

Houston County Commissioners Meeting
November 7, 2017
Perry, Georgia

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday November 7, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, Thomson, and McMichael 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 Jimmy Williams, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Chief Tax Appraiser James Moore, Centerville Mayor John Harley, Flint Energies Board of Directors Chairman Neal Talton, Flint Energies Board member Arthur Head, Flint Energies CEO Bob Ray, Flint Energies Senior VP Jimmy Autry, President of Rebuilding Together Warner Robins Jerome Stephens, Ansel Peck, and James Erdmanczyk.

Chairman Stalnaker gave the Invocation.

TSgt. James Bersey, US Air Force (ret.) led the audience in the Pledge of Allegiance and then detailed his 20-year military career. He was trained as an AC tech, participated in Desert Storm and served duty stations in such places as Korea, Hawaii and Germany. During his service he met his wife, had two children and is now awaiting the arrival of his third grandchild. His daughter accompanied him to the meeting. After having spent five years here while in service he decided that this was the community in which he wanted to retire.

Chairman Stalnaker recognized Jerome Stephens, President of Rebuilding Together Warner Robins, for his years of service to the community. Mr. Stephens stated that the organization is a non-profit dedicated to providing the elderly, disabled and veterans with critical home repairs and accessibility modifications. They have completed work at 1,076 homes within Houston County.

Chairman Stalnaker then recognized retiring Flint Energies Senior VP Jimmy Autry and presented him with several gifts and read a resolution of appreciation naming him an ambassador for Houston County for his many years of support of the County and the community. Flint Energies CEO Bob Ray, Chairman of the Flint Energies Board Neal Talton, Board member Arthur Head and Centerville Mayor John Harley joined the Commissioners in thanking Mr. Autry and wishing him the best in his retirement.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of October 17, 2017.

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.

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Chief Building Inspector Tim Andrews presented Special Exception Applications #2116 and #2121 thru #2126. Mr. Andrews explained that with the exception of #2116 and #2121 that all applications presented met the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval.

Application #2116 is recommended for denial due to the applicant's failure to attend the Zoning & Appeals hearings, and Application #2121 is recommended for tabling so that staff could research the potential environmental impacts that the automotive detailing business may present.

Chairman Stalnaker opened the meeting for a public hearing.

Applicant for #2116 was not present as the application is recommended for denial.

Applicant for #2121 was not present as the application is recommended for tabling.

Applicants for #2122 were present with nothing further to add.

There was no opposition.

Applicant for #2123 was present with nothing further to add.

There was no opposition.

Applicant for #2124 was present with nothing further to add.

There was no opposition.

Applicant for #2125 was present with nothing further to add.

There was no opposition.

Applicant for #2126 was present with nothing further to add.

There was no opposition.

As there were no comments the public hearing was closed and the meeting continued.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to deny Special Exception Application #2116 submitted by Ron Allcock.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to table Special Exception Application #2121 submitted by David and Lisa Hunt and send back to Zoning & Appeals for further consideration.

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Motion by Mr. McMichael, 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 Application #2122 - Dwayne & Mia Gilbert

Special Exception Application #2123 - Mitch & Kathleen Miller

Special Exception Application #2124 - Shirley Morman

Special Exception Application #2125 - Rachel Edwards

Special Exception Application #2126 - Matthew & Sara England

Mr. Andrews gave each applicant 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.

Mr. Walker presented ACCG-IRMA lump sum cancer benefit and long-term disability (income replacement) coverage insurance for firefighters. This insurance will meet the requirements for House Bill 146. Staff recommends acceptance of ACCG-IRMA's proposal totaling \$10,123 annually. This premium is based on our current roster and will fluctuate slightly depending upon quarterly reviews of eligible personnel.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker signing a resolution authorizing participation in the ACCG-Interlocal Risk Management Agency supplemental medical, accident and disability fund; and to accept the ACCG-IRMA proposal for Firefighter's Cancer Benefit Program effective January 1, 2018 at an estimated annual premium of \$10,123 for Lump Sum Cancer Benefit and Long-Term Disability (Income Replacement) for all eligible firefighters.

Chairman Stalnaker commented that this measure was a state mandate requiring each local government in Georgia to provide certain minimum coverage to firefighters.

Mr. Walker presented various changes to the County's Employee Health Insurance Program recommended by staff that would take effect on January 1, 2018.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the changes to the County's Employee Health Insurance program as outlined in a memo from the Personnel Director dated November 1, 2017 and endorsed by the Director of Administration. All changes will be effective January 1, 2018.

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Chairman Stalnaker commented that this was something that the Board wished they did not have to do but that it is necessary due to the rising costs of health insurance.

Mr. Walker presented a request from the City of Perry for annexation of a 7.73-acre tract located at 120 Sparrow Street. The property is currently zoned County R-AG and the proposed zoning upon annexation is Perry R-AG.

Chairman Stalnaker asked Director of Operations Robbie Dunbar if there had been any discussions concerning the water service to this property.

Mr. Dunbar indicated that the discussions with the City mainly centered upon the County's existing drainage easement.

Chairman Stalnaker thought that the motion should probably include language concerning the County retaining both the water and sanitation service.

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

All those tracts or parcels of land situate, lying and being in Land Lot 109 of the 10th Land District of Houston County, Georgia known and designated as Lots 8 and 9, Block "B", of a Subdivision known as BIRDSONG ACRES, Section No. 2, according to a plat of survey of said Subdivision prepared by Story and Broxton Land Surveying Company, certified by John J. Broxton, Georgia Registered Land Surveyor No. 1497, dated November 1967, a copy of which is of record in Map Book 11, Page 275, 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.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 109 of the 10th Land District of Houston County, Georgia, comprising 1.00 acre, known and designated as a portion of Lot 8, Block "B", of a Subdivision known as BIRDSONG ACRES, Section No. 2, according to a plat of survey for Joseph L. Howell prepared by Jones Surveying Company, certified by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated December 31, 1986, a copy of which is of record in Map Book 32, Page 16, 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.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 109 of the 10th Land District of Houston County, Georgia, comprising 1.00 acre, known and designated as a portion of Lot 9, Block "B", of a Subdivision known as BIRDSONG ACRES, Section No. 2, according to a plat of survey for Paul Evans

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prepared by Jones Surveying Company, certified by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated October 23, 1995, a copy of which is of record in Map Book 47, Page 192, 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.

The above described property is conveyed subject to covenants, if any, easements and rights-of-way for public roads and utilities as they now exist, and building lines and other matters shown on aforesaid recorded plat of survey.

The County will retain both water and sanitation service and the existing drainage easement will remain in effect.

Ms. Robinson presented a request from the Accountability Court to contract with NAMI of Central GA to serve as a transportation provider for the court. Under the contract NAMI will provide transportation to court dates, drug tests and other appointments for court assigned participants in the judicially supervised accountability program. These services are covered under the current grant program.

Also, the court would like to contract with Infinite Health Wellness, LLC to provide therapeutic counseling services and healthcare education for court assigned participants. Under the contract Infinite Health Wellness will provide individual, group and family counseling services; attend treatment team meetings and participate in eligibility and compliance reviews; provide weekly updates to the court coordinator on participant attendance and compliance; and appear in court when necessary.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing a contract for services with NAMI of Central Georgia to provide transportation services for participants of the Houston County Accountability Court; and, to sign a contract with Infinite Health Wellness, LLC to provide therapeutic counseling services and healthcare education for participants of the Houston County Accountability Court. Both contract terms will be effective November 7, 2017 and terminate June 30, 2018.

Ms. Robinson presented a request from Chief Magistrate Bob Turner to contract with Judicial Alternatives of Georgia to provide probation services for the Magistrate Court. Under this agreement Judicial Alternatives of Georgia will provide regular probation supervision, intensive probation supervision, pre-trial supervision, as well as other services such as collection of fines and fees ordered by the court, drug and alcohol screens, electronic monitoring, community service, employment assistance, and pre-sentence investigations.

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Chairman Stalnaker asked Mr. Holland if the contract was a continuation of service with this company and if so were there any changes in the fee schedule.

Mr. Holland indicated that he had not yet conferred with Judge Turner on those issues.

Chairman Stalnaker recommended that the motion approve the contract contingent upon obtaining that information.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing a Probation Services Agreement with Judicial Alternatives of Georgia, Inc. of Dublin, GA to provide probation services for the Houston County Magistrate Court contingent upon clarification of the fee schedule and whether this is a continuation of an existing contract. Contract term begins November 1, 2017 and terminates October 31, 2022.

Ms. Robinson presented a request for approval on accepting Georgia Emergency Management and Homeland Security Agency (GEMA-HS) grant funds that are available and have been awarded to Houston County.

If accepted the State will purchase previously identified equipment for use on both the HazMat and GSAR trucks and will drop ship those items to Chief Williams. The awards are for \$21,500 for the HazMat program and \$44,000 for the GSAR program. There are no required match funds attached to these grants.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing a 2017 GEMA-HS grant (#EMW-2017-SS-00015-S01 / SH017-020) in the amount of \$44,000 which will provide equipment for the GSAR truck; and, to sign a 2017 GEMA-HS grant (#EMW-2017-SS-00015-S01/SH017-042) in the amount of \$21,500 which will provide equipment for the HazMat truck.

Chief Williams clarified that the confined space communication equipment listed on the budget worksheet of the GSAR grant was a radio system hard-wired in a tether along with the air supply to the personal protection suit worn by the individual that allows for communication between that individual and the on-scene commander.

Mr. Thomson presented a water sales agreement in which the County will buy water from the City of Perry to serve those unincorporated residents at the end of Bobtail Run in the Woodlands subdivision. This arrangement helps to eliminate the possibility of duplication of services in this area since the City of Perry owns water lines in close proximity to the property to be developed into residential homes within unincorporated Houston County.

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Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize Chairman Stalnaker signing a water sales agreement with the City of Perry providing water to the property at the end of Bobtail Run in the Woodlands subdivision and subject to the City providing the master meter; the County bills individual users; a maximum of four (4) individual single family detached houses can be served off this meter; County will be responsible for the installation and maintenance of water lines exiting the meter; and County itself will pay for water consumption through the master meter.

Mr. Thomson presented a change order on the Health Department Slab Moisture Repairs project that provides for waterproofing of the exterior foundation of the building and will mitigate the possibility of saturation of the concrete footings. Staff recommends approval of the change order which will increase ICB's original contract by \$5,300 to a new contract price of \$39,973.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to authorize Chairman Stalnaker signing Change Order #1 with International City Builders of Warner Robins on the Health Department Slab Moisture Repair project. The original contract price of \$34,673 will increase by \$5,300 to a new total of \$39,973. There is no increase in contract time.

Chairman Stalnaker commented that the repair work was almost complete.

Mr. Thomson presented a bid correction on a bid approved at the August 15, 2017 meeting. The bid was awarded for two new 2018 Dodge Chargers to Don Jackson Chrysler-Dodge-Jeep-Ram at a unit cost of \$22,237 or a total amount of \$44,474.

The unit cost was to read \$22,337 or a total of \$44,674. It is necessary to correct or amend that bid amount to reflect the proper cost so that the Comptroller is authorized to pay the invoice.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve a correction to the August 15, 2017 award of two new 2018 Dodge Chargers for use in the Detention Center to Don Jackson Chrysler-Dodge-Jeep-Ram of Union City, GA. The correct unit cost is \$22,337 or a total amount of \$44,674. Inmate funds will reimburse 100% of the cost of these vehicles.

Mr. Thomson presented a request from the Superior Court to replace two laptops for use by the court reporters. MIS has quoted the equipment at \$4,250 and the Law Library has agreed to reimburse the County for the purchase.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve the purchase of two laptops for use by the court reporters at the Superior Court from Dell at a unit cost of \$2,260 or \$4,520 total. The Law Library

Fund will reimburse the County for the entire amount. The Comptroller is authorized to make the necessary budget adjustment.

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Mr. McMichael presented a request from the Sheriff's Department for a replacement vehicle for an Investigations Division 2007 Crown Vic that was wrecked recently. Purchasing recommends buying one new 2018 Chevy Tahoe SUV off the state-wide contract to replace it. This vehicle was already scheduled for surplus and replacement this year.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the award of one new 2018 Chevrolet Tahoe SUV for use in the Investigations Division of the Sheriff's Department from Hardy Chevrolet of Dallas, GA in the amount of \$32,245. This vehicle purchase is funded by the 2012 SPLOST.

Mr. McMichael presented a request for approval of a bid for one new half-ton 4X4 pickup truck for the Road's Department. Six vendors responded and staff recommends award to low bidder McLarty Dodge-Chrysler-Jeep-Ram-Subaru for a 2018 Ram 1500.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the award of one new 2018 RAM 1500 4X4 pickup truck for use in the Road's Department from Landers McLarty Dodge-Chrysler-Jeep-Ram-Subaru of Huntsville, AL in the amount of \$24,193. This vehicle purchase is funded by the 2012 SPLOST.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,079,250.94.

Chairman Stalnaker presented upcoming board meeting changes.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve moving the regularly scheduled Board meeting on Tuesday, December 5, 2017 to Monday, December 4, 2017; and, moving the January 2018 Board meetings from the first and third Tuesday's to the second and fourth Tuesday's.

Meeting dates for January will now be:

Tuesday, January 9th – 9:00 am at the Commissioner's Board Room at the Perry Courthouse

-and-

Tuesday, January 23rd – 6:00 pm at the Commissioner's Board Room at the Warner Robins Annex

The February 2018 Board meetings will return to the normal schedule on the first and the third Tuesday's.

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Chairman Stalnaker opened the meeting for public comments.

James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins commented that he recently attended the Wheels & Wings car show at the Museum of Aviation and spoke with the Sheriff deputies that were providing traffic control.

Chairman Stalnaker thanked Mr. Erdmanczyk and then presented him with a small gift and a County lapel pin in honor of his birthday.

Chairman Stalnaker also recognized Mr. Thomson for his birthday on the 6th.

Mr. McMichael commented that the Chairman's birthday had been November 4th.

Ansel Peck, 109 Latham Drive, Warner Robins commented that we will feel Jimmy Autry's absence in our community and suggested that the Board consider some type of monument dedicated in his honor.

Chief Building Inspector Tim Andrews thanked the Board and all others for their thoughts, prayers and condolences after the recent passing of his father.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for commissioners' comments.

Mr. Walker commented that it was great to live in Houston County and was glad we could recognize Jimmy Autry for his accomplishments.

Ms. Robinson thanked everyone for coming to the meeting and also thought it proper that Mr. Autry, Mr. Stephens and our military speaker Mr. Bersey were recognized.

Mr. Thomson stated that Mr. Walton Wood really wanted to be at the meeting to present his gift to Mr. Autry but could not make it due to an illness.

Mr. McMichael commented that the community will miss Jimmy Autry and stated that Mr. and Mrs. Wood would have been here if at all possible.

Chairman Stalnaker related that from September 12th through the end of last week that 2,163 tons, or an average of 49 tons per day, of storm debris had been

removed by the combined efforts of Advanced Disposal and County crews. For the month of October 2017 there were 1,150 tons of yard debris picked up and processed as compared to October of 2016 at 567 tons and October of 2015 at

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457 tons. He said that the first sweep of the entire County was complete and that the second sweep was underway. Lastly, he said that the use of in-house County crews garnered significant labor savings versus contracting that work out.

Motion to Adjourn by Mr. Walker, second by Mr. McMichael and carried unanimously by all. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner