

**Houston County Commissioners Meeting
October 3, 2017
Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday October 3, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, Thomson, and McMichael present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Fire / HEMA Chief Jimmy Williams, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Sheriff Cullen Talton, County Engineer Brian Jones, Roads Superintendent Travis McLendon, Public Buildings Superintendent Tony Holder, Landfill Superintendent Terry Dietsch, Water Supervisor Riley Scarborough, Centerville Mayor John Harley, Perry Mayor Jimmy Faircloth, Warner Robins Mayor Randy Toms, Flint Energies Senior VP Jimmy Autry, Walton and Becky Wood, Ansel Peck, and James Erdmanczyk.

Commissioner Thomson gave the Invocation.

Col. Sarah J. Christ, US Air Force led the audience in the Pledge of Allegiance and then detailed her 22-year military career. Col. Christ currently serves as the 78th Air Base Wing Vice Commander at Robins AFB. She stressed the importance of working together with the community as a team and remarked that it is a true pleasure to serve. She entered into the Air Force in 1994 as a ROTC graduate from the University of Iowa. Col. Christ has a civil engineering background and served in a multitude of stateside locations including the Pentagon as well as overseas in Riyadh, Saudi Arabia; Aviano Air Base, Italy; Morón Air Base, Spain; and Thumrait Air Base, Oman. She came to Robins AFB in June of 2016 from a posting at Wright-Patterson AFB, OH. She commended all local first responders for their actions during Irma

Chairman Stalnaker recognized all local Irma responders for their efforts during and after the storm. He called on a representative of each municipality, Robins AFB and every agency involved who, in turn, recognized those from their respective organizations that were in attendance. Each was presented with a commemorative plaque with the words "We survived together, Hurricane Irma, September 11, 2017". Those organizations recognized included Robins Air Force Base; the cities of Warner Robins, Perry and Centerville; Flint Energies; Georgia Power; Houston Medical Center and EMS; Georgia National Fairgrounds; Georgia Department of Transportation; Georgia Emergency Management Agency; Georgia State Patrol; Houston County Health Department; Houston County Sheriff's Office; Houston County E-911; Houston County Public Works; and the Houston County Fire Department and Emergency Management Agency.

Chairman Stalnaker then called on Superintendent of Houston County schools Dr. Mark Scott who expressed his appreciation on behalf of the school system for the men and women who brought power back to school facilities, cleared the roads for school buses and allowed the schools to resume classes so quickly on Wednesday of the same week.

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Chairman Stalnaker thanked everyone involved again and then called for a special recognition of all law enforcement officers in light of the recent mass shooting in Las Vegas.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of September 19, 2017.

Chairman Stalnaker announced that Commissioner Robinson would need to exit the meeting by 10:30 a.m. and that he would take those agenda items, #4 and #5, assigned to her first and then return to the established order with #1.

Ms. Robinson presented a request to purchase a new digital audio recording system for the Magistrate court to replace the old system which is no longer working properly. There will be an addition of software, monitors and other hardware that will display documents, photos, and other materials in the courtrooms. The Law Library Board has agreed to reimburse the County for the entire amount of the project.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the purchase of a digital audio/visual recording system for the Magistrate Court from BIS Digital of Ft. Lauderdale, FL in the amount of \$55,080; and \$6,706 for two PC's, one presentation laptop, digital storage and electrical work in the courtrooms for a total of \$61,786.

Ms. Robinson presented a request from the City of Warner Robins for a master water meter connection to the County's Water System in order to increase the water pressure for existing subdivisions of The Tiffany, Woodridge and Kensington. They are requesting approval for an 8" master water meter to be installed on the south side of Feagin Mill Road east of the County's water treatment plant and connected to our existing 16" water main.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve a request from the City of Warner Robins for a master water meter connection to the Houston County Water System to increase water pressure for The Tiffany, Woodridge and Kensington subdivisions to be installed on the south side of Feagin Mill Road just east of the Houston County Water Treatment Plant (Feagin Mill) and connected to the existing 16" Houston County water main.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2113 and #2115 thru #2120. Mr. Andrews explained that with the exception of #2113 and #2116 that all applications met the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval. He also explained that the applicant for Application #2118 came to the meeting but asked to be excused because his wife was expecting any moment and that the applicant for #2120 was not present due to unforeseen transportation issues.

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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.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant for #2113 was not present as the application is recommended for denial.

Applicant for #2115 was present with nothing further to add.

There was no opposition.

Applicant for #2116 was not present as the application is recommended to be tabled.

Applicants for #2117 were present with nothing further to add.

There was no opposition.

Applicant for #2118 was not present.

There was no opposition.

Applicant for #2119 was present with nothing further to add.

There was no opposition.

Applicant for #2120 was not present.

There was no opposition.

There being no comments Chairman Stalnaker closed the Public Hearing and the meeting continued.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to deny Special Exception Application #2113 submitted by Charles Brown.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to table Special Exception Application #2116 submitted by Ron Allcock and send back to Zoning & Appeals for further consideration.

Motion by Mr. Walker, second by Mr. McMichael 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:

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Special Exception Application #2115 - Joel & Natalie Keadle

Special Exception Application #2117 - Jeff & Lisa Marshall

Special Exception Application #2118 - Christopher & Katrina Hampton

Special Exception Application #2119 - Keble Passley

Special Exception Application #2120 - Shellie & Jill Kelly

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 a request from the City of Warner Robins for annexation of two parcels located at Houston Lake Road, south of Highway 96 and east of Cohen Walker Drive. Both parcels are currently zoned County R-AG, proposed zoning for Parcel A is Warner Robins C-2, and Parcel B is Warner Robins R-4.

Mr. Walker pointed out that Public Works had requested that a pre-design meeting be held if the Board concurred with this request.

Mr. Dunbar confirmed that they would like to hold the pre-design meeting with City personnel to discuss the water distribution demands and traffic impacts that would develop upon annexation of this property.

Chairman Stalnaker asked Mr. Dunbar and Mr. Holland to schedule and hold these pre-design meetings prior to any future annexation requests coming to the Board. He felt that these issues should be worked out before the Board considers the annexation.

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 properties known as:

Parcel "A" - all that certain parcel of land lying and being in Land Lot 188, 10th Land District of Houston County, Georgia, according to a plat prepared by Maxwell-Reddick and Associates, Inc., dated August 24, 2017, containing 7.10 acres.

Parcel "B" – all that certain parcel of land lying and being Land Lot 188, 10th Land District of Houston County, Georgia, according to a plat prepared by Maxwell-Reddick and Associates, Inc., dated August 24, 2017, containing 36.50 acres.

Mr. Walker presented a request from the City of Warner Robins for annexation of the property owned by Cohen Walker Storage, LLC located at Houston Lake Road, south of Highway 96 and east of Cohen Walker Drive. The parcel is currently zoned County C-2 and upon annexation will be Warner Robins C-2.

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Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to concur with a city of Warner Robins annexation request for the property known as all that tract or parcel of land situate, lying and being in Land Lot 188 of the 10th Land District of Houston County, Georgia, and being known and designated as TRACT "Z", comprising 5.00 acres, and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey entitled "Survey for Cohen Walker Road Storage, LLC" prepared by Robert L. Story, Georgia Registered Land Surveyor No 1853, dated October 18, 2016 and recorded in Plat Book 78, Page 172, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

Said property being more particularly described as follows: starting at the intersection of the centerline of Cohen Walker Drive and the Centerline of Houston Lake Road, go N73° 44'50"E a distance of 95.14' to a point on the easterly right of way of Houston Lake Road; then go in a northerly direction along said right of way on an arc with a radius of 2949.47'; in a counterclockwise direction a distance of 106.69' to a point on said right of way and the Point of Beginning; then go N87° 03'41"E a distance of 778.90' to a point; then go S03°8'37"E a distance of 291.95' to a point; then go S86°57'57"W a distance of 715.13' to a point on the eastern right of way of Houston Lake Road; then go in a counterclockwise direction on an arc with a radius of 2949.47' along said right of way a distance of 300.35' with a chord distance of 300.22' and a direction of N15°24'28"W to a point on said right of way and the Point of Beginning.

Commissioner Robinson exited the meeting.

Mr. Thomson presented a change order to the 2017 Spot Overlay contract with Womack Paving. The change order will increase the overall price by \$25,000 to a total of \$190,092 to cover costs of the additional repair, resurface and restripe to damaged portion of Sewell Road.

Motion by Mr. Thomson, second by Mr. Walker to approve Change Order #1 to the 2017 Spot Overlay contract with Womack Paving, Inc. The original contract price of \$165,092 will increase by \$25,000 to \$190,092. There will be no increase in the contract time. Upon voting Mr. Thomson, Mr. Walker, and Mr. McMichael voted yes. Motion carried.

Mr. Thomson presented a change order to the traffic signal installation project at Lake Joy Road and Cohen Walker Drive with Bass Signal Corporation. The change order will increase the overall price by \$5,500 to a total of \$189,806 to cover the addition of a battery back-up system that will provide emergency operation power in the event of a failure or outage.

Motion by Mr. Thomson, second by Mr. Walker to approve Change Order #1 to the Traffic signal installation project at Lake Joy Road and Cohen Walker Drive with Bass Signal Corporation. The original contract price of \$184,306 will increase by \$5,500 to \$189,806. There will be no increase in the contract time. Upon voting Mr. Thomson, Mr. Walker, and Mr. McMichael voted yes. Motion carried.

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Chairman Stalnaker commented that most of the County's traffic signals are now on battery back-ups and that all future signals would be as well.

Mr. Dunbar stated that the battery back-ups last for about 8 hours of operation.

Mr. Thomson presented a request for approval of a bid. Public Works is requesting an emergency repair to the existing water main serving Old Hawkinsville Road. The current main is a 12" PVC pipe that has repeatedly failed resulting in property damage and service disruption to County water customers in the area. The bid is from a contractor that has performed well on past projects for the County and is well under our estimate of \$433,695.

Motion by Mr. Thomson, second by Mr. McMichael to approve the award of the water system improvements project to serve Old Hawkinsville Road to Pyles Plumbing & Utility Contractors, Inc. in the amount of \$310,342. This project will be funded through Water System Capital Funds. Upon voting Mr. Thomson, Mr. McMichael, and Mr. Walker voted yes. Motion carried.

Mr. McMichael presented a request for approval of a bid. Purchasing has solicited bids for two new tractors for use in the Roads Department. Six vendors responded and staff recommends award to low bidder Walker Rhodes Tractor Company for two 2017 Kubota tractors. Unit cost for each tractor is \$71,900.

Motion by Mr. McMichael, second by Mr. Walker to approve the award of two new 2017 Kubota M6-131DTC-F tractors for use in the Roads Department to Walker Rhodes Tractor Company of Perry in the total amount of \$143,800. SPLOST 2012 will fund the purchase of these tractors. Upon voting Mr. McMichael, Mr. Walker, and Mr. Thomson voted yes. Motion carried.

Chairman Stalnaker commented that there were originally discussions of ordering one tractor immediately and holding off on the second tractor until performance could be evaluated. He thought that those concerns were no longer valid and that both tractors could be ordered immediately.

Motion by Mr. McMichael, second by Mr. Thomson to approve the payment of the bills totaling \$3,015,835.82. Upon voting Mr. McMichael, Mr. Thomson and Mr. Walker voted yes. Motion carried.

Chairman Stalnaker opened the meeting for public comments.

Jeanne Moyer, Operations Manager for Advanced Disposal, introduced new General Manager Jordan Scott who gave the Board an update on the storm debris clean-up efforts.

Mr. Jordan provided the Board with a yard waste route map that separates the County into zones and explained that Advanced Disposal trucks are now running six days a week along with Houston County Public Works crews in an effort to complete the first sweep of the County by October 31st. After the first sweep efforts will begin on a second sweep and this will continue until all storm debris have been handled. Residents are asked to please be patient and understand

that the effort is a monumental task. These efforts are in addition to normal garbage route pick-ups.

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Chairman Stalnaker thanked Advanced Disposal for stepping up during this time and going far beyond their normal contractual obligations. He also asked that information updates be posted on both the County's website and Advanced Disposal's, and commented that the County has a new grapple truck on order due for delivery next week that will aid the efforts as well.

Walton Wood, 426 Sandefur Road, Kathleen commended Jeanne Moyer and Advanced Disposal for the superb service that they render to Houston County unincorporated residents.

Charlene Newberry-Jones introduced several family members and thanked the Board for working on the Newberry Road paving project.

Chairman Stalnaker explained that the County does have commitment letters from each property owner on Newberry Road concerning ROW and that the next step would be to get each ROW deed signed.

Mr. Dunbar explained that surveying and project design work were underway and that the ROW deeds were being prepared for property owner signatures.

James Erdmancyk, 123 S. 3rd Street, Apartment 9, Warner Robins thanked the Chairman for his assistance during a recent community meeting.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for commissioners' comments.

Chairman Stalnaker again recognized Fire/HEMA Chief Jimmy Williams and asked him to present the Irma plaque to the GEMA representative since he could not be in attendance for the ceremony. He then recognized Warner Robins mayoral candidate Jim Taylor and thanked him for coming to the Board meeting and for his support of County government.

Mr. Walker remarked that Houston County works together as a team for the benefit of all.

Mr. Thomson thanked the Chairman for putting together the ceremony recognizing all local responders.

Mr. McMichael also thanked the Chairman for the ceremony and thanked Advanced Disposal for their efforts.

Chairman Stalnaker remarked that he had help putting together the ceremony and thanked Community Planner Jake Cox and Mr. Holland for their assistance. He also reminded everyone that the Georgia National Fair opens Thursday afternoon and that we will have many visitors to our County that should be given a warm welcome and be afforded our hospitality during their stay. In addition,

there will be quite a few visitors, many from Germany, on Thursday for Sandler Non-Woven's first anniversary celebration.

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Mr. McMichael offered condolences to Commissioner Walker and his family on the passing of Ms. Shirley Paris.

Motion to Adjourn by Mr. McMichael, second by Mr. Walker. Upon voting Mr. McMichael, Mr. Walker and Mr. Thomson voted yes. Motion carried.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner