

**Houston County Commissioners Meeting
September 18, 2012
Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 6:00 p.m. on Tuesday, September 18, 2012 at the Houston County Annex in Warner Robins, Georgia with Chairman Stalnaker presiding and Commissioners McMichael, Walker, Thomson and Robinson present. Also present were Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Purchasing Agent Mark Baker, Walton and Becky Wood, HEMA/Fire Chief Jimmy Williams, Project Coordinator for Business License Clarence Long, County Attorney Tom Hall, Angie Gheesling Executive Director Houston County Development Authority, Karen Odom, Director of Houston County Library System, and County Attorney Mike Long.

Commissioner Walker led the audience in the Invocation.

Mr. Wallis Hurlbutt, retired Lt. Col., United States Air Force, shared his experiences during his service. Mr. Hurlbutt joined the Air Force in 1943 and served as a fighter/bomber pilot during World War II where he earned a Purple Heart. He recounted his service during the Fall of 1944 in Italy and then in France during the Winter of 1944. The main mission was to deny supplies to the German armies through strategic bombing missions. Mr. Hurlbutt recounted an incident in which he broke his ankle parachuting from his stricken aircraft over territory which he was unsure whether it was controlled by the German armies or the allied armies. It turned out that he was in allied territory and was rescued by a group of forward deployed engineers. Mr. Hurlbutt eventually returned to the states by way of New York where he fondly remembered hearing the popular 1945 hit song 'Rum and Coca-Cola' by the Andrews Sisters. Mr. Hurlbutt has been a citizen of Houston County for over forty years.

Motion by Mr. McMichael second by Mr. Walker and carried unanimously to approve the minutes of September 4, 2012.

Mr. Barry Holland, Director of Administration presented a second reading of an Alcohol License Application submitted by Bhogilal Jijabhai Patel, representing Matel, LLC and doing business as Dunbar Foodmart for the retail sale of beer and wine located at 1129 North Houston Lake Road, Warner Robins, Georgia. Chairman Stalnaker then opened a public hearing on an alcohol license application for Dunbar Foodmart. There being no opposition the meeting was continued.

Chairman Stalnaker then opened a public hearing on the Alcohol License Application.

Mr. Walker stated since he lives within 1500 feet of the Dunbar FoodMart he will abstain from voting on this issue.

There being no further comments, the hearing was closed.

Motion by Ms. Robinson, second by Mr. Thomson and carried to approve an Alcohol License Application submitted by Bhogilal Jijabhai Patel, representing Matel, LLC for Dunbar Foodmart for the retail sale of beer and wine located at 1129 North Houston Lake Road, Warner Robins, Georgia. Upon voting Ms. Robinson, Mr. Thomson and Mr. McMichael voted to pass the application. Mr. Walker abstained due to the location of the business to his residence. Motion passed.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve a request from the City of Warner Robins to annex property identified as all that tract or parcel of land situate, lying and being in Land Lot 119 of the 5th Land District, Houston County, Georgia, being known and designated as Houston County Tax Parcel #00075A 011000 containing .98 acre. The zoning for this property upon annexation is C-2.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to approve a request from the City of Warner Robins to annex property identified as all that tract or parcel of land situate, lying and being in Land Lot 143 of the 5th Land District of Houston County, Georgia, being known and designated as Houston County Tax Parcel #000760 035000 containing .21 acre. The zoning for this property upon annexation is C-2.

Mr. Tim Andrews, Chief Building Inspector for Houston County presented the A.E. Harris Road Land re-zoning application. Angie Gheesling, Executive Director of the Houston County Development Authority, briefed the Board on why the rezoning needed to take place.

Mr. McMichael asked for a clarification on the map.

Mr. Walker asked if there was any opposition to the application at the Zoning & Appeals meeting. Mr. Andrews replied there was no opposition.

Chairman Stalnaker then opened a public hearing on the Re-Zoning of the A.E. Harris Road tract.

Angie Gheesling spoke in favor of the application and thanked the Board for their support of economic development through the SPLOST. Ms. Gheesling stated there were two interested parties considering the property, but this rezoning must occur first. She also explained the intended use of the property is for an industrial park meant to accommodate multiple tenants.

There was no opposition.

There being no further comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to approve Application #1671 made by the Houston County Board of Commissioners for re-zoning the property described as being in LL 2, 3, and 40 of the 12th Land District and LL 18, 19, 20, 21, 23, and 24 of the 13th Land District of Houston County, Georgia, consisting of 877.19 acres on A.E. Harris Road. The current zoning is R-AG and the new zoning is M-2.

Jimmy Williams, HEMA/Fire Chief, briefed the Board on the voucher program and indicated that approximately 700 vouchers have been previously issued. Mr. Thomson clarified that the voucher represented roughly 50% of the actual cost of a radio.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously to approve the purchase of \$5,000 worth of weather radio vouchers from Kroger paid for from the Code Red fund balance.

Motion by Ms. Robinson, second by Mr. and carried unanimously to approve the replacement of one outdoor warning siren at Bonaire Middle School at a maximum cost of \$31,964.00 to be paid from the Code Red fund balance.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously to authorize Chairman Stalnaker to sign revised mutual aid agreements with Robins Air Force Base involving Fire Protection and Hazardous Materials Incident Response.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously to select International City Builders of Warner Robins as the construction manager for the Nola Brantley Memorial Library Expansion and Renovation project at an estimated management cost of \$70,000.

Chairman Stalnaker is authorized to sign all contract documents. This management fee is based upon a \$2 million dollar construction estimate.

International City Builders will prepare the Guaranteed Maximum Price (GMP) once drawings are complete and submit it to the County for acceptance. In the event that the County and International City Builders fail to successfully negotiate the GMP, the County reserves the right to discontinue the contract and subsequently initiate contract negotiations with the next highest ranked firm.

Chairman Stalnaker recognized Library Board member Becky Wood and Director of the Houston County Library System Karen Odom.

Mr. McMichael presented a Change Order #1 for Sewell, Terrell and Elko Road Water System Project.

Mr. Walker inquired as to the number of customers that would receive service due to this change order. Director of Operations Robbie Dunbar replied it would be approximately twenty.

Chairman Stalnaker pointed out that with this project, the 2006 SPLOST dollars for water system improvements would be nearly depleted.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to authorize Chairman Stalnaker to sign Contract Change Order #1 for the Sewell, Terrell and Elko Road Water System project. The increase due to this Change Order is \$95,364.98, making the contract price with Washington County Machine Shop \$475,175.62 with an increase of 60 days to the contract time.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously to approve the payment of bills totaling \$1,456,366.02.

Chairman Stalnaker then opened the meeting for public comments.

There being no public comments, the meeting was continued.

Mr. McMichael thanked Mr. Hurlbutt for coming and speaking to the Board about his Military experiences.

Chairman Stalnaker recognized Mr. Oliver Bateman's passing and that he was also a World War II veteran and a great supporter of the community, especially the Museum of Aviation.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously to enter into executive session to discuss land acquisition, litigation (Attorney/Client), and personnel matters.

The Board reentered into open session with no action taken. The Chairman is authorized and directed to execute an affidavit in compliance with O.C.G.A. §15014-14(b) confirming that to the best of the Board's knowledge and based upon the advice of the County Attorney that said subject matter of closed session was devoted to matters within the exceptions provided by law. Said affidavit shall be included with the official minutes of the meeting and shall be in the form as required by the state.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to adjourn the meeting.