authorized to engage in a range of activities in an effort to address vacant, dilapidated and tax delinquent real property including the acquisition, maintenance and disposition of such property.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing the land bank agreement with the City of Perry.

Ms. Robinson presented a request from the Board of Elections to hire workers for the November 6, 2018 General election.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the hiring of the following workers for the November 6, 2018 General Election:

	Each	Total
16 Managers (Precinct)	\$130.00	\$
2,080.00		
32 Assistant Managers (Precinct)	90.00	\$
2,880.00		
90 Clerks	80.00	\$
7,200.00		

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138	Training	25.00	\$	
3,450.00				
7	Janitors	15.50	\$	
108.50				
3	Janitors	25.00	\$	75.00
254	TS Units	3.00	\$	
762.00				
3	Election Supply Pick-Up	50.00	\$	
150.00				
3	Election Night Supply Return	50.00	\$	
150.00				
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				
5	Optical Scan Clerks	100.00	\$	
500.00				
3	DRE Clerks	100.00	\$	
<u>300.00</u>				
	Total			\$18,125.50

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the appointment of Kathy Wallace to fill the unexpired term of Deborah Strange on the Houston County DFCS Board. Ms. Wallace's term will begin on October 2, 2018 and expire on June 30, 2020.

Mr. Michael presented a request from the Purchasing Department to purchase four new Ford Pursuit Utility vehicles for use in the Sheriff's Department from state-wide contract holder Wade Ford for use in the Patrol Division.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the award of four 2019 Ford Pursuit Utility Vehicles (Explorers) for use in the Patrol Division of the Sheriff's Department from Wade Ford of Smyrna at a unit cost of \$34,456 or a total amount of \$137,824. These vehicles are funded by SPLOST 2012.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills in the amount of \$3,176,025.46.

Chairman Stalnaker then closed the meeting and opened public comments.

Chief Williams reminded everyone that the Houston County Fire Department's ISO rating had improved to a 4 / 4X effective October 1, 2018. A property would

be a 4X if it is more than 1,000 feet from a fire hydrant. This improvement in the County's rating might be lowered even further in the future by the addition of the 100-foot ladder truck that is due for delivery by the end of the year. Chief Williams thanked the Board for their continued support of the Fire Department.

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Chairman Stalnaker commented that property for the proposed fire station on Lake Joy Road has been purchased, an architect has been engaged, and that the hospital has committed to placing an ambulance in the station. Property has likewise been purchased for the new Bonaire fire station on Highway 96 and that there would be an ambulance placed there as well along with the construction of a med stop. Considering these two projects and the recently opened Perdue fire station this will make three new stations built in a span of approximately 36 months all for the benefit of the citizens.

Director of Purchasing Mark Baker gave the Board a brief update on the construction progress on the Sheriff's Department Firing Range project commenting that the training building should be complete next week, the parking lot was being installed, and the sidewalks have been poured.

Walton Wood, 426 Sandefur Road, Kathleen, GA voiced concerns about the Land Bank agreement with the City of Perry and the possible costs to the County. It was explained that the City of Perry would fund projects within the city limits and that the County would fund projects within the unincorporated areas.

There being no further public comments, Chairman Stalnaker closed the public comments and reopened the regular meeting.

Chairman Stalnaker then opened the meeting for commissioners' comments.

Chairman Stalnaker commented that there would be a meeting set up this month for the Solid Waste Collection Committee to interview the three contractors who have submitted proposals. Each of the Commissioners will be invited to participate in the interview process which should result in a decision before the end of the calendar year.

Mr. Thomson asked Chief Williams if insurance companies were being notified of the County's lowered ISO rating.

Chief Williams indicated that he is relying upon the news media to help get that news out but that homeowners are ultimately responsible for contacting their respective insurance companies.

Mr. McMichael remarked that he appreciated the presentation concerning safety and ditch-digging that was given at the Safety Meeting this morning. He also reminded everyone that it was time to get flu shots.

Ms. Robinson asked Chief Williams if insurance companies were required to take the lowered ISO rating into account.

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Chief Williams stated that insurance companies are private concerns and that some have even discontinued utilizing the ISO data. He again encouraged each homeowner to contact their respective insurance companies about the issue.

Mr. Walker thanked everyone for coming and remarked that Houston County has the best employees.

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

Commissioner

