

**Houston County Commissioners Meeting**  
**September 21, 2021**  
**Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 5:00 p.m. on Tuesday September 21, 2021, at the Houston County Annex in Warner Robins, 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 Purchasing Mark Baker, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Facilities Superintendent Michael Phillips, Fire/HEMA Chief Chris Stoner, Acting District Attorney William Kendall, and Walton and Becky Wood.

Commissioner Perdue led the audience in the Invocation and then the Pledge of Allegiance.

Chairman Stalnaker commented that the ribbon-cutting ceremony for the newly constructed Houston County Government Building will be held next Tuesday at 11:00 a.m. and then recognized principal architect Mike Parker of SP Design Group who briefed the Board on the construction project which is now complete with two of the three agencies having already moved into the building.

Mr. Parker presented a \$70,503.45 deductive change order to the Board which closes out the project under the contracted Guaranteed Maximum Price (GMP) by that amount.

Chairman Stalnaker thanked Mr. Parker and his entire firm for their hard work and dedication on this important project and then recognized Senior Project Manager Tom Rogers of Sheridan Construction.

Mr. Rogers commented on the teamwork and communication that occurred during this entire project between Sheridan, SP Design and County representatives that was critical to the success of this project.

Chairman Stalnaker thanked Mr. Rogers and commented that this was the first project that the County had contracted with Sheridan Construction and that they did a great job pulling together with the architects and County staff. He commended both Sheridan and SP Design for completing this project both under budget and within the initial project timeline. Each Board member congratulated Sheridan Construction and SP Design Group for their successful completion of this project.

Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve the minutes from the meeting of September 7, 2021.

Chairman Stalnaker asked for a motion from the Board to add an item to the agenda as Item 12 concerning a Declaration of Taking on a parcel in the Lake Joy Road Phase 5 widening project.

Motion by Mr. Perdue, second by Mr. Walker and carried unanimously by all to add an item to the agenda as Item 12 concerning a Declaration of Taking on a parcel in the Lake Joy Road Phase 5 widening project.

Mr. Perdue presented a request for abandonment of the undeveloped right-of-way in the Gates at Sandefur Subdivision.

Chairman Stalnaker explained that a public hearing on this request was held at the September 7th Board meeting so there would not be another held tonight. This item was originally tabled so that the plat could be corrected by the applicant. Although the new plat was not part of the agenda package the applicant has submitted the corrected plat to the County and the County engineer has approved it. He did offer to take any public comment on the issue before the Board considered any action.

Applicant Shane Calhoun was present but did not have any further information.

Walton Wood, 426 Sandefur Road, Kathleen spoke to the Board reminding them that there was an error in the plat that was presented with the original application and expressed his disappointment that the plat was not corrected before this meeting agenda was published.

Chairman Stalnaker clarified that although the corrected plat was not received in time to place it in the published agenda that it had been received, reviewed, and approved by the County Engineer. He stated that the County Attorney would ensure the plat would be recorded within the next few days and that he would have a copy of it in the next 48 hours.

Motion by Mr. Perdue, second by Mr. Byrd and carried unanimously by all to approve the Board of Commissioners signing the Resolution abandoning the undeveloped right-of-way in the Gates at Sandefur Subdivision located between lots 7 and 12 owned by Cal-Mar Homes, Inc. in the unincorporated area of Houston County described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 121 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as "Proposed Future Street" a 60' right-of-way situated between lots 12 and 7, according to a property survey for the Gates at Sandefur Subdivision, prepared by Broward Davis & Assoc., Inc., a copy of which is recorded in Plat Book 57, Page 125, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above-described property.

Mr. Perdue presented a change order on the Houston County Government Building project.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing Change Order #1 (Final) with Sheridan Construction of Macon decreasing the contract amount of \$3,489,172 to \$3,418,668.55.

Mr. Perdue presented a request from the City of Perry for a water purchase request to serve Planter's Ridge Subdivision.

Motion by Mr. Perdue, second by Ms. Robinson to approve a request from the City of Perry to include Planter's Ridge Subdivision in the current water use agreement between the City of Perry and Houston County. A master meter will be installed for

this location. Approval is contingent upon meeting the requirements of the Houston County Utility Accommodations, and upon the developer or contractor posting a bond for \$25,000 for work performed on the Houston County water System. Upon voting Mr. Perdue, Ms. Robinson and Mr. Walker voted yes, Mr. Byrd abstained. Motion carried.

Mr. Walker presented a request from the acting District Attorney to rehire five former employees.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve the hiring of Eric Edwards as an Assistant District Attorney at Grade 27-E; Rodrigo Silva as an Assistant District Attorney at a Grade 27-B; Felicia Richardson as a Crime Victim Advocate/Supervisor at Grade 16-C; Amy Thomas as a Crime Victim Advocate at Grade 14-C; and Crystal Clark as a Legal Secretary at Grade 13-D. Each would be effective 9/22/2021.

Chairman Stalnaker recognized Acting District Attorney William Kendall who thanked the Board for approving the rehires for his office. He characterized each as good people and quality employees and was excited to have them back. He recognized Mr. Greg Winters who was recently rehired as an Assistant District Attorney and complemented him on his work ethic as well.

Chairman Stalnaker thanked Acting District Attorney Kendall on behalf of the Board for his willingness to work closely with the Board as he goes about putting his office back in order.

Motion by Ms. Robinson, second by Mr. Walker to approve appointing Jessica Perdue to fill an unexpired term on the Library Board from 9/21/2021 thru 6/30/2024. Upon voting Ms. Robinson, Mr. Walker and Mr. Byrd voted yes, Mr. Perdue abstained. Motion carried.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the following appointment to fill unexpired terms:

Middle GA Regional Development Authority  
Ben Hulbert 9/21/2021 thru 2/31/2022

And the following re-appointments:

Planning & Zoning  
Steve Williams 9/07/2021 thru 9/06/2025

Middle GA Regional Development Authority  
Jim Newton 9/21/2021 thru 2/20/2023

Ms. Robinson presented a request for approval on a Georgia Search and Rescue mutual aid agreement.

Motion by Ms. Robinson, second by Mr. Byrd and carried unanimously by all to approve Chairman Stalnaker signing the Georgia Search and Rescue Team (GSAR) Memorandum of Agreement with the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). The agreement will expire on January 31, 2025.

Chief Stoner commented that this is simply a continuation of the previous agreement that the GSAR team has operated under since its inception in 2004.

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Ms. Robinson presented a request for approval on professional service agreements with Jani-King of Macon for custodial services at two public buildings.

Motion by Ms. Robinson, second by Mr. Perdue and carried unanimously by all to approve entering into a professional services agreement for custodial services at the Houston County Magistrate Court building in the amount of \$1,980 per month and at the Houston County Juvenile Court Building in the amount of \$3,079 per month.

Director of Administration Barry Holland presented the first reading on Alcohol License Application (S & A / Beer & Wine). A second reading will be held at the October 5, 2021 meeting after which the Board will take action.

Mr. Perdue asked the applicant if this was a new store or an existing store.

Ms. Qaiser responded that there was an existing store, but that store did not have an alcohol license.

Mr. Byrd presented a change order on the Water System Improvements to Serve Bear Branch Road project.

Motion by Mr. Byrd, second by Mr. Perdue and carried unanimously by all to approve Chairman Stalnaker signing Change Order #1 (Final) with Pyles Plumbing & Utility Contractors, Inc. of Macon decreasing the contract amount of \$462,271.00 to \$445,284.90.

Mr. Byrd presented a request for approval of a bid on one new half-ton 4x4 crew cab truck for use in the Landfill.

Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve the award of one (1) new 2021 Ford F-150 crew cab 4x4 pick-up truck for use at the Landfill to Phil Brannen Ford of Perry in the amount of \$35,180. Solid Waste Capital Funds will fund the purchase of this vehicle.

Motion by Mr. Byrd, second by Mr. Perdue and carried unanimously by all to approve the payment of the bills totaling \$1,440,870.74.

Mr. Perdue presented a Declaration of Taking on a parcel in the Lake Joy Road Phase 5 widening project.

Motion by Mr. Perdue, second by Mr. Byrd to approve The Board of Commissioners signing a Resolution of Condemnation by Declaration of Taking on the Lake Joy Road project Phase 5 Parcel #60.

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

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

Chairman Stalnaker opened Commissioners Comments.

Ms. Robinson thanked everyone for coming and remarked that she's glad that both citizens and staff attend Board meeting and participate.

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Mr. Walker thanked everyone for coming and asked to keep healthcare workers, first responders and public safety employees in our prayers.

Mr. Byrd remarked that a common theme throughout the agenda tonight was cooperation, communication and teamwork which are very important ingredients for success. He thanked Acting DA Kendall for being in attendance commenting that the rehired personnel was a big deal proving that progress was being made in the office to the benefit of the citizens. He asked everyone to continue to lift up our healthcare workers and to encourage those who had not yet vaccinated to please consider doing so to help prevent further spread.

Mr. Perdue commended County staff, specifically Facilities Superintendent Michael Phillips and Director of Purchasing Mark Baker, for their efforts.

Chairman Stalnaker reminded everyone of the ribbon-cutting ceremony and dedication of the new Government Building next Tuesday, September 28th at 11:00 a.m. There is only one tenant left to move out of the old courthouse building before the building could be turned over to the City of Perry. He hoped that could happen by mid-October. The next regularly scheduled Board meeting will be held on October 5th at 9:00 a.m. in Perry at the courthouse, but there will be a special called meeting this Friday, September 24th at 11:00 a.m. at the Board Room of the Annex Building in Warner Robins for a personnel termination hearing. He echoed Mr. Byrd's comments concerning the healthcare workers and said that the numbers appear to be declining after this recent surge and hoped they would continue to decline. Healthcare workers need some relief from the burden of caring for those stricken during the pandemic.

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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