

**Houston County Commissioners Meeting
August 3, 2021
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday August 3, 2021, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Byrd, Perdue, Walker and Robinson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Personnel Ken Carter, Director of Operations Robbie Dunbar, Senior Animal Control Officer Alan Smith, Fire/HEMA Chief Chris Stoner, Chief Building Inspector Tim Andrews, Board of Elections member Kathy Shelton, 21st Century Partnership COO Dan Rhoades, and Walton and Becky Wood.

Chairman Stalnaker gave the invocation.

Lt. Col. Jonathan Howard, US Army led the audience in the pledge of allegiance and then detailed his 17-year career. Originally from Florida, he enlisted and went to basic training in 2002 and was commissioned in the Army in 2004 after graduating from the University of Oklahoma. This is his second tour of duty in Georgia. His previous was at Fort Benning during which he met his wife. He has been at Robins for two years and serves as Commander of the 138th Military Intelligence Company (MICO) – Army JSTARS. MICO is an active-duty Army unit responsible for providing qualified air crew members to fly with the 116th and 461st Air Coordination Wings as members of Team JSTARS. As an Army brat and then during his career Lt. Col. Howard has lived in eleven different places in eight different states around the country. He has deployed to both Iraq and Southwest Asia, but he is most proud of the work he's done training and mentoring the Army's future leaders.

Motion by Mr. Perdue, second by Mr. Byrd and carried unanimously by all to approve the minutes from the meeting of July 20, 2021.

Mr. Perdue presented Special Exception Application #2507 submitted by Baker Donelson on behalf of Tillman Infrastructure LLC. that was tabled at the July 6, 2021 meeting.

Chairman Stalnaker announced that since the public hearing on this application was held at the July 6th Board meeting, there would not be another one held today. Rather he will allow both sides up to three minutes to present any additional information that they wish.

Mr. Andy Rotenstreich of Baker Donelson, representing Tillman Infrastructure LLC and AT&T, presented three different handouts to the Board, and addressed three points of contention that were addressed at the initial public hearing. The first handout showed the proposed site plan with the lease area and the access road highlighted. He noted that the site is placed up against the existing 150-foot-wide GA Power easement. Another part of this handout showed a new propagation of coverage map addressing a proposed alternative site on a County-owned tower 1.3 miles to the north which proves to be too close to an existing AT&T site which would cause interference and would not satisfy the original objective. Also included was an aerial map of the proposed site that shows substantial woods that would partially screen the view of the tower from surrounding properties. The second handout is an affidavit of Valeria Sciortino, an employee of Future Technologies Venture LLC, a company specializing in assisting telecommunication companies identify and lease suitable property. This

Houston County Commissioners Meeting Continued from Page 1992

document shows the efforts made during the site acquisition process and the attempts to look at alternative sites in the area. The document identifies the five parcels in the targeted area that were deemed suitable for tower location including the proposed site. The third handout is a property value impact study for the proposed tower conducted by Greystone Valuation Services which concluded that the proposed tower would have no discernable negative impact on the values or marketability of properties in the surrounding area. In closing, Mr. Rotenstreich felt that they had exhausted every possible alternative.

Dr. Stuart Slappey, 210 Hill Road, Perry reiterated his position that the Board of Commissioners should deny this application today to protect the existing neighborhood.

Mr. Spencer Black, 2016 Tucker Road, Perry commented that a 260-foot tower adjacent to a major power line is not appropriate. He questioned the veracity of the efforts of the applicants in their search for alternative sites.

Mr. Steve Carter, 2018 Tucker Road, Perry asked the Board to deny this application.

Chairman Stalnaker commented that the Board has given a great deal of attention to this issue seeking some middle ground solution or alternative. He lamented that if more dialogue had taken place prior to this application being brought forward that there may be a different outcome today.

Mr. Perdue commented that our County Engineer has presented additional information that indicates this proposed tower may not be 250 feet from all outbuildings on surrounding properties. County ordinance dictates that any proposed tower be at a minimum the equal distance of the tower height from these type buildings.

County Attorney Hall confirmed that the Houston County Comprehensive Land Development Regulations addresses setbacks of this nature.

Motion by Mr. Perdue, second by Mr. Byrd and carried unanimously by all to disapprove Special Exception Application #2507 submitted by Baker Donelson on behalf of Tillman Infrastructure LLC.

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.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2512, #2514, #2516 thru #2521, #2524 thru #2527, and #2529.

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

Special Exception Application #2512 Applicant was present, there was no opposition.
Special Exception Application #2514 Applicant was present, there was no opposition.
Special Exception Application #2516 Applicant was present, there was no opposition.
Special Exception Application #2517 Applicant was present, there was no opposition.

Houston County Commissioners Meeting Continued from Page 1993

Special Exception Application #2518 Applicant was present, there was no opposition.
 Special Exception Application #2519 Applicant was present, there was no opposition.
 Special Exception Application #2520 Applicant was present, there was no opposition.
 Special Exception Application #2521 Applicant was present, there was no opposition.
 Special Exception Application #2524 Applicant was not present, there was no opposition.

Special Exception Application #2525 Applicant was present, there was no opposition.
 Special Exception Application #2526 Applicant was not present, there was no opposition.

Special Exception Application #2527 Applicant was not present but recommended to be tabled.

Special Exception Application #2529 Applicant was not present, there was no opposition.

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

Motion by Mr. Perdue, 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:

#2512 – Murrell Anderson, Jr.	Tax Prep / Resolution Services
#2514 – Frederick Porter	Landscaping
#2516 – Mario Colindres	Landscaping
#2517 – Rodrick & Crystal McDaniel	Virtual Call Center
#2518 – Pennell Williams	Lawn Care
#2519 – Oscar Gray	Roofing Repairs
#2520 – Jill Barrs	Cookies & Cake Baking
#2521 – Mya Hill	Hair Extensions & Lashes (Online)
#2524 – Kathleen Ingram	Daycare
#2525 – Brett Evans	Landscaping & Handyman
#2526 – Tia Pike	Pet Sitting
#2529 – Jason Tomlinson	Construction

and to table and send back to Zoning & Appeals for reconsideration:

#2527 – Tia Pike	Animal Rescue
------------------	---------------

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.

Mr. Perdue presented a request from the City of Perry to annex property located at 433 Langston Road.

Chairman Stalnaker opened the floor for public comments.

Walton Wood, 426 Sandefur Road, Kathleen commented on the traffic issues this morning on Sandefur Road and Langston Road and indicated that there was no discernible law enforcement presence either by the City of Perry or the Sheriff's Department.

Houston County Commissioners Meeting Continued from Page 1994

Chairman Stalnaker commented that there are ongoing discussions concerning the traffic congestion in this area.

Mr. Perdue commented that there is no doubt these areas mentioned are normal traffic hotspots but reminded everyone that today being the first day of school with parents dropping off their children certainly exacerbated the situation. As for the annexation request at hand, he commented that it gives him great pause when we are using County roads to avoid creating unincorporated islands in the middle of city property. In the future, he would like to see conversations with the cities involved regarding road maintenance. What we are likely creating with these types of annexations is a situation in which the County cannot turn over the road and right of ways of the road to the city because doing so would create unincorporated islands.

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

A 44.68-acre tract, Tax Parcel 000550 196000, located at 433 Langston Road.

Chairman Stalnaker asked Mr. Holland to ensure that the issues of water service availability and any access to Langston Road from the development are addressed in the letter to the City of Perry.

Mr. Byrd presented a request from the City of Warner Robins for annexation of property located west of E. Bob White Road and east of Moody Road.

Chairman Stalnaker opened the floor for public comments.

There were no comments.

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

Portions of Tax Parcels 001040 22A000 and 001040 153000, together totaling 100.4 acres, located and situated west of E. Bob White Rad and east of Moody Road.

Chairman Stalnaker thanked Mr. Newton for accommodating the County's request to annex the entire tract rather than portions of it that may inadvertently create unincorporated islands.

Mr. Byrd presented a request from the City of Warner Robins to annex property located on the north side of Hwy 96 east of the access road for the Castlegate Commons Apartment Complex.

Chairman Stalnaker opened the floor for public comments.

As there were no comments.

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

Houston County Commissioners Meeting Continued from Page 1995

Property totaling 3.98 acres, located and having frontage on the north side of Hwy. 96 and situated to the east of the access road for the Castlegate Commons Apartment Complex, Tax Parcel 000770 05B000.

Chairman Stalnaker requested that item number six be pulled from the agenda since we have not received concurrence from the City of Warner Robins on this quit claim deed at this time.

Motion by Mr. Byrd, second by Mr. Perdue and carried unanimously by all to pull item number six concerning certain parcels of land in the Bay Gall Drainage System from the agenda.

Ms. Robinson presented a request to set the Juvenile Court Judge's salary.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve setting the Juvenile Court Judge's salary at \$125,000 annually beginning September 1, 2021.

Ms. Robinson presented a request from the Sheriff's Department to purchase six new vehicles.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the award of five new 2021 Ford Explorers for use in the Patrol Division at the unit cost of \$37,550 and one new 2021 Ford Explorer for use in the SRO Division at a unit cost of \$33,675 from Phil Brannen Ford of Perry. The five vehicles for the Patrol Division totaling \$187,750 are funded by the 2018 SPLOST and the one vehicle for the SRO Division for \$33,675 will be charged to the General Fund and will be reimbursed to the County by the Board of Education.

Chairman Stalnaker asked Mr. Holland to follow-up with Sheriff Talton and Director of Purchasing Mark Baker as to whether the Sheriff's Department was ready to purchase all six of these vehicles.

Ms. Robinson presented the Oaky Woods Wildlife Management Area Lease Agreement.

Motion by Ms. Robinson, second by Mr. Perdue and carried unanimously by all to approve the exercise of option with the Georgia Department of Natural Resources to extend the lease for one year covering the 2021-2022 hunting season at the Oaky Woods Wildlife Management Area.

Mr. Walker presented a water purchase request from the City of Perry.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve a request from the city of Perry to include Sugar Creek Subdivision located at 333 Langston Road in the current water use agreement between the City of Perry and Houston County. A master water meter will be installed for this location. Approval is contingent upon the developer posting a \$25,000 bond for work performed on the Houston County Water System.

Houston County Commissioners Meeting Continued from Page 1996

Chairman Stalnaker requested that item number eleven be pulled from the agenda so that further information could be considered before any action is taken. Further discussions with Mayor Toms and Peach County Commission Chairman Martin Moseley are necessary.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to pull item number eleven, concerning a water purchase request from the City of Warner Robins, from the agenda.

Mr. Walker presented a request from Roads Superintendent Travis McLendon to fill the vacant Equipment Operator position.

Motion by Mr. Walker, second by Mr. Byrd and carried unanimously by all to approve hiring Anthony Winchester for the vacant Equipment Operator position in the Roads Department at a Grade 10-C effective August 10, 2021.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve the payment of the bills totaling \$3,868,931.96.

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

Dan Rhoades, 21st Century Partnership Chief Operations Officer, announced that the initial public kick-off meeting for the Sustainability Plan for Robins Air Force Base and Middle Georgia will be held on Thursday, August 5th at the VECTR Center beginning at 5:30 p.m. The Sustainability Plan, formerly called a Joint Land Use Study or JLUS, is a combined effort led by the Middle Georgia Regional Commission with participation from local governments, the 21st Century Partnership, Robins AFB leadership, state agencies and other community partners. Mr. Rhoades thanked the Chairman and Board members for their support over the years and efforts to mitigate certain issues in the area such as encroachment. He also briefed the Board on the four new missions for Robins which include an Air Control Squadron; ABMS and Joint All-Domain Command and Control Support which will replace the JSTARS aircraft; an E-11 Squadron; and a Spectrum Warfare Group.

Walton Wood, 426 Sandefur Road, Kathleen registered a complaint about four-wheelers being operated on the roadway. He has registered this complaint in the past with both the City of Perry Police Department and the Houston County Sheriff's Department, but it appears that this activity is increasing rather than abating.

Chief Stoner reminded everyone that the COVID pandemic is still relevant and is beginning to surge with active cases increasing rapidly in the area. He encouraged everyone to vaccinate if they have not already as they have been proven to work.

Chairman Stalnaker commented that the majority of patients who have been hospitalized locally have not been vaccinated. Those that have been vaccinated prior to contracting the COVID have experienced much milder symptoms. Healthcare workers across the country are stretched very thin due to the ongoing pandemic.

Richard Mayhew, Kovac Road, Kathleen thanked Mr. Dunbar for his efforts keeping Kovac Road maintained but remarked that the unpaved portion needs attention and asked what the County's plans for that section would be in the future. There are only three residents on the unpaved portion including himself. He did not ask that the County pave the dirt portion but rather consider some improvements to it.

Houston County Commissioners Meeting Continued from Page 1997

Chairman Stalnaker asked how far the dirt road extended beyond the paved section. Mr. Mayhew thought it was around 2.5 miles. Chairman Stalnaker then asked Mr. Dunbar to work up a cost estimate for some level of temporary improvements.

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

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

Mr. Walker thanked everyone for coming remarking that the Board of Commissioner's were just stewards of the citizens government.

Ms. Robinson likewise thanked everyone for coming.

Mr. Perdue commented that today was the first day of school and asked that everyone pray for the students, faculty, and administrators' safety. He expressed admiration for the Houston County Board of Education's leadership of our school system.

Mr. Byrd concurred with Mr. Perdue about the new school year. He expressed appreciation for Lt. Col. Howard's remarks and reminded everyone that COVID vaccinations help our community stay safe.

Chairman Stalnaker announced that the second public hearing concerning the millage rate would be held at 11:00 a.m. following the conclusion of this meeting. The third and final public hearing on the millage rate will be held at 9:00 a.m. on August 11th at the Annex Building in Warner Robins to be followed by the adoption of the millage rate at 9:30 a.m. Lastly, he wished Mr. Perdue and Mr. Byrd well wishes on their respective birthdays August 4th and August 9th.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously by all to adjourn the meeting. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner