



Houston County Board of Commissioners Meeting

Warner Robins, Georgia

January 19, 2021

5:00 P.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Warner Robins, Georgia**  
**January 19, 2021**  
**5:00 P.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Byrd

**Pledge of Allegiance**

**Recognition of Employee Service:** 30 Years – John Stinson, Jr. - Jimmie Mace  
40 Years – Daniel Galpin - Ellis Manson, Jr.

**Recognition of Ty Diamond, Flint Energies COO**

**Approval of Minutes from December 30, 2020 & January 5, 2021**

**New Business:**

1. Blighted Property (303 Silver Circle) – County Attorney Hall
2. Bid Award (Fencing / Old Lake Joy Fire Station) – Commissioner Perdue
3. Vehicle Order Cancellation & Bid Award (Roads / Truck) – Commissioner Perdue
4. Memorandum of Agreement (SPLOST Project) – Commissioner Byrd
5. Approval of Bills - Commissioner Byrd
6. Introduction of Middle Flint Behavioral Healthcare CEO – Chairman Stalnaker

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

# 1

County Attorney Tom Hall will present information on a distressed property for potential action by the Board. The property is located at 303 Silver Circle, Warner Robins within the unincorporated limits of Houston County.

Bids were solicited for fencing at the old Lake Joy Road Fire Station. Two bids were received, and staff recommends award to low bidder National Fence Company in the amount of \$17,750. This will be an eight-foot privacy slatted fence with an 8' x 18' gate with opener.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**award of the fencing project at the old Lake Joy Road Fire Station (410 Lake Joy Road) to National Fence Company, LLC of Kathleen in the amount of \$17,750. This is a SPLOST-funded project.**



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road  
Perry, Georgia 31069  
(478) 987-4280 • Fax (478) 988 8007

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# Memo

To: Houston County Board of Commissioners  
From: Michael Phillips, Facilities Superintendent *MP*  
Date: January 11, 2021  
Re: Bid Recap-Fencing Estimate for Old Lake Joy Fire Station #5

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Staff solicited bids for fencing at Old Lake Joy Fire Station #5. Two bids were received: one from National Fence Company, LLC for \$17,750.00 and one from Houston Fence Co., Inc. for \$32,989.00. Staff recommends the Board of Commissioners award the contract to National Fence Company, LLC. The total contract amount is **\$17,750.00**, and meets specifications set by the Houston County Sheriff's Department.

Thank you for your consideration of this request.

**NATIONAL FENCE COMPANY, LLC**

241 Castlebury Circle  
Kathleen, GA 31047  
478-987-3400  
Tax ID #: 451444532

Cage #: 6EN76

Estimate/Change Order

\*Price is good for 10 days  
Please read the entire quote  
Salesman: Clint Webb  
DUNS #: 968208467

**TO:** Houston County Board of Commissioners  
200 Carl Vinson Pkwy.  
Warner Robins, GA 31088

Date: December 18, 2020  
Project: Old Lake Joy Fire Dept  
Per: Michael Phillips  
PO #: \_\_\_\_\_  
Terms: Net 30 days

National Fence Company, LLC., proposes to furnish the material and labor in accordance with the specifications listed below. National Fence Company, LLC., guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to the standards set by I.F.I.A. Any alteration or deviation from, these specifications involving extra cost will be executed only when approved by purchaser and will be debited or credited at current rate. This estimate is based on using current suppliers of National Fence Co., LLC. All submittals and shop drawings will be provided by current suppliers. There are no submittals provided for temporary fence and gates. All agreements are contingent upon strikes, accidents, weather, or other delays beyond our control. Installation dates are not promised or guaranteed. **National Fence Co., LLC., reserves the right to decline a project if it is deemed in the best interest of the company.** The customer/contractor is solely responsible for the location and clearing of fence lines. The customer/contractor is also responsible for locating and marking any cables or underground lines and will not hold National Fence Co., LLC., liable for damages of any nature due to underground obstructions. Any fees or fines charged to National Fence Co., LLC., for damages to underground utilities will be paid by the customer/contractor for any and all repairs made to utility lines. The customer will not hold National Fence Co., LLC., or any of our employees responsible to make repairs or maintain work areas where fence is to be installed that have been newly seeded or sodded as these areas may have been heavily watered or had high amounts or rainfall. National Fence Co., LLC., does not guarantee the containment of pets with any type of fence installation. If any special training, safety course class time is required there will be an additional fee assessed to cover the cost incurred to our company. **The price(s) quoted for this estimate is for insurance coverage at the current standards set in the State of Georgia and the current insurance certificate provided by National Fence Co., LLC., to the contractor being accepted "as is". Any additional insurance required by the contractor including performance bond and labor/material payment bonds, will be charged to contracting company in addition to the price quoted in this bid. National Fence Company, LLC., reserves the right to only enter into a short form subcontract. Payment is due within terms of Net 30 days of invoice date. No retainage withheld on projects less \$25,000.00 dollars total. There will be a 1.5% per month service charge on delinquent accounts (Equivalent to 18% annum). Acceptance of this proposal requires an authorized signature acknowledging materials and terms as described. Customer is responsible for all takeoffs; acceptance of this quote confirms your approval of materials as quoted. Cancellation of the project once materials have been ordered is subject to a 5% restocking fee. A clerical and material man fee may be charged if project is cancelled after work order is placed. There will be an additional charge of \$35.00 dollars for NSF if check is returned for insufficient funds. Please acknowledge that customer, contractor or authorized agent has read the above paragraph.**

DESCRIPTION	AMOUNT
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Install approx., 350' of 8' high (9 ga) galv chain link fence.  
Install one 8' x 18' cantilever gate opening with polymur rollers.  
Install one Maximum Slide 1500 gate operator with two safety loops,  
one photo eye, one keypad and one free exit loop. Fence will have privacy slats.

Subtotal: 17,750.00  
Tax: 0.00  
TOTAL: \$17,750.00


Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_  
Acceptance of this quote confirms your approval of materials and terms stated above. Invoices not paid within term will be charged a 1.5% monthly service charge. All work orders must be signed and initialed where indicated by an authorized agent of the contracting company and returned to our office prior to any work on the project being started by National Fence Co., LLC. Thank you for giving our company an opportunity to serve you.

**\*THIS PROPOSAL MUST BE SIGNED AND RETURNED PRIOR TO OUR COMPANY ORDERING THESE MATERIALS FOR FENCE INSTALLATION AND WORK COMMENCING FOR THE PROJECT.**

DATE 1-11-21  
 SOURCE OF LEAD 550-2586  
 TELEPHONE NUMBER 987-4280



SOLD TO: Mo Co Public Works  
 ADDRESS: 410 Lake Joy Rd Kash

LOCATION: \_\_\_\_\_ JOB LOG NO. \_\_\_\_\_  
 in accordance with standard practice.

Total Height 8'  
 Post Spaced 10'  
 Style Fence 4ga  
~~Residential~~ Commercial   
 Knuckled  

**SPECIFICATIONS:** All work will be performed in a workmanlike manner and in accordance with standard practice.

Check Coation Preferred

Top Rail	<input type="checkbox"/> 1 1/4" O.D.	KEY
Line Post	<input type="checkbox"/> 1 1/4" O.D.	Fence to be erected _____
End Post	<input checked="" type="checkbox"/> 2 1/2" O.D.	Tip-ons (Get permission) <input checked="" type="checkbox"/> X
Corner Post	<input type="checkbox"/> 2 1/2" O.D.	Terminal post <input type="checkbox"/> O
Walk Gate Post	<input type="checkbox"/> 2 1/2" O.D.	Existing fence <u>XXXXXX</u>
Drive Gate Posts	<input type="checkbox"/> 2 1/2" O.D.	Walk gate 
Gate Frames	<input type="checkbox"/> 1 1/4" O.D.	Double gate 

Additional Specifications

Top Rail	<u>1 3/8" O.D.</u>
Line Post	<u>2" O.D.</u>
End Post	<u>2 1/2" O.D.</u>
Corner Post	<u>2 1/2" O.D.</u>
Walk Gate Post	<u>X O.D.</u>
Drive Gate Posts	<u>4" O.D.</u>
Gate Frames	<u>2 1/2" O.D.</u>

**TERMS**

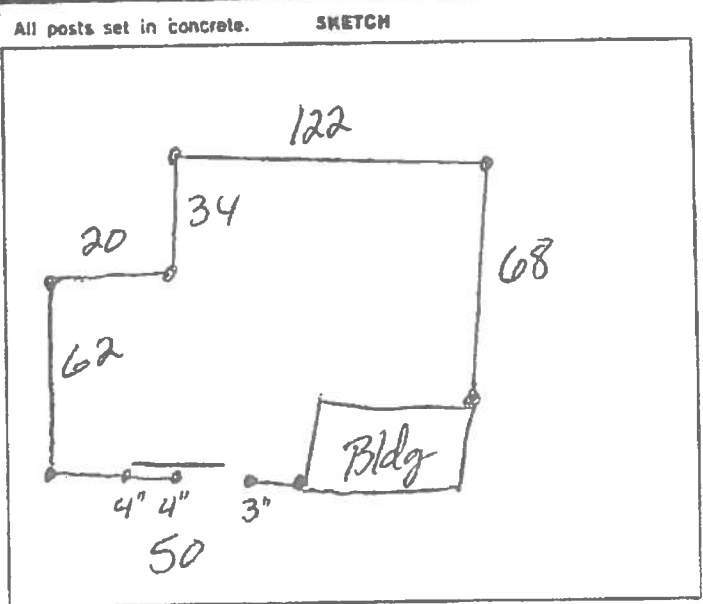
Cash Upon Completion   
 Other  Budget

No. of feet \_\_\_\_\_  
 Height \_\_\_\_\_  
 Style \_\_\_\_\_  
 W. Gate \_\_\_\_\_  
 Dr. Gate \_\_\_\_\_

Top Rail of Fence to Follow Ground  All posts set in concrete.

Terminal Post Ornaments:  
 Domes  
 Gate Ornaments:  
 Smooth

QUANTITY



- 338 FT FENCE bottom T-wire
- 7 CORNER POST
- 2 GATE POST
- WALK GATE
- 1 DRIVE GATE 18 cantilever
- 1 Latch Post
- Operator - keypad - safety loops
- 36 bags slats black

NOTES \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Additional 4% charge if paid with credit/debit card.

TOTAL 32,989.<sup>00</sup>

SALESMAN Chris Taggart  
 SALES MANAGER - RANDY G. TAGGART

**LOCATING UNDERGROUND EQUIPMENT**  
 Telephone Wires: Call 1-800-282-7411  
 T. V. Cable Wires: Call 923-3701 Warner Robins  
 Call 745-1346 Macon

**CONTRACT CONDITIONS**

Material other than amount contracted for will debited at current rate.

ACCEPTANCE - The above proposal when accepted the Company, at its main office, becomes a contract between two parties.

Silence on the part of the Company shall not be construed as an acceptance of this proposal.

In case Payment is not made as specified in (Terms of Payment) the Company reserves the right to repossess all materials used on this job without recourse. **PROPERTY OWNER** is solely responsible for locating, staking and clearing fence lines. Purchaser also agrees that the Company will not be held responsible or liable for any damage of any nature to underground obstructions, and understands there is no warranty on wood fence materials.

**NOTICE TO BUYER READ BEFORE SIGNING**

ACCEPTED \_\_\_\_\_  
 No Verbal Agreements Recognized

# 3

At their October 15, 2019 meeting the Board approved the award of one new 2020 Ford F-550 2-ton extended cab truck and chassis for use in the Roads Department from Brannen Ford of Perry at a cost of \$41,991.90. Brannen has been unable to deliver this truck over the last 15 months. Staff recommends cancellation of this order.

Wade Ford of Smyrna has a truck available for immediate delivery at a cost of \$47,048. Staff recommends award of this vehicle to Wade Ford.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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- disapprove
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**the cancellation of one new 2020 Ford F-550 2-ton extended cab truck and chassis from Brannen Ford of Perry initially placed in October of 2019 at a cost of \$41,991.90; and the award of one new 2020 Ford F-550 2-ton extended cab truck and chassis from Wade Ford of Smyrna at a unit cost of \$47,048. SPLOST 2012 will fund the purchase of this vehicle.**





**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

2020 KINGS CHAPEL ROAD • PERRY, GEORGIA 31069-2828  
(478) 218-4800 • FACSIMILE (478) 218-4805

**MARK E. BAKER**  
PURCHASING AGENT

## **M E M O R A N D U M**

**TO:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker  
**CC:** Barry Holland  
**DATE:** January 14, 2021  
**SUBJECT:** Purchase of One (1) 2020 2-Ton Extended Cab & Chassis  
(Bid # 20-13)

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The Purchasing Department solicited prices for One (1) New 2020 2-Ton Extended Cab & Chassis in September 2019. This vehicle is for the Houston County Roads & Bridges Department.

The Purchasing Department now recommends that the Houston County Board of Commissioners purchase the 2-Ton Extended Cab & Chassis from Wade Ford at a price of \$47,048.00 in lieu of the initial recommendation of Brannen Ford of Perry at a price of \$41,991.90 due to lack of delivery after 15 months. It will still be charged to the 2012 SPLOST account 320-4200-54.2200.

This Memorandum of Agreement between the County, the City of Warner Robins and the Board of Education concerns the 2018 SPLOST natatorium project. There was \$7,000,000 allocated to this project in the county-wide projects of the 2018 SPLOST.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
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**Chairman Stalnaker signing the Memorandum of Agreement with the City of Warner Robins and the Board of Education for the use and distribution of proceeds from the 2018 SPLOST for the natatorium project.**

**MEMORANDUM OF AGREEMENT  
FOR THE USE AND DISTRIBUTION OF  
PROCEEDS FROM THE 2018  
SPECIAL PURPOSE LOCAL OPTION SALES TAX  
FOR A SPECIFIC CAPITAL OUTLAY PROJECT**

**THIS AGREEMENT** is made and entered this the \_\_\_\_ day of \_\_\_\_\_, 2021 by and between Houston County, a political subdivision of the State of Georgia (the “County”), the City of Warner Robins, a municipal corporation of the State of Georgia (the “City”) and the Houston County School District, by and through its Houston County Board of Education (the “District”).

**WITNESSETH:**

**WHEREAS**, The County entered into an agreement with the City pursuant to O.C.G.A. § 48-8-110 *et seq.*, which authorizes the levy of a one percent County Special Purpose Local Option Sales Tax (the “SPLOST”) for the purpose of financing capital outlay projects for the use and benefit of the County and qualified municipalities within the County; and

**WHEREAS**, \$7,000,000.00 was programed into the the 2018 SPLOST Plan for the construction of a natatorium (the “Project”); and

**WHEREAS**, the City is a qualified municipality within the County; and

**WHEREAS**, the District will participate and have use of the facility at times agreed to by the District and the City for its swimming programs and swimming competitions.

**NOW, THEREFORE**, in consideration of the mutual promises and understandings made in this Agreement, and for other good and valuable consideration, the County, the City and the District consent and agree as follows:

1.

The County agrees to supply up to \$7,000,000.00 for the Project from the 2018 SPLOST, any additional money required for the completion of the Project will need to be acquired under a new agreement.

2.

An executive committee will be formed to oversee the final design and cost of the Project. The executive committee will be made up of the Chairman of the County Commission, the Mayor for the City and the Superintendent for the District, the Chairman of the Houston County Board of Education, Mayor of Centerville, Mayor of Perry, (2) council persons from the City of Warner Robins.

3.

The District agrees to supply the land for the Project and will enter into a long-term lease agreement with the City whereby the City will maintain and operate the Project at its completion.

4.

The District agrees to be the fiscal agent for the Project and administer the Project with the City and the executive committee.

5.

The Parties agree that a design committee of members will be put in place to make recommendations for the design of the Project, including but not limited to the hiring of an architect for the Project.

6.

The Parties agree that the District will utilize its current construction manager for the construction phase of the Project.

7.

This Agreement shall be construed in accordance with and governed by the laws of the State of Georgia.

This Agreement shall be binding upon and inure to the benefit of the respective Parties hereto, their heirs, legal representatives, successors and assigns.

So AGREED, the day and year first written above.

**COUNTY OF HOUSTON, GEORGIA**

By: \_\_\_\_\_  
Tommy Stalnaker, Chairman

Attest: \_\_\_\_\_  
Barry Holland, Director of Administration

**MUNICIPALITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest: \_\_\_\_\_  
Mandy Stella, City Clerk

**HOUSTON COUNTY BOARD OF EDUCATION**

By: \_\_\_\_\_  
Fred Wilson, Chairman

Attest: \_\_\_\_\_

By: \_\_\_\_\_  
Dr. Mark Scott, Superintendent

Attest: \_\_\_\_\_

# 5

## Summary of bills by fund:

• General Fund (100)	\$382,137.42
• Emergency 911 Telephone Fund (215)	\$ 8,295.12
• Fire District Fund (270)	\$ 28,884.13
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 22,215.38
• 2018 SPLOST Fund (320)	\$ 52,927.86
• Water Fund (505)	\$220,096.73
• Solid Waste Fund (540)	<u>\$179,775.21</u>
Total for all Funds	\$894,331.85

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$894,331.85

# 6

Chairman Stalnaker will introduce the new CEO of Middle Flint Behavioral Healthcare.