## Houston County Commissioners Meeting Tuesday, March 3, 2020 Warner Robins, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, March 3, 2020, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Walker, Thomson, McMichael, and Robinson present. Also present were Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Fire/HEMA Chief Chris Stoner, Chief Building Inspector Tim Andrews, Perry Chamber of Commerce President/CEO Ellen Palmer, Flint Energies VP of Cooperative Communications Marian McLemore, Dan Perdue, Jeanne Moyer and Walton and Becky Wood.

Commissioner Walker led the audience in the Invocation.

Cpl. Jonathan Spraggins, USMC led the audience in the Pledge of Allegiance and then detailed his 15-year military career. He has been married for 21 years and has three children. He joined the Marines in 1993 going to boot camp at Parris Island, SC and then on to his duty station at Camp Lejeune, NC. In 1994 he deployed to Okinawa, Japan for six months. He separated from the Marine Corp in 1997 and went on to work with the Houston County Sheriff Department from 1998 to 2012. He went into the Georgia Air National Guard until he retired in 2013. During that period, he deployed several times to Qatar in the Middle East. Currently he works as a Sheriff's transport deputy at the Houston County Detention Facility.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes of the meeting of February 18, 2020.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2319, #2321 and #2322.

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

Special Exception Applicant #2319 was present. There was no opposition.

Special Exception Applicant #2321 was not present.

Special Exception Applicant #2322 was present. There was no opposition

There being no comments Chairman Stalnaker closed the Public Hearing and opened the regular meeting.

Motion by Mr. Walker, second by Ms. Robinson 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:

Application #2319 Marcas Reid & Chakanis King Pressure Washing

Application #2322 John Whittington Catering (BBQ)

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to deny Application #2321 submitted by Ken and Mitzi Galason.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2325 – #2333, and #2335 – #2338.

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

Special Exception Applicant #2325 was present. There was no opposition.

Special Exception Applicant #2326 was present. There was no opposition.

Special Exception Applicant #2327 was present. There was no opposition.

Special Exception Applicant #2328 was present. There was no opposition.

Special Exception Applicant #2329 was not present. There was no opposition.

Special Exception Applicant #2330 was present. There was no opposition.

Special Exception Applicant #2331 was present. There was no opposition.

Special Exception Applicant #2332 was not present.

Lena Bodge, 179 County Line Road, Hawkinsville stated that she was not really opposed to the application but wanted to know if there would be a change in zoning if it was approved.

Chairman Stalnaker explained that there would be no change in zoning and that the special exception simply allowed the applicant to use the residence as an administrative type office for the business.

Special Exception Applicant #2333 was present. There was no opposition.

Special Exception Applicant #2335 was present. There was no opposition.

Special Exception Applicant #2336 was present. There was no opposition.

Special Exception Applicant #2337 was present. There was no opposition.

Special Exception Applicant #2338 was present. There was no opposition.

There being no further comments Chairman Stalnaker closed the Public Hearing and opened the regular meeting.

Motion by Mr. Walker, second by Mr. McMichael who then disclosed that he knew both Mr. Jackson, Applicant #2328, and Mr. Webling, Applicant #2330, personally but that it would not affect his vote. The motion was then 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:

Application #2325 Kristina Yarbrough Swimming Lessons

Application #2326 Frank Bragg Construction and Remodeling

Application #2327 Douglas & Tina Davis Truck Dispatch

Application #2328	John Jackson	Real Estate Appraisal
Application #2329	Yeong-Gyun Moon	Software (IT)
Application #2330	Mark & Minnie Webling O	rthopedic Build-up and Shoe Repair
Application #2331	Sean and Catherine Merchai	nt Low Voltage Cable Installation
Application #2332	Roberto Munda Industrial H	ygiene & Occupational Safety Cons.
Application #2333	Darron Crozier	Real Estate and Construction
Application #2335	Sarah Rodriguez	Photography and Graphic Design
Application #2336 Interior Design	Dennis & Crystal Stewart	Custom Window Covering and
Application #2337	Genny Brand	Women's Clothing and Jewelry
Application #2338	Shane & Lynn Lamontagne	Construction

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.

Ms. Robinson presented a request annexation from the City of Warner Robins.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to concur with a City of Warner Robins annexation request for the property located at Butten Drive and HWY. 96 south of Chilton Place known as Tax Parcel 000770 005000 for 6.61 acres and Tax Parcel 00077D 209000 for 2.62 acres with the stipulation that the water customer be retained by Houston County unless a multi-unit planned development is proposed by the developer.

Chairman Stalnaker stated that properties were possibly the future site of the Coliseum Hospital's new urgent care facility.

Applicant Oliver Bateman, representing NK Properties East, LLC has withdrawn a request for annexation through the City of Warner Robins, as such there was no action required.

Mr. Thomson presented a request for abandonment of a right of way designated as Second Street located south of Mulberry Street with in Elko GA.

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

The applicant was present with nothing further to add. There was no opposition.

There being no comments Chairman Stalnaker closed the Public Hearing and opened the regular meeting

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the Board of Commissioners signing the Resolution approving the abandonment of the unpaved section of the right-of-way designated as Second Street located south of Mulberry Street within Elko, Georgia as requested by NR Reinvestments, LLC; and for Chairman Stalnaker signing the Deeds conveying the abandoned section of the right-of-way to the adjoining property owners NR Reinvestments, LLC and James Ford.

Mr. Thomson presented a request for approval of a grant application.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker and Chief Stoner signing all documents necessary to apply for the 2019 Assistance to Firefighters Grant in the amount of \$721,343.66 which will provide funding for the replacement of 85 SCBA (Air Packs) and related cylinders, masks and accessories. Federal funding will cover 90% of the cost with the County matching 10% or \$72,134.37.

Chairman Stalnaker clarified that although the County is not guaranteed award of these funds that it was a good possibility that our application would be looked upon favorably.

Mr. McMichael presented a request to correct the minutes to reflect the actual price of the truck approved for purchase at the October 1, 2019 meeting.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the amendment of the minutes of the October 1, 2019 meeting to reflect the actual purchase price of \$122,681 for one new 2021 Freightliner 114SD model tandem dump truck from Middle Georgia Freightliner for use in the Roads Department.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,615,752.06.

Chairman Stalnaker closed the regular meeting and opened Public Comments.

Ellen Palmer introduced herself as the new Perry Chamber of Commerce President and CEO stating that there were lots of exciting events going on in Perry including the upcoming 32nd annual Dogwood Festival on April 18th and 19th.

There being no further comments Chairman Stalnaker closed the Public Comments portion of the meeting and opened Commissioners Comments.

Chairman Stalnaker read just a few of the many 'Thank You' notes that were given to Mr. McMichael and Mr. Thomson at the conclusion of the last Eggs & Issues breakfast event held by the Robins Regional Chamber during which the program featured both of their service to the County during their long tenures as Commissioners. He also recognized Mark Baker for his birthday March 4th, Ms. Robinson for her birthday on March 24th and Mr. Wood as his birthday is in the month of March as well.

Mr. Walker thanked everyone for coming.

Mr. McMichael remarked that he was honored by the Chamber and their recognition of his service to the County.

Mr. Thomson thanked everyone for coming.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to enter into Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1) and for Real Estate Matters per O.C.G.A. § 50-14-3(b)(1).

Upon re-entering the regular meeting Chairman Stalnaker reiterated that there would be no action taken as a result of the Executive Session.

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

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 Mach 3, 2020.

2.

During such meeting, the Board voted to go into executive session.

3.

The executive session was called to order at 10:09 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:

X 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)
X Discussion or voting on:
Authorizing a settlement as provided in O.C.G.A. § 50-14-
3(b)(1)(A);
X 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);
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)

topics, an incidental ren	5. e closed session devoted to exempt nark regarding a non-exempt topic or an exempt topic was made.
	mmediately ruled out of order and ss same ceased immediately.
the comments of session was imm	mmediately ruled out of order. However, lid not cease, so the closed/executive ediately adjourned without discussion or n regarding any non-exempt topic.
Minutes were taken of this me camera inspection only.	6. eting and will be filed and held for in
This day of March, 20	20.
	Fommy Stalnaker, Chairman Houston County Board of
Sworn to and subscribed before me this day of March, 2020.	
Notary Public My commission expires:	_