

Houston County Commissioners Meeting
April 3, 2018
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday April 3, 2018 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, Director of Personnel Ken Carter, Fire/HEMA Chief Jimmy Williams, Chief Building Inspector Tim Andrews, Landfill Superintendent Terry Dietsch, Board of Tax Assessors Chairman Bill Fowler, Chief Tax Appraiser James Moore, Assistant Chief Tax Appraiser Bob Braswell, 21st Century Partnership Director of Strategy Dan Rhoades, Flint Energies VP of Cooperative Communications Marian McLemore, Keep Warner Robins Beautiful Executive Director Debra Jones, J.C. Cofield, David Grossnickle, Jim Taylor, James Erdmanczyk, Walton and Becky Wood and Ansel Peck.

Chairman Stalnaker gave the invocation.

MSgt. Michael Glaze, USAF (ret.) led the audience in the Pledge of Allegiance and then detailed his 20-year military career. Trained in the security forces field he saw duty stations such as Kadena Air Base in Okinawa; Homestead AFB, FL; Korea; Wyoming; and Robins AFB where he eventually retired in 2002. He visited many others including in Saudi Arabia and England during a career that he described as very rewarding. His son is currently serving in the military as security forces personnel. Michael currently works for the Sheriff's Department as a Detention Officer at the Houston County Detention Facility.

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

Chief Building Inspector Tim Andrews presented Special Exception Application #2149 that had been tabled at the March 6, 2018 meeting and sent back to the Zoning and Appeals Board for missing paperwork. At the March 26, 2018 Zoning and Appeals Board meeting the applicant was able to produce all the required documents allowing the application to be recommended for approval.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant was present with nothing further to add.

There was no opposition.

There being no further comments the Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve Special Exception Application #2149 submitted by Josh Sumrall to include any and all stipulations as noted on the Zoning and Appeals recommendations and Section 95 Requirements staff report.

Continued from Page 1449

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 #2152 thru #2156, #2158 and #2159.

Chairman Stalnaker opened a Public Hearing.

Special Exception Application #2152 the applicant was present.

There was no opposition.

Special Exception Application #2153 the applicant was present.

There was no opposition.

Special Exception Application #2154 the applicant was not present.

There was no opposition.

Special Exception Application #2155 the applicant was present.

There was no opposition.

Special Exception Application #2156 the applicants were present.

There was no opposition.

Special Exception Application #2158 the applicant was present.

There was no opposition.

Special Exception Application #2159 the applicant was present.

There was no opposition.

There being no comment the Public Hearing was closed and the meeting continued.

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 and Appeals recommendation and Section 95 Requirements staff report:

Special Exception Application #2152 by Serafin Miranda for a taxi service.

Special Exception Application #2153 by James Mauro for lawn care service.

Continued on Page 1451

Continued from Page 1450

Special Exception Application #2154 by Felicia Thomas for a cleaning service.

Special Exception Application #2155 by Pamela Harris for a mobile gaming & cigar lounge.

Special Exception Application #2156 by Thomas and Brandie McNeal for a woodworking business.

Special Exception Application #2158 by Sandra Thomas for a travel agent business.

Special Exception Application #2159 by Rocio Ramirez for a painting business.

Director of Administration Barry Holland conducted a second reading on an Alcohol License Application submitted by Tiana Collins for the retail sale of beer and wine at the newly constructed Publix Super Market located at 510 GA Hwy. 247 South, Bonaire store. The first reading was held at 6:00 pm on March 20, 2018 during the regular Board meeting in Warner Robins.

Chairman Stalnaker opened a Public Hearing.

Ms. Angela Sanders-Brown, designated store manager for the new Bonaire Publix, spoke in favor of the application and stated that the store will open at 7:00 a.m. on April 19th with hours of operation from 7:00 a.m. to 10:00 pm. She also mentioned that Publix was still seeking to hire employees and that those interested could apply at any Publix store at the employment kiosk.

Mr. Milton Thomas of Haynesville expressed some concern about the sale of beer and wine from this location and asked Ms. Sanders-Brown if the Publix was a community-oriented store. He also asked that they consider hiring local citizens for open positions at the store.

Ms. Sanders-Brown indicated that Publix was indeed very community oriented.

There being no further comment the Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the alcohol license application submitted by Tiana Collins representing Publix Super Markets, Inc. for the retail sale of beer and wine located at 510 GA Hwy. 247 S, Bonaire, subject to all county and state requirements.

County Attorney Tom Hall briefed the Board on the condition of property at 205 Krisken Court. The owner has allowed the mobile home to deteriorate to such a state of disrepair that it is unsafe to the point of becoming a public hazard creating a nuisance in violation of Section 30-39 of the Code of Ordinances of Houston County. The County has previously contacted the owner through his attorney regarding the violation and demanding removal of the mobile home within a 90-day timeframe. To date the owner has not attempted any work to remove the mobile home nor has he indicated his willingness or plans to do so in the future. Mr. Hall asked the Board to consider filing a complaint for injunctive relief with the Houston County Superior Court.

Continued on Page 1452

Continued from Page 1451

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to direct County Attorney Tom Hall to file a Complaint for Injunctive Relief in the Superior Court on the legal owner of the property located at 205 Krisken Court, Warner Robins, GA asking for a permanent injunction enjoining him from continuing the nuisance property and ordering the removal of the dwelling from the property.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the appointment of Mr. David Grossnickle to the Tax Assessors Board effective April 3, 2018 and terminating December 31, 2020.

Chairman Stalnaker introduced Mr. Grossnickle who thanked that Board for the opportunity to serve the community. Chairman Stalnaker also acknowledged Tax Assessor Board Chairman Bill Fowler thanking him for his leadership on this vital board; and also recognized Chief Tax Appraiser James Moore. Both men welcomed Mr. Grossnickle.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the ratification of a proclamation recognizing April 2018 as Lions White Cane Month.

Chairman Stalnaker commented that the proclamation would be presented to Mr. Cofield immediately after the meeting.

Mr. Thomson presented the Storm Water Management Program (SWMP). A new permit went into effect for 2018 thru 2022 that requires a revised Storm Water Management Program be submitted to the EPD for approval to include some very minor changes and is due to the EPD by June 4, 2018.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker signing the revised 2018-2022 Storm Water Management Program (SWMP) to be submitted to the State of Georgia Department of Natural Resources Environmental Protection Division.

Chairman Stalnaker asked Director of Operations Robbie Dunbar to tell Civil Engineer Blake Studstill that he was doing an outstanding job with this program.

Mr. Thomson presented a request from the Public Buildings department for approval on proposals for repair / maintenance work at the State Court, Sheriff and Juvenile Court buildings. Staff recommends acceptance of the proposals from International City Builders in the total amount of \$84,167.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the award of the maintenance project at the Juvenile Justice building in the amount of \$2,796 and the maintenance project at the Houston County State Court and Sheriff's Office buildings in the amount of \$81,371 to International City Builders. These projects are funded by the 2012 SPLOST.

Chairman Stalnaker commented that the State Court Building was built in 1976 and that it had only been repainted once before. Parts of the building are showing some deterioration and rot and need attention before repainting.

Continued on Page 1453

Continued from Page 1452

Ms. Robinson presented a review of the Houston County road inventory done by Public Works that revealed a discrepancy between our inventory list and that of the Georgia Department of Transportation. In order to add the missing roads to GDOT's road inventory for Houston County we will have to officially accept the roadways and set the speed limits accordingly.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the acceptance of the eleven roadways as outlined in a memorandum from Traffic Engineer Ken Robinson dated March 26, 2018. By approving this list and accepting the roadways with the recommended speed limits shown as part of the Houston County road inventory the County will be responsible for maintenance in the future.

Chairman Stalnaker clarified that these were not new roads and were already shown on the County's inventory but for some reason were not on the DOT's. This action will resolve the issue.

Mr. McMichael praised our Traffic Engineer Ken Robinson for his knowledge and experience with these matters.

Ms. Robinson presented a request from the Juvenile Court asking for approval to apply for the coming year (July 1, 2018 thru June 30, 2019) Juvenile Justice Incentive Grant in the amount of \$356,000. While past grant amounts have enabled the court to serve a maximum of 10 youths, this amount would allow for a maximum of 15 youths in the program.

If the County is approved for the grant we will then contract with community Solutions, Inc. to provide Multi-Systemic Therapy. A separate Memorandum of Understanding that spells out the terms of our arrangement with CSI would be executed at a later date.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing all documents necessary to apply for the 2019 Juvenile Justice Incentive Grant in the amount of \$356,000 which will provide funding for a local Multi-Systemic Therapy (MST) program designed to serve youth in the community who would otherwise be committed to Georgia's Department of Juvenile Justice.

Ms. Robinson presented a request from Terry Dietch for Chairman Stalnaker signing a Local Government Scrap Tire Abatement Reimbursement Program Agreement. This agreement will fund a tire amnesty event on May 4th and 5th. The EPD has agreed to reimburse the County up to \$21,180 for the scrap tire abatement during this event and requires the agreement to be executed and submitted.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing a Local Government Scrap Tire Abatement Reimbursement Program Agreement covering a Scrap Tire Amnesty Event (Project 18-ST-076-002) with the Environmental Protection Division (EPD). The EPD agrees to reimburse the County up to \$21,180 for the scrap tire abatement project.

Continued on page 1454

Continued from page 1453

Chairman Stalnaker acknowledged Landfill Superintendent Terry Dietsch and thanked him and his staff for their efforts in making last year's event a success that both the County and the EPD were pleased with. He also acknowledged Debra Jones of Keep Warner Robins Beautiful and the many volunteers who assist with the event.

Mr. Dietsch explained that the event is for Houston County residents only and that the event will be held from 9:00am to 3:00pm on both Friday, May 4th and Saturday May 5th with drop off locations at the County Annex building parking lot in Warner Robins, the Purchasing Department next to the County Public Works in Perry and at the Landfill itself in Kathleen. He reminded everyone that no commercial businesses were allowed and that tires cannot be accepted on rims. Over 7,700 tires equaling 117 tons or nine tractor trailer loads were collected at last year's event. All tires will be recycled through Quality Tire Recycling of Jackson, GA.

Ms. Robinson presented a request from Director Julie Kushinka of Christ School for support of their 9th Annual 5K and Family Fun Run.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve support for the upcoming Christ School 9th Annual 5K and Family Fun Run to be held on Saturday, April 28, 2018 starting and finishing at Southside Baptist Church of Warner Robins. The Sheriff Department has agreed to assist with traffic control during the hours of the race.

Mr. McMichael presented a request from the City of Warner Robins for annexation of a 1.41-acre tract located at 716 Lake Joy Road. The property is currently zoned County R-1 and the proposed zoning upon annexation would be Warner Robins C-2.

Motion by Mr. McMichael, second by Mr. Thompson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property described as:

1.41 acre located at 716 Lake Joy Road, Tax Parcel 000780 05A000; also known as Tract #1 according to a plat of survey drawn by Waddle Surveying Company, dated May 18, 1981. This property is currently a county Water customer and shall continue to be unless, or until, such time as a multi-customer master meter is installed or an existing one is tapped. As the property is going to a commercial zoning, sanitation will either be contracted with the City of Warner Robins or with a private hauler.

Mr. McMichael presented a request from the City of Warner Robins for annexation of a portion of property totaling 2.503 acres located south of Hwy. 96 and west of Houston Lake Road. The property is currently zoned county C-2 and the proposed zoning upon annexation would be Warner Robins C-2.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property described as:

Continued on Page 1455

Continued from page 1454

a portion of property totaling 2.503 acres located south of Hwy. 96 and west of Houston Lake Road, Tax parcel 000780 333000; also known as Tract #4 according to a plat of survey drawn by Donaldson, Garrett & Associates, dated July 27, 2016. The property will remain a County water customer unless, or until, such time as a multi-customer master meter is installed or an existing one is tapped.

Mr. McMichael presented a request from the Purchasing Department for approval of a bid for the provision of five new rotary mowers and one new flail mower for use in the Roads Department. Two vendors responded and staff recommends award to Walker Rhodes Tractor Company in the total amount of \$32,700.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the purchase of five (5) new Rhino Model 484 HD Rotary Mowers at a unit cost of \$5,225 and one (1) new Rhino Model RHD96 Flail Mower at a unit cost of \$6,575 to Walker Rhodes Tractor Company of Perry. Total cost of this equipment is \$32,700 and will be funded by the 2012 SPLOST.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,422,243.57.

Chairman Stalnaker opened the meeting for Public Comments.

Chief Building Inspector Tim Andrews briefed the Board on the Building Inspection Department's new software program project. Staff has been training last week and as of yesterday the office operations went online with the field inspectors and contractor's portion soon to follow. He thanked the Board for their support.

Chairman Stalnaker commented that it was a big step for the department as we strive to serve the public in a more efficient manner.

James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins thanked the Chairman and the Board for their part in the sidewalk construction project on Watson Blvd.

Chairman Stalnaker thanked Mr. Erdmanczyk for his comments but pointed out that the City of Warner Robins deserves the credit for that project.

Dan Rhoades, 21st Century Partnership Director of Strategy, briefed the Board on his recent visit with our legislators in Atlanta and commented that eleven pro-military bills crossed-over although not all were passed. He stated that the federal appropriations for 2018 looked favorable for Robins. He also commented that the 2018 omnibus spending bill includes \$405 million designated for the J-STARS recapitalization program but at the same time Congress might be willing to move that funding to another program if requested by the Air Force.

Jim Taylor commented on the recent growth the building industry as seen and also warned that an across-the-board price increase on many construction materials was imminent.

There being no further comments the meeting continued.

Continued on page 1456

Continued from page 1455

Chairman Stalnaker opened the meeting for Commissioners Comments.

Mr. Thomson thanked everyone for coming to the meeting and also thanked Lt. Spires for providing security.

Mr. Walker thanked everyone for coming.

Chairman Stalnaker also thanked everyone for coming and participating in the meeting.

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