

**Houston County Commissioners Meeting  
August 4, 2020  
Perry, Georgia**

The Houston County Board of Commissioners met for a regular session at 9:00 a.m. on Tuesday August 4, 2020, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Walker, Thomson, McMichael, and Robinson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Fire/HEMA Chief Chris Stoner, Director of Purchasing Mark Baker, GSP Sgt. Hamilton Halford, Mark Byrd, and Dan Perdue.

Commissioner Walker gave the Invocation and then led those in attendance in the Pledge of Allegiance.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the minutes from the July 21, 2020 meeting.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2365 thru #2368 and #2370 thru #2376.

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

The applicant for Special Exception Application #2365 was not present, there was no opposition.

The applicant for Special Exception Application #2366 was not present, there was no opposition.

The applicant for Special Exception Application #2367 was not present, there was no opposition.

The applicant for Special Exception Application #2368 was not present, there was no opposition.

The applicant for Special Exception Application #2370 was not present, there was no opposition.

The applicant for Special Exception Application #2371 was not present, there was no opposition.

The applicant for Special Exception Application #2372 was not present as application was withdrawn before Zoning & Appeals hearing and therefore no action is required.

The applicant for Special Exception Application #2373 was not present, there was no opposition.

The applicant for Special Exception Application #2374 was not present as application is recommended to be tabled.

The applicant for Special Exception Application #2375 was not present as application is recommended to be tabled.

The applicant for Special Exception Application #2376 was not present, there was no opposition.

There being no comments Chairman Stalnaker closed the Public Hearing and returned to the regular portion of the 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 #2365	Matt Evans	Roofing
Application #2366	Jill Thornton	Handsewn Crafts (Online)
Application #2367	Jerry & Quinetta Cope	Property Preservation
Application #2368	Jerry & Quinetta Cope & Dawana Wright	Mobile Food Trailer
Application #2370	Gail Vance	Dessert Baking
Application #2371	Carl Baker	Locksmith
Application #2373	Muriel Manns	Clothing & Accessories (Online)
Application #2376	Zachary Blackmon	Contract Physician

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to table the following applications and send back to Zoning & Appeals for reconsideration:

Application #2374	Mary Singleton	Special Events Facility
Application #2375	Jenni Blackmon	Clothing Sales (Online)

Chairman Stalnaker pointed out that there had been discussion at the Zoning & Appeals hearing whether two applications at one household was allowable under the Section 95 requirements of the Comprehensive Land Development Regulations. The Zoning & Appeals Board chairman had stated his opinion that Section 96.1.3 would not be violated if the total area used by the multiple businesses did not exceed twenty-five percent of the floor area of the home.

County Attorney Hall agreed with this opinion.

Chairman Stalnaker stated that although it would not affect these applications approved today that maybe the Board should consider clarifying the issue in the future. He asked Mr. Andrews to review the regulations with the Zoning & Appeals Board and to also check with other local governments to see how they may be handling those situations.

Mr. Walker presented a request for annexation of 107 Napier Avenue from the City of Warner Robins.

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

All that tract or parcel of land situate, lying and being in Land Lot 139 of the Fifth (5<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Lots 27 and 28 in a portion of Dogwood Park Extension Subdivision, according to a plat of survey of said subdivision and prepared by Rhodes Sewell, Surveyor, dated June 19, 1956 and revised June 12, 1958, and being of record in Plat Book 5, Page 49, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes. Commonly known as 107 Napier Avenue, Map Parcel 00073H 146000.

Concurrence would be subject to no commercial driveway being permitted onto Napier Avenue from the 107 Napier Avenue parcel as outlined in the Houston County Regulations for Access Management and Encroachment Control.

Chairman Stalnaker explained that the stipulation that no commercial driveway be permitted onto Napier Avenue from this lot does not hurt the business access since the lot with frontage on Watson Blvd. not only has a driveway from Watson Blvd. but also one onto Napier Avenue already.

Mr. Thomson presented a request for annexation on property located near Perry Parkway and I-75 from the City of Perry.

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

A 3.00-acre tract, Tax Parcel 000300 20E000, located near Perry Parkway and I-75.

Mr. Thomson presented a request for approval of ICB Construction Group of Macon as the construction manager for the State Court Expansion project.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the selection of ICB Construction Group of Macon as the construction manager (at risk) for the State Court Expansion project at an estimated total management cost of \$1,077,374 (based on a \$15,000,000 construction budget) which includes the preconstruction fee, construction management fee, general conditions, performance bond and liability insurance. ICB will prepare the Guaranteed Maximum Price (GMP) once drawings are complete and submitted to the County for acceptance. In the event that the County and ICB fail to successfully negotiate the GMP, the County reserves the right to discontinue the contract and subsequently initiate contract negotiations with the next highest ranked firm.

Mr. Thomson commended Mark Baker who did a fantastic job leading the building committee and for his efforts on this project.

Chairman Stalnaker clarified that it was a \$15,000,000 construction budget and that it was a tough decision because any one of the five contractors that proposed would perform well. He also commended Mr. Baker for his work and remarked that Judge Ashford was included on the building committee. The process of selection that the building committee utilized was very fair and transparent with the contractor's prices withheld until after the firms were ranked on the other criteria. Chairman Stalnaker said that he is looking forward to the groundbreaking.

Mr. McMichael and Mr. Walker thanked everyone involved.

Ms. Robinson presented a request for authorization to accept the federal funds allocated in the CARES Act.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker signing the Coronavirus Relief Fund (CRF) terms and conditions thereby accepting federal funds allocated in the CARES Act.

Chairman Stalnaker explained that these federal funds could only be used to reimburse certain expenditures following strict guidelines. All expenditures are subject to future audit and any improper or unjustified reimbursements would have to be paid back.

Ms. Robinson presented a request from the Fire Department to hold their annual "Family Portrait Fundraiser".

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the Fire Department's proposed Family Portrait Fundraiser to be held between August 7, 2020 and January 15, 2021. Chief Stoner is authorized to sign all contracts.

Chairman Stalnaker remarked that this was a long-time fundraiser held by the Fire Department each year and that all proceeds go to the Volunteer Funds. He praised the volunteers for their service to our community and thanked them for their past utilization of these funds to help procure necessary equipment for the department.

Mr. McMichael presented a request from the Engineering Department to enter into an agreement with C.W. Matthews Contracting Company.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to authorize Chairman Stalnaker signing an intergovernmental agreement with the Houston County School District, by and through its duly elected Houston County Board of Education, whereby the County will administer the paving of an existing driveway off Keith Drive to the Board of Education's FFA complex.

Chairman Stalnaker commented that this was a chance for the County to reciprocate as the Board of Education has helped us similarly in the past.

Mr. McMichael presented a request to enter into an agreement with Traylor Business Services, Inc.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing an agreement (#1036) with Traylor Business Services, Inc. (TBS) for personal property audits in FY2021. Audits will only be performed when requested specifically by the Chief Tax Appraiser.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$4,643,723.13.

Chairman Stalnaker asked for a motion to add two items to the agenda as Items #10 and #11 as they were both time sensitive matters. He explained that Item #10 concerns the purchase of vehicles for the Sheriff's Department and Item #11 concerns a resolution and lighting agreement with the Georgia Department of Transportation (GDOT) on their SR247 @ SR247 Spur Roundabout project.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to add #10 concerning the purchase of three vehicles for the Sheriff's Department and #11 concerning a resolution and lighting agreement with the Georgia Department of Transportation (GDOT) on their SR247 @ SR247 Spur Roundabout project.

Ms. Robinson presented a request for 3 new vehicles for the Sheriff's Department.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the award of three new 2020 Ford Explorer PPV SUV's for use in the Sheriff's Department Traffic Division (2) and the Patrol Division (1) to Phil Brannen Ford of Perry at a unit cost of \$37,216 each for a total of \$111,648. SPLOST 2018 will fund the purchase of these vehicles.

Mr. Baker explained that the state-wide contract holder had no vehicles in stock and that it would likely be a minimum of six months to take delivery of any new orders. At this time, no car manufacturer has been able to guarantee delivery dates. The Sheriff's Department would rather purchase these SUV PPV's available from stock than purchase more Dodge Chargers as they have experienced a lot of maintenance issues with them. The purchase of these vehicles from Phil Brannen Ford of Perry will fill the FY21 budgeted needs for vehicles for both the Traffic Division and the Patrol Division.

Mr. Thomson presented a request for approval of a resolution and Local Government Lighting Project Agreement.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize the Board of Commissioners signing the resolution and Chairman Stalnaker signing the Local Government Lighting Project Agreement (LGLPA) for the SR247 @ SR247 Spur (P.I. #0016111) with the Georgia Department of Transportation (GDOT).

Chairman Stalnaker commented that this project has been fast-tracked by GDOT after the County entered into a cost-share agreement back in January of this year committing \$500,000 from SPLOST funds to expedite the project.

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

Chief Stoner thanked the Board for their continued support of the Fire Department especially during the media coverage of the recent house fire in Bonaire. He remarked that both he and his staff are very grateful for the support that has allowed the Fire Department to grow and improve essentially doubling its full-time staffing since 2016.

Chairman Stalnaker agreed that although great progress has been made in the department that the County was not finished with its improvement efforts.

As there were no further comments Chairman Stalnaker closed the Public Comments portion of the meeting.

Chairman Stalnaker closed the regular portion of the meeting and opened Commissioner's Comments.

Chairman Stalnaker announced that the second public hearing concerning the millage rate would be held at 10:30 a.m. following the conclusion of this meeting.

Mr. Walker thanked everyone for coming and asked everyone to stay safe.

Ms. Robinson thanked everyone for attending.

Mr. Thomson reminded everyone that Every Day in Middle Georgia is Armed Forces Appreciation Day (EDIMGIAFAD).

Mr. McMichael echoed the same sentiments as the other commissioners.

Chairman Stalnaker again announced that the second public hearing concerning the millage rate would be held at 10:30 a.m. following the conclusion of this meeting. He thanked everyone for attending or watching by way of the internet. He commented that he appreciated every County employee for what they do and commended the Board for having in-person meetings since the pandemic began.

Motion to Adjourn by Mr. Walker, second by Ms. Robinson and carried unanimously by all, meeting adjourned.

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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