

**Houston County Commissioners Meeting
January 10, 2017
Warner Robins, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday January 10, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Robinson and Thomson 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, Mike Long, Centerville Councilman Edward Armijo, Centerville Attorney Becky Tydings, Centerville Director of Operations Mike Brumfield, GSP Sgt. Hamilton Halford, Walton and Becky Wood and Ansel Peck.

Commissioner Robinson led the audience in the Invocation.

MSgt. Ken Hathaway, GA Air National Guard led the audience in the Pledge of Allegiance and detailed his nearly 30-year military career. First and foremost he thanked his wife, Teresa, for her love and support during his service. He came from North Carolina to Robins AFB in 1987 working with the KC-135 Stratotanker aerial refueling aircraft, later working with the B-1 Lancer and since 2002 the J-STARS program. He has deployed countless times during his service including Operation Just Cause in Panama in 1988, Desert Shield/Desert Storm in 1990, Saudi, Oman, and Qatar. He has deployed seven times to various locales in the Middle East since 2001. He commented that there is no better place to live than Houston County and is thankful for the opportunity and ability to serve.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of December 20, 2016.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the elimination of the Storm Water Technician Grade 15 position and the CAD operator Grade 15 position both in the Engineering Department and to create a Civil Engineer position Grade 25 in the Engineering Department; and, to approve the hiring of Mr. Brink Stokes at a Grade 25-F to fill the Civil Engineering position effective January 17, 2017.

Chairman Stalnaker commented that the creation of a new position such as this can only be accomplished if there is a cost savings. Commissioner Thomson clarified that both of the positions being eliminated in this action are currently vacant and have been for some time.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker to sign a consulting agreement with former County Attorney Mike Long effective immediately and running through June 30, 2017. The agreement shall automatically renew yearly unless terminated by either party in writing with a thirty (30) day notice to the other party.

Continued from Page 1217

Chairman Stalnaker remarked that this agreement with Mr. Long had previously been put in place but the contract had expired and needed to be renewed.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker to sign the Superior Court employment contract for court reporter Joy Malone effective immediately through June 30, 2017.

Chairman Stalnaker clarified that it is Judge Adams' discretion as to the individual he contracts with for court reporting. Commissioner McMichael reiterated that this was an independent contract employee position.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the appointment of Ms. Deborah Morris Strange to fill the unexpired term of Mr. Greg Bell on the DFCS Board effective immediately through June 30, 2020. Mr. Greg Bell has resigned from the DFCS Board due to a potential conflict of interest.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve support for the upcoming 7th Annual "Run 2 End Alzheimer's at the Landing's" to benefit the Central Georgia Alzheimer's Association. The event will take place on Saturday, April 1, 2017 starting and finishing at the Landing Pointe Plaza in Bonaire. The Sheriff Department has agreed to assist with traffic control during the hours of the race. The Landing Pointe Plaza in Bonaire will serve as both the start and finish for the 5K and 10K runs. The Statham's Landing Homeowners' Association and the owners of the Landing Pointe shopping center have approved the event and date already.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker to sign the Memorandum of Agreement with Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron concerning the joint LMIG road resurfacing and repair projects.

Doing so allows for the consolidation of all Local Maintenance and Improvements Grant road projects so that each entity receives the best pricing. The Memorandum of Agreement will be executed by each entity so that Houston County can bid all projects together and subsequently award to the lowest bidder.

Mr. Walker commented that when local governments work together they can achieve great benefits for all citizens. Chairman Stalnaker remarked that each community benefits, especially the smaller entities, and that it was a great example of regionalization. He thanked Director of Operations Robbie Dunbar and his staff for their efforts.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker to sign a Stormwater Facility Maintenance Agreement with Teramore Development, LLC concerning the construction and maintenance of the stormwater management facilities on the property known as Tax Parcel 00128B 017000 (also known as Dollar General #17540). Under the terms of the agreement, Teramore will be responsible for the construction and maintenance of the stormwater detention facility.

Continued on Page 1219

Continued from Page 1218

County Attorney Tom Hall clarified that the developer did not own the Dollar General store but rather owns the land itself. This agreement between the developer and the County would still remain in effect if the Dollar General store ceased to operate at any time in the future.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker to sign all documents awarding the contract for architectural services on the Sheriffs Storage / Evidence Building project to JMA Architecture of Perry. JMA's fee will be \$50,000. The project will be let as a Design – Bid – Build and will be constructed on County property adjacent to the Sheriff's Department.

Chairman Stalnaker explained that Sheriff Talton had been asking for a solution to his storage needs for quite some time. The building should be completed sometime in the October or November timeframe and will provide approximately 7,500 square feet of secure and climate-controlled storage space eliminating the need for the metal conex shipping containers currently located behind the Sheriff's Department. The new building will be constructed between the Juvenile Justice building and the HEMA garage.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker to sign a professional services agreement with R.K. Shah & Associates of Smyrna in the amount of \$329,450 for engineering consulting services on the Elberta Road widening project (from Carl Vinson Parkway to Northside Drive). This is a 2012 SPLOST funded project. The \$329,450 fee includes \$35,000 to local design professionals for the preparation of Erosion Control and Right of Way Plans. R.K. Shah & Associates was selected from a field of four design firms solicited for the work.

Chairman Stalnaker commented that this was one of the county-wide SPLOST projects that was much needed to enhance the traffic flow in the north end of the county. The project length is 2.07 miles and the design phase should be completed within 24 months.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker to sign a professional services agreement with Saunders Engineering Consultants, Inc. of Centerville in the amount of \$49,000 for engineering consulting services on the East Church Street widening project (from Houston Lake Road to Collins Avenue). This is a 2012 SPLOST funded project. The \$49,000 fee includes design plans to improve East Church Street from a two-lane mixed urban / rural road to a three-lane urban road.

Chairman Stalnaker commented that the design phase will only take about six months mainly because the City of Centerville owns much of the property needed for right-of-way. He commented that the project will greatly enhance the area in Centerville in front of city hall, the police department and the municipal court building as well as making it a much safer road to travel. Chairman Stalnaker recognized Councilman Edward Armijo, City Attorney Becky Tydings, and Director of Operations Mike Brumfield each of whom spoke highly of the proposed project and the level of cooperation between the City and the County.

Continued on Page 1220

Continued from Page 1219

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve extension of the performance bond (One South Bank Letter of Credit #410329) on Section 5, Phase 1 & 3 of Southfield Plantation subdivision for a period of six months (expiring on July 21, 2017) contingent upon extension being received by January 21, 2017. This bond extension request from the Engineering Department will give the developer the opportunity to establish a permanent stand of grass.

Mr. McMichael asked that Public Works follow up to make sure the extension was received by the deadline.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker to sign the underground right of way easement with Flint Electric Membership Corporation as depicted in Exhibit A and as described on Exhibit B for the underground power line for street lights along a portion of Cohen Walker Drive and Snellgrove Drive.

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

All that tract or parcel of land lying and being in Land Lot 165, 10th Land District, Houston County, Georgia as shown at that certain ALTA/NSPS survey for Lidl US Operations, LLC; First American Title Insurance Company; McGuire Soods, LLP and the respective successors and assigns of each, dated October 31, 2016, prepared by Land Engineering, Inc. and bearing the seal of Mitchell J. Paulk, Georgia registered land surveyor number 2775, and being more particularly described as follows:

Beginning at 5/8" rebar found on the southerly right of way of Georgia State Route 96, having Georgia West Zone state plane coordinates of Northing: 929380.76, Easting: 2450225.62; thence along the southerly right of way of Georgia State Route 96 (having a variable width right of way per GDOT Project Number: STP-5121[3]) North 89 Degrees 37 Minutes 58 Seconds East a distance of 399.52 feet to a nail set in asphalt; thence leaving said right of way along the common boundary line of (now or formerly) Jon A. Nixon, South 00 degrees 28 Minutes 06 Seconds West a distance of 512.50 feet to a 5/8" rebar with cap set, said rebar cap bearing the inscription "LSF 0946"; thence South 89 Degrees 37 Minutes 58 Seconds West a distance of 399.52 feet to a 5/8" rebar with cap set; thence North 00 Degrees 28 Minutes 06 Seconds East a distance of 217.50 feet to a 5/8" rebar with cap set; then along the common boundary line with (now or formerly) DIYA, LLC North 00 Degrees 28 Minutes 06 Seconds East a distance of 295.00 feet to a 5/8" rebar found; said rebar also being the point of beginning.

Said property contains 204,730 square feet or 4.70 acres more or less.

Proposed zoning upon annexation is C-2 General Commercial and is contiguous to other C-2 zoned Warner Robins parcels. Proposed use is a grocery store with amenities.

Continued on Page 1221

Continued from Page 1220

County Attorney Tom Hall clarified that the property acreage being annexed was not the entire tract but rather approximately 4.7 acres.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of the annual vehicle maintenance bid for the Sheriff Department and certain other fleet vehicles jointly to Five Star Ford of Warner Robins and Perry Ford of Perry for the period of January 11, 2017 through December 31, 2017 and an option for January 1, 2018 through December 31, 2018. Both local dealerships would be approved so that the County may take advantage of both pricing and convenience.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the payment of the bills totaling \$3,389,174.03.

Chairman Stalnaker opened the meeting for Public Comments.

Walton Wood, 426 Sandefur Road, Kathleen thanked the Board and staff for their compassion after the recent loss of his sister.

Ansel Peck, 109 Latham Drive, Warner Robins thanked the Board and County staff for the marvelous work performed during 2016 and asked the Board to consider pet registration in the County. Chairman Stalnaker indicated that perhaps the Animal Control Board could explore the possibility of such a program.

There being no further public comments, the meeting continued.

Chairman Stalnaker opened the meeting to Commissioners Comments.

Chairman Stalnaker recognized Sgt. Hamilton Halford, hangar commander of the GSP aviation unit.

Mr. Walker commented that it is great to be a citizen of Houston County and also thanked the Centerville delegation in attendance.

Ms. Robinson remarked that she was glad to be here.

Mr. Thomson expressed his appreciation for MSgt. Hathaway's speech.

Mr. McMichael wished everyone good health and prosperity for the New Year.

Chairman Stalnaker thanked everyone, including the Centerville delegation for attending. He also thanked the County employees for their hard work during 2016 and looked forward to the work to be done in 2017.

There being no further comments the meeting continued.

County Attorney Tom Hall asked the Board to consider entering into Executive Session to discuss personnel matters allowed per O.C.G.A. § 50-14-3(b)(2).

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to enter into Executive Session for personnel matters per O.C.G.A. § 50-14-3(b)(2).

Continued on Page 1222

Upon returning, Chairman Stalnaker reopened the Board meeting with no action taken.

Motion to Adjourn by Mr. Walker, second by Mr. Thomson and carried unanimously by all.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

EXECUTIVE SESSION AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HOUSTON

AFFIDAVIT OF PRESIDING OFFICER

Tommy Stalnaker, Chairman of the Houston County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief:

1.
The Houston County Board of Commissioners met in a duly advertised meeting on January 10, 2017.
2.
During such meeting, the Board voted to go into executive session.
3.
The executive session was called to order at 10:35 a.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meeting law:

_____ Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officers or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

_____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential) _____;

_____ Discussion or voting on:

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A);

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B);

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C);

_____ Entering a contract for the purchase, disposal of, or lease of property as provided in O.C.G.A. § 50-14-3(b)(1)(D);

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E);

 X Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2);

_____ Other (describe the exemption to the open meetings law): _____ as provided in (insert the citation to the legal authority exempting the topic) _____.

5.

_____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

Continued from page 1223

_____The attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting and will be filed and held for in camera inspection only.

This _____ day of January, 2017.

Tommy Stalnaker, Chairman
Houston County Board of Commissioners

Sworn to and subscribed
before me this _____ day of
January, 2017.

Notary Public
My commission expires:
