

Houston County Commissioners Meeting
June 1, 2021
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday June 1, 2021, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Byrd, Perdue, Robinson, and Walker 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, County Engineer Ronnie Heald, Chief Building Inspector Tim Andrews, Water System Engineer Brian Jones, Superintendent of Water Distribution Riley Scarborough, Walton Wood, and Michelle Delaney - Field Representative for Congressman Austin Scott.

Commissioner Walker gave the invocation.

Lt. Col. Shayla Canty-Smith, USAF led the audience in the Pledge of Allegiance and then detailed her 17-year military career. She grew up in Savannah, GA and attended the Air Force Academy and commissioned in the Air Force in 2004. Her first duty assignment was at Andrews AFB, MD, and her military occupational specialty (MOS) is in contracting or procurement of parts, supplies and services. From there she went to Wright-Patterson AFB, OH as a program manager in the F-15 office. She also served in Germany; Dyess AFB, TX where she held her first command of the 7th Contracting Squadron; Tyndall AFB, FL at the Program Management Office; and now at Robins AFB where she serves as Deputy Division Chief of Supply Chain Management Contracting. In two weeks, she, and her family leave for her next duty assignment at Kadena, Japan. She is married with two children.

Motion by Mr. Perdue, second by Mr. Byrd and carried unanimously by all to approve the minutes from the meeting of May 18, 2021.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2463, #2470, #2477 and #2484.

Chairman Stalnaker closed the regular portion of the meeting and opened a Public Hearing.

Special Exception #2463, applicant was present, there was no opposition.

Special Exception #2484, applicant was present and commented that there would be no traffic to the house, all business would be conducted by internet, and any meetings would be conducted at a hotel conference center. There was no opposition.

Chairman Stalnaker closed the Public Hearing and reopened the regular meeting.

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

Special Exception #2463	Coty & Elizabeth Camposano	Jewelry & Crafts (Internet Sales)
Special Exception #2484	Mike Reece	Information Consulting

Mr. Andrews gave the applicants 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.

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 closed the regular portion of the meeting and opened a Public Hearing.

Special Exception #2470, applicant was not present as the application is recommended for denial. There was no opposition.

Special Exception #2477, applicant was not present as the application is recommended for denial. There was no opposition.

Chairman Stalnaker closed the Public Hearing and reopened the regular meeting.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously to deny the following applications:

Special Exception #2470	Nakevius & Nancy Bryant	Trucking
Special Exception #2477	Regina Kaye Hafford	Medical Case Management

Chief Building Inspector Tim Andrews presented Special Exception Applications #2486 through #2496 and #2498. During his presentation of the applications Mr. Andrews explained that Application #2496 for the pecan processing operation is recommended for approval with the caveat that it would service not only the applicant but other local pecan farmers in the area and that the total production should not exceed four million pounds of clean pecans per growing season.

Chairman Stalnaker closed the regular portion of the meeting and opened a Public Hearing.

Special Exception #2486, applicant was present, there was no opposition.

Special Exception #2487, applicant was not present, there was no opposition.

Special Exception #2488, applicant was present, there was no opposition.

Special Exception #2489, applicant was present, there was no opposition.

Special Exception #2490, applicant was present, there was no opposition.

Special Exception #2491, applicant was present, there was no opposition.

Special Exception #2492, applicant was not present, there was no opposition.

Special Exception #2493, applicant was present, there was no opposition.

Special Exception #2494, applicant was present, there was no opposition.

Special Exception #2495, applicant was not present, there was no opposition.

Special Exception #2496, applicant was present, there was no opposition.

Special Exception #2498, applicant was present, there was no opposition.

Chairman Stalnaker confirmed with Mr. Andrews that the application for the pecan harvesting operation on Pitts Road does not limit the number of local farms that could be serviced.

Chairman Stalnaker closed the Public Hearing and reopened the regular meeting.

Motion by Mr. Perdue, second by Mr. Byrd 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:

Special Exception #2486	Danny Hampton	Toys-Games-Etc. (Internet)
Special Exception #2487	Jason Trudell	Pressure Washing
Special Exception #2488	Ray Chapman	Electrical Contractor
Special Exception #2489	Luke Yoder	Construction
Special Exception #2490	Troy Brantley	Landscaping
Special Exception #2491	Andrew & Faith Richardson	Beauty Supp. & Access. (Internet)
Special Exception #2492	William Ellis	Plumbing
Special Exception #2493	Amy Brown	Consulting
Special Exception #2494	Bruce Scott	Signs
Special Exception #2495	Tabitha Crawford	Cleaning
Special Exception #2496	Robert T. Tuggle III	Processing of Commodities
Special Exception #2498	Hayneville Church of God	Cemetery

Mr. Andrews again gave the applicants 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.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously by all to approve the following reappointments:

Zoning & Appeals Board:	Frank Cook	6/6/2021 thru 6/5/2025
	John Trussell	6/6/2021 thru 6/5/2025
Planning & Zoning	Bill Schwanebeck	6/6/2021 thru 6/30/2025

Mr. Perdue presented a request from the City of Perry to annex property at 1946 Houston Lake Road. Mr. Perdue stated that the property is currently a Houston County water customer and that it would remain so unless the City of Perry installs a master meter.

Motion by Mr. Perdue, second by Mr. Walker and carried unanimously by all to concur with a City of Perry annexation request for a 1.287-acre property (Tax Parcel 000800 008000) located at 1946 Houston Lake Road. Property will remain a Houston County water customer unless a master meter is installed by the City of Perry.

Mr. Byrd presented a request from the City of Warner Robins to annex a 1.5-acre property located southwest of the intersection of Lake Joy Road and Beulah Church Road. Mr. Byrd commented that the property will be served by Houston County water unless a city master meter is installed.

Motion by Mr. Byrd, second by Ms. Robinson to concur with a City of Warner Robins annexation request for a 1.5-acre property (Tax Parcel 000520 251000) located southwest of the intersection of Lake Joy Road and Beulah Church Road. Property will be served by Houston County water until a City of Warner Robins master meter is installed.

Chairman Stalnaker asked if anyone had any public comments on the Perry annexation request that was already concurred with. As there were no public comments, Chairman Stalnaker asked if anyone would like to speak on this Warner Robins request as well. There were no comments.

After the vote motion carried unanimously.

Mr. Byrd presented a request for right-of-way abandonment for property located on Tucker Road.

Motion by Mr. Byrd, second by Mr. Perdue and carried unanimously by all to approve the Board of Commissioners signing the Resolution abandoning a portion of Tucker Road located adjacent to 233 Tucker Road, Warner Robins, Georgia in the unincorporated area of Houston County described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 162 of the Tenth Land District of Houston County, Georgia, being known and designated as all that portion of Tucker Road south of its intersection with Tucker Road-Kathryn Ryals Road Conn. as shown on the land survey, which is recorded in Plat Book 75, Page 201, in the Clerk's Office, Houston Superior Court.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property. All valve markers shall not be removed from the above described property.

County Attorney Hall confirmed that the County would file the deed once the appropriate signatures have been obtained. Chairman Stalnaker reminded Mr. Jagelewski that it was important for him to maintain the existing easements in case the County needed to come in to work on a waterline or storm drainage issues.

Applicant Matthew Jagelewski, 233 Tucker Road, Warner Robins thanked the Board, County Attorney Hall, Mr. Dunbar, and Mr. Holland for their efforts processing this request. He assured the Board that the stipulation preserving the easements is not a problem either for utilities or emergency vehicles.

Mr. Byrd presented a request for approval of the acceptance of a grant for the Accountability Court.

Motion by Mr. Byrd, second by Mr. Walker and carried unanimously by all to approve the acceptance of the Mental Health Accountability Court grant (#J22-8-072) in the amount of \$179,089 from the State of Georgia- Criminal Justice Coordinating Council for the purposes of continuing the Mental Health Accountability Court. Of that \$179,089, Houston County's required match is \$17,909. Chairman Stalnaker is authorized to sign all grant documents.

Mr. Byrd presented the court reporter employment contracts for Superior Court.

Motion by Mr. Byrd, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing the Superior Court employment contracts for court reporters Wendy Nelson, Connie Montgomery, and Joy Malone for terms beginning July 1, 2021, and ending June 30, 2022.

Ms. Robinson presented a request to appeal a denial of commercial driveway access on Bemby Road.

Applicant Steven Rowland of Rowland Engineering representing Schwend, Inc. and owners Jeff and Joanna Schwend, explained that he was hired to produce design and construction drawings for a small trucking terminal for their business on the 17.5 acres in question. He commented that during the initial talks with Public Works it was explained that any improvements required on Bemby Road which is a dirt road would be at the developers' expense. During this process they were also informed by Public Works staff of the ordinance whereby Public Works had the authority to deem whether a road is used primarily for residential purposes. They did make that determination and therefore denied Schwend, Inc.'s request for commercial driveway access on Bemby Road. Mr. Rowland remarked that Schwend is appealing this denial because the property only has approximately 150 feet of frontage on Hwy. 26 and therefore GDOT will not allow a driveway because there is not enough spacing from Bemby Road. He also pointed out that the property in question was zoned C-2 Commercial prior to Bemby Road becoming a county right-of-way. He introduced property owners Jeff and Joanna Schwend and remarked that their company is a very reputable company.

Chairman Stalnaker asked if there was a possibility of bringing driveway access through the gas station property.

Mr. Rowland said that it might be a possibility but that there are some difficulties due to the islands on the gas station as well as the topography of the land making it difficult for tractor trailers to traverse. The owners of the convenience store property have not been contacted to see if it would even be possible.

Chairman Stalnaker asked how many feet would need to be paved to achieve access from Bemby Road.

Mr. Rowland estimated that only 200 feet would need to be paved to achieve the proper distance from Hwy. 26 for a new driveway from Bemby Road. He stated that the owners are willing to dedicate the necessary right of way to upgrade Bemby Road to county standards along that 200-foot portion of road.

Chairman Stalnaker asked if any fueling would take place on site.

Mr. Rowland stated that this would be a place for drivers to park their trucks while off work and that there would be no on-site fueling.

Chairman Stalnaker remarked that the Board is willing to consider overturning Public Works denial for access as long as certain stipulations were met. He commended Mr. Rowland for his presentation and his professionalism during this process.

Motion by Ms. Robinson, second by Mr. Perdue and carried unanimously by all to overturn Houston County Public Works denial of the Schwend, Inc. request of commercial driveway access for their property located on Bemby Road parcel number 000240 67A000 with the following stipulations:

- 200 feet of Bemby Road to be paved meeting all County standards up to the new driveway access point
- Schwend, Inc. will dedicate additional right of way needed to upgrade Bemby Road
- The developer will be responsible for any required permits from GDOT

Chairman Stalnaker announced that the Georgia Southern Railroad will need to close Valley Drive in Perry at the railroad crossing for two days beginning tomorrow to make necessary repairs. This announcement is for public information only, so no Board action is necessary.

Ms. Robinson presented a request for approval of an Intergovernmental Agreement with the City of Warner Robins for a drainage study.

Motion by Ms. Robinson, second by Mr. Byrd and carried unanimously by all to approve entering into an Intergovernmental Memorandum of Agreement with the City of Warner Robins for a drainage study of Woodfield Subdivision and neighboring areas. The County and City will equally share the cost of the project estimated to be between \$69,000 and \$98,000.

Mr. Walker presented a request for approval of an easement request from Georgia Power Company.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve an easement for ingress/egress only to Georgia Power Company through the County-owned parcel (00102B 004000) at 3215 Moody Road.

Chairman Stalnaker asked Water System Engineer Brian Jones if the easement would take GA Power trucks through the existing gate of the fence surrounding the water tank.

Mr. Jones confirmed that GA Power would come through the existing gate on the access road and continue through a new gate to be installed at their expense on the backside of the property.

Mr. Walker presented a request for approval of a bid on the Scott Road Extension Grading and Paving project.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the award of the Scott Road Extension Grading and Paving project to Everett Dykes Grassing Company of Cochran, GA in the amount of \$465,028.50. This is a 2006 SPLOST funded project.

Mr. Walker presented a request for approval of a bid on one new 2021 Combo Jet/Vac Truck for use in the Water Department.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve the award of one new 2021 GapVax MC 1312 Vacuum / Sewer Truck for use in the Water Department to GapVax of Johnstown, PA in the amount of \$422,537 to include extended warranties. Water Capital Funds will purchase this vehicle.

Superintendent of Water Distribution Riley Scarborough stated that the old vac truck would go to surplus for auction since we have now rebuilt the top-end of the motor twice and continue to have maintenance issues.

Director of Purchasing Mark Baker commented that the old truck would likely be auctioned on the GovDeals website. The bids on this new truck were evaluated very carefully to ensure that it met the required specifications and offered the appropriate extended warranties.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$4,473,492.18.

Chairman Stalnaker closed the regular portion of the meeting and opened Public Comments.

There being no comments Chairman Stalnaker closed the Public Comments portion of the meeting and reopened the regular portion of the meeting.

Chairman Stalnaker then closed the regular portion of the meeting and opened Commissioners Comments.

Chairman Stalnaker acknowledged Michelle Delaney, Field Representative for Congressman Austin Scott, who was in attendance and thanked Lt. Col. Canty-Smith for sharing her story with the Board.

Mr. Walker thanked everyone for coming and asked them to be safe.

Ms. Robinson likewise thanked everyone for attending and participating in the meeting.

Mr. Perdue expressed his appreciation for the County management, administration and department heads for their efforts preparing the proposed FY22 budget thanking them for their cooperation with the budget requests. Also, he reminded everyone if they have not already got vaccinated to be please consider doing so.

Mr. Byrd remarked that Memorial Day was a time to reflect, remember and honor those who have made the ultimate sacrifice serving our country. He also congratulated the Houston County High Bear baseball team for winning the state championship last week.

Chairman Stalnaker reminded everyone that the next Commissioner's meeting is on June 15th at 5:00 p.m. at the County Annex during which there will be a FY22 budget presentation followed by a public hearing to receive any public comment on the proposed budget. There will also be a special called Board meeting on June 22nd at 5:00 p.m. at the County Annex to adopt the FY22 budget and also to conduct fiscal year-end business such as payment of bills. All required public notifications concerning the proposed budget presentation, public hearing and budget adoption have been run

Houston County Commissioners Meeting Continued from Page 1963

in the Houston Home Journal. As Mr. Byrd commented earlier, the plan is to bring representatives of the Houston County Bears baseball team to an upcoming meeting so that the Board can properly acknowledge their achievement. Lastly, Chairman Stalnaker mentioned the Hwy. 247 and Hwy. 247 Spur roundabout project that the Georgia Department of Transportation has let recently and commented that it is a much-needed improvement. Hopefully, there will be activity there in the next 60 to 90 days. He encouraged anyone who had not yet seen the mini roundabout at Hwy. 41 and Lakeview Road to do so as it is a much-improved intersection there that will help to minimize traffic accidents in the future.

Motion to adjourn by Mr. Walker, second by Mr. Perdue and carried unanimously by all, meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner