

Houston County Commissioners Meeting
October 20, 2020
Warner Robins, Georgia

The Houston County Board of Commissioners met in regular session at 5:00 p.m. on Tuesday October 20, 2020, at the Houston County Annex in Warner Robins, 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 Operations Robbie Dunbar, Director of Purchasing Mark Baker, Fire/HEMA Chief Chris Stoner, Chief Building Inspector Tim Andrews, Mark Byrd, Dan Perdue, Ronnie Blalock, and Walton and Becky Wood.

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

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of October 6, 2020.

Mr. Walker presented a request for annexation from the City of Perry.

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

Tax Parcel 001050 100000 for 38.91 acres and Tax Parcel 001050 089000 for 10.66 acres located at the southeast corner of the intersection of Hwy. 127 and Talton Road as shown on a plat drawn by McLeod Surveying as Tract A and Tract A-1 respectively.

Chairman Stalnaker commented that although the original request included a C-2 zoning for one of the parcels in question, after discussions with the City of Perry the application was revised changing the C-2 requested zoning to R-3 which is compatible with the other parcel.

Mr. Walker presented a request for disbursement of 2018 SPLOST funds for construction at the Perry-Houston County Airport.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve the disbursement of \$1,725,946.01 from the 2018 (County-wide) SPLOST funds to the Perry-Houston County Airport Authority for use in the construction of a new terminal building and corporate hangar at the airport. The Comptroller is authorized to make the necessary budget adjustment.

Chairman Stalnaker commented that the Airport Authority has already received bids on the project and are ready to start the work. The DOT is providing some grant funding for the project as well. It is anticipated that the project will be completed in the next 8 to 12 months.

Mr. McMichael asked who the contractor was going to be.

Chairman Stalnaker commented that he did not remember the name of the contractor as they were not from the local area, but the Authority went through a rigorous process of bidding and selection followed by some 'value engineering' to bring the project into budget.

Mr. Thomson presented a request for approval of the new construction manager (at risk) for the new Houston County Government Building project.

Mr. Holland briefly explained the process by which the building committee came to their recommendation.

Chairman Stalnaker stated that the building committee comprised of Director of Administration Barry Holland, Director of Purchasing Mark Baker, Commissioner Thomson, Director of Operations Robbie Dunbar and Buildings Superintendent Michael Phillips. This committee was formed to review each proposal and make a recommendation to the Board for award of the contract.

Mr. Thomson stated that this process was a lot of work and he commended Mr. Baker for his efforts.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the selection of Sheridan Construction of Macon as the construction manager (at risk) for the new Houston County Government Building project at an estimated total management cost of \$246,844 (based on a \$3,500,000 construction budget) which includes the preconstruction fee, construction management fee, general conditions, performance bond and liability insurance. Sheridan will prepare the Guaranteed Maximum Price (GMP) once drawings are complete and submit to the County for acceptance. If the County and Sheridan 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 presented a request for approval on an Intergovernmental Agreement with the City of Perry.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing the Intergovernmental Agreement for the Emergency Use of County Fuel Supply by the City of Perry in order to give the City access to the County's fuel supply in the event of a genuine major disaster that disrupts the commercial fuel supply system.

Mr. Thomson presented a request for approval of an Additional Services Agreement with Owen Lewis Consulting.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing an additional professional services agreement with Owen Lewis Consulting of Saline, MI for additional services required for project management and implementation on the Court Case Management and Jail Management systems through February 2021 at a total cost of \$174,140.

Chairman Stalnaker pointed out that this is basically a \$174,140 change order to the original contract. He made it very clear that whether the project was at its completion or not that there would not be another extension of this contract beyond February 2021.

Mr. McMichael presented a request for approval to enter into an agreement with Enviro Trenchless to perform emergency storm drain repairs.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve entering into a professional services agreement with Enviro Trenchless, LLC of Warner Robins to perform emergency storm drain repairs at 191 Harner Road, 2011 Green Street and at Statham's Way for the total amount of \$39,525. Project costs will be charged to the Storm Drainage department 100-4250-52.2200.

County Attorney Tom Hall conducted a second reading of amendments to the Houston County Code of Ordinance, Chapter 50 – Solid Waste sections 50-1, 50-5, 50-37, 50-41, 50-44, 50-45, 50-46 and 50-58; explaining that the changes were found to be necessary to define different types of waste and to inform residents the best way to dispose of such waste in order to avoid being charged additional fees for waste removal. The hours of the Landfill were also changed to conform with current practice. A first reading of these amendments to the Code was held at the October 6, 2020 Board of Commissioners meeting. He asked that Mr. McMichael include the effective date of January 1, 2021 in his motion which will give Public Works the time they need to educate and inform residents of the changes.

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

As there were no comments Chairman Stalnaker closed the Public Hearing and reopened the regular portion of the meeting.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve an Amendment to Code of Ordinances Houston County, Georgia that will make changes to Chapter 50-Solid Waste by amending the following sections; 50-1, 50-5, 50-37, 50-41, 50-44, 50-45, 50-46 and 50-58. The changes to the Amendment of Code of Ordinances Houston County, Georgia shall be effective January 1, 2021.

Mr. Dunbar thanked the Board and Mr. Hall for their support of these amendments.

Mr. McMichael presented a request for approval of inmate work detail contracts.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing a contract with the Georgia Department of Corrections to provide the County with nine inmate work details from the McEver Probation detention Center at a total cost of \$394,544; and a contract for one inmate work detail from the Dooly State Prison at a cost of \$49,318. The contracts will be effective October 20, 2020 and will expire June 30, 2021. Total cost to the County is \$443,862.

Chairman Stalnaker commented that the County has been without the inmate details since the COVID-19 virus outbreak in March and that we are not likely to see any until sometime in 2021. The idea behind approving these contracts now is to have them in place so that when the Department of Corrections agrees to let them come out to work, we will have the contracts in place. We are not currently paying for the detail and will not until such time as they are able to begin again.

Ms. Robinson presented a request for approval to enter into a professional services agreement with JMA Architecture of Perry.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve entering into a professional services agreement with JMA Architecture of Perry in the amount of \$230,556 for project administration services on the Houston County Detention Center HVAC replacement project. SPLOST 2012 will fund this portion of the project.

Ms. Robinson presented a request for approval to accept Victims of Crime Act (VOCA) grant funds.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing all documents necessary to accept a total of \$142,284 of federal Victims of Crime Act (VOCA) grant funds to be administered by the Solicitor-General for the continuance of the Victim Assistance Program in the Houston County State Court.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the payment of the bills totaling \$3,108,118.74.

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 meeting.

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

Chairman Stalnaker thanked the Sheriff's deputy for providing security for the meeting and for his service to both the County and our community.

Mr. Walker asked everyone to look after your neighbors, friends, family and be to safe.

Ms. Robinson thanked everyone for coming and reminded everyone to please go vote. If you prefer, you can still request an absentee ballot as well.

Mr. Thomson remarked that he hoped we never enter into another open-end contract. He thanked all County employees for everything they do and Mr. Baker again for exceptional job on the RFPs for the construction manager selection on the Government Building.

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Mr. McMichael thanked Chief Stoner for his efforts establishing the new weather station at the new EMA HQ on Lake Joy Road.

Chairman Stalnaker commented that the 2020 Census is over, and the final numbers are being tallied. He remarked on the large voter turnout so far and that at this rate there may not be many voting on election day itself. He thanked the Elections staff and all poll workers for their efforts during the election process. He then reminded everyone once again to vote in support of Amendment #1 on election day. Amendment #1 authorizes the Georgia legislature to dedicate tax or fee revenue to the public purpose for which the taxes or fees were imposed. Specifically, he is concerned with the State of Georgia's history of diverting hazardous waste and landfill clean-up trust funds from their intended purpose of cleaning up tire dumps, landfills and hazardous waste sites. Lastly, he announced that the next regularly scheduled Board meeting would be in the Boardroom at the Perry courthouse on Tuesday, November 3rd at 9:00 a.m.

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