

Houston County Commissioners Meeting
January 4, 2022
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday January 4, 2022, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Byrd, Robinson, and Walker present. Also present were Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Chief Building Inspector Tim Andrews, Fire/HEMA Chief Chris Stoner, Landfill Superintendent Terry Dietsch, Tax Assessor Board Chairman Bill Fowler, Field Representative for Congressman Austin Scott's Office Michelle Delaney.

Chairman Stalnaker announced that Commissioner Perdue and County Attorney Hall would not be present at today's meeting due to personal reasons. He then led the audience in the Invocation.

Lt. Col. William St. Clair, Air National Guard led the audience in the pledge of allegiance and detailed his military career. He currently serves in the Air National Guard on Robins AFB as the 116th Air Control Wing Inspector General. He grew up in Social Circle, GA and in August of 1999 he enrolled at the military college at the Citadel in Charleston, SC. Three years later, while dating his future wife, he began to think about the military as a career. After graduating in 2003 he joined the Air Force, married shortly thereafter, and then headed to his first duty assignment at Sheppard AFB in Wichita Falls, Texas. Next, he went to Langley AFB, VA where he worked as an aircraft maintenance officer on the F-15 and F-22. He was presented an opportunity to come back to Georgia as a member of the Air National Guard and so left active duty to come to Savannah in 2006 where he worked in a full-time position in aircraft maintenance and logistics. He was deployed to Afghanistan in 2009 as a C-130 maintenance officer. In 2018 he came to Robins AFB to serve as a squadron commander in the 116th Aircraft Maintenance Squadron with the J-STARS program. He, his wife, and their four children live in Perry

Chairman Stalnaker recognized Senior Consultant Murray Griffin of Atlantic Coast Consulting, the County's Landfill consulting firm for the past fifteen years. He accredited much of the Houston County Landfill's success to Murray's direction and leadership as during this time our facility has not only grown and prospered but has won two prestigious awards on the national level. Each board member thanked Mr. Griffin for his efforts and dedication to Houston County and its landfill operations.

Landfill Superintendent Terry Dietsch thanked Murray commenting that he respected him a great deal and that his entire firm is head and shoulders above other consulting firms in his opinion.

Director of Operations Robbie Dunbar thanked Murray for both his friendship and his professional and technical advice that has helped the County maintain proper regulatory compliance, stay abreast of ever-changing legislative matters affecting solid waste facilities, and to be fiscally responsible during operations.

Mr. Griffin thanked the Board, Mr. Dunbar, and Mr. Dietsch for both the opportunity to work with the County and for their friendship over the years. He commented that the accolades for the many accomplishments during the last fifteen years are largely attributed to the Board, the Landfill management, and staff. He assured the Board that ACC President and CEO Richard Deason along with CFO and VP of Engineering Services Robert Brown will carry on consulting with the County for years to come. The Board then present Murray with a plaque and a few gifts that come from all citizens of Houston County.

Houston County Commissioners Meeting Continued from Page 1

Motion by Mr. Byrd, second by Ms. Robinson to approve the minutes from the meeting of December 21, 2021. Upon voting Mr. Byrd, Ms. Robinson and Mr. Walker voted yes. Motion carried.

Mr. Walker presented a request to make an amendment to the FY22 Position Control changing the Step of a Communications Supervisor/Sergeant in the E911.

Motion by Mr. Walker, second by Ms. Robinson to approve an amendment to the FY22 Position Control changing the Communication Supervisor/ Sergeant Grade 18-E created by Board action on June 28, 2021 to a Grade 18-F. Upon voting Mr. Walker, Ms. Robinson and Mr. Byrd voted yes. Motion carried.

Motion by Mr. Walker, second by Mr. Byrd to approve the following reappointments:

Library Board	
Dan Bibler	2-01-2022 thru 1-31-2026
Samantha Hulbert	2-01-2022 thru 1-31-2026
Linda Jones	2-01-2022 thru 1-31-2026
Julie Layne	2-01-2022 thru 1-31-2026

Upon voting Mr. Walker, Mr. Byrd and Ms. Robinson voted yes. Motion carried.

Mr. Byrd presented and then paused to receive public comments on a request for annexation from the City of Perry.

Mr. Jerald Ethridge, 221 Governors Walk, Kathleen stated that he owns the property adjacent to the property in question. He further stated that he was not opposed to the annexation or the rezoning to commercial but wanted to know what the driveway access plans were.

Chairman Stalnaker replied that the County did not have development plans today only the annexation and rezoning request. He offered that the City of Perry and the Georgia Department of Transportation would dictate those decisions later in the process.

Mr. Ethridge pointed out that this parcel was up for rezoning only previously and was denied due to certain factors among them being access to the property from the highway.

Chairman Stalnaker reiterated that the Georgia DOT would be the major factor on driveway access to the property.

Motion by Mr. Byrd, second by Mr. Walker to concur with a City of Perry annexation request for the property described as:

Tax Parcel #000310 022000 consisting of 1.08 acres located at 2019 Hwy 41, Kathleen, Georgia.

Upon voting Mr. Byrd, Mr. Walker and Ms. Robinson voted yes. Motion carried.

Ms. Robinson presented an Intergovernmental Agreement with the City of Perry and the Development Authority of Houston County.

Houston County Commissioners Meeting Continued from Page 2

Motion by Ms. Robinson with the inclusion that there is a need to clarify the language in paragraph two relative to the language in paragraph five. She felt that the County Attorney Tom Hall and City of Perry Attorney Brooke Newby will need to discuss that change to finalize the document.

Chairman Stalnaker indicated that paragraph two in the agreement does need to be scrutinized where it states that the City will have sole discretion determining its capacity to treat unincorporated county industrial and residential wastewater in order to avoid potential conflict between the County and the City of Perry in the future. Mr. Byrd then seconded the motion to approve Chairman Stalnaker signing and entering into an Intergovernmental Agreement with the City of Perry and the Development Authority of Houston County to document the terms of a transaction where the City of Perry will acquire a portion of property owned and managed by Houston County and the Development Authority of Houston County for the purpose of the City of Perry to construct and operate a wastewater treatment facility.

The property to be acquired by the City of Perry is detailed in the Intergovernmental Agreement on the map attached as Exhibit "A".

Chairman Stalnaker offered a bit more background on how this agreement came to fruition. The City of Perry has been in need of a location for an additional wastewater treatment facility, and this is one of the areas that would be conducive for that plant. Due to the proximity to both Big Indian Creek and Mossy Creek the treatment plant can utilize the creeks for discharge of effluents which is wastewater that has been cleaned and treated. This tract of land was bought for industrial development purposes by the County a few years ago. There are currently several potential candidates for industry on this property and one of the issues to this point has been the ability to treat wastewater for these industries. This new plant will enhance the marketability of these properties to potential new industry. It's a win for the City of Perry and also for Houston County. He thanked staff members for their efforts on this project and specifically thanked Mayor Walker for his cooperative spirit during this process. This project, along with the recent sale of the old courthouse to the City of Perry, are two major accomplishments between the city and the County as it will help both governments for many years to come. He also thanked his fellow commissioners, council members, and both Mr. Hall and Ms. Newby for their efforts.

Mr. Walker, Ms. Robinson and Mr. Byrd each expressed their support of this project that will improve both the County and City's services that will enhance growth for both.

Chairman Stalnaker commented that although Commissioner Perdue is not able to be at this meeting to vote he felt confident stating that Mr. Perdue supports this action as well.

Upon voting Ms. Robinson, Mr. Byrd and Mr. Walker voted yes. Motion carried.

Motion by Mr. Byrd, second by Ms. Robinson to approve the setting of qualifying fees for the 2022 Election year candidates for County offices as follows:

Judge of State Court	\$4,731
County Commissioner Chairman-Post 1	\$3,217
County Commissioner-Post 2	\$ 360
Board of Education-District 3	\$ 216
Board of Education-District 4	\$ 216
Board of Education-Post 6 (At Large)	\$ 216

Houston County Commissioners Meeting Continued from Page 3

Upon voting Mr. Byrd, Ms. Robinson and Mr. Walker voted yes. Motion Carried.

Mr. Byrd presented a request for approval on a price increase on the 2023 Freightliner 114SD Tandem Dump Truck for use in the Roads Department.

Motion by Mr. Byrd, second by Mr. Walker to approve an additional pricing surcharge of \$1,300 to be added to the approved unit cost of \$130,493 for a total amended cost of \$131,793 to the 2023 Freightliner 114SD Tandem Dump Truck for use in the Roads Department from Middle Georgia Freightliner of Macon. SPLOST 2012 funds will cover the additional cost. Upon voting Mr. Byrd, Mr. Walker and Ms. Robinson voted yes. Motion carried.

Ms. Robinson presented a request from Public Works staff for extensions on two bonds in the Southfield Plantation Subdivision.

Motion by Ms. Robinson, second by Mr. Byrd to approve the one-year extension of the maintenance bond (One South Bank Letter of Credit #410684) and the one-year extension of the cul-de-sac bond (One South Bank Letter of Credit #410683) both expiring January 11, 2022 at Southfield Plantation, Section 7. If the respective bonds are not extended by January 11, 2022 the County will draw the bond(s) and contract the work. Upon voting Ms. Robinson, Mr. Byrd and Mr. Walker voted yes. Motion carried.

Chairman Stalnaker asked Mr. Dunbar how many times these bonds had been extended.

Mr. Dunbar replied at least once but there are circumstances involved that justify another extension for both bonds. The maintenance bond involves a stormwater quality device that has still not been installed. The developer has gone back to his engineering consultant to see if he can change the design or do away with it entirely. The cul-de-sac bond involves a question that is unresolved concerning the Thompson Mill Road project.

Motion by Ms. Robinson, second by Mr. Walker to approve the payment of the bills totaling \$3,490,793.92. Upon voting Ms. Robinson, Mr. Walker and Mr. Byrd voted yes. Motion carried.

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

Chairman Stalnaker recognized Tax Assessor Board Chairman Bill Fowler and thanked him for his service as he and the other members of the board do an outstanding job. Chairman Fowler's leadership has made a real difference.

Chairman Fowler thanked the Board for their support.

Robert Brown, CFO and VP of Engineering Services for Atlantic Coast Consulting, thanked the Chairman and the Board for recognizing Murray Griffin upon his retirement.

Chairman Stalnaker thanked Mr. Etheridge for his concern and comments on the City of Perry annexation request and agreed that they would meet soon to discuss another matter

Houston County Commissioners Meeting Continued from Page 4

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. Byrd recognized Michelle Delaney, District Office Manager and Field Representative for Congressman Austin Scott, and thanked her for attending the meeting. He wished all County employees and citizens of Houston County a Happy New Year. He remarked that this was a shorter than normal agenda today, but we still managed to accomplish several key items.

Ms. Robinson wished everyone a happy and healthy New Year and best wishes for the year to come.

Mr. Walker thanked the County's outstanding employees who go about serving our citizens each and every day.

Chairman Stalnaker shared a rather comprehensive list of planned or ongoing projects for 2022. Although this list does not encompass the everyday functions of local government it does represent major accomplishments and undertakings. Road projects include completion of the SR127 widening; completion of the Lake Joy Road Phase 5 widening; completion of the traffic circle at SR247/SR247 Spur; beginning the Thompson Mill Road extension; beginning the St. Patrick Drive/Perimeter Road project; beginning construction on the Elberta Road Phase I project and preparation for Phase II; intersection improvements at Feagin Mill Road and Houston Lake Road; completion of the purchase of property at SR247 and Old SR96; constructing a right turn lane at SR247 and Old SR96; and intersection and landscaping improvements at Danny Carpenter Drive and Sandefur Road. Vertical construction projects for calendar year 2022 include completion of the new State Court building; renovations to the old State Court building and Annex; construction of an addition at the Health Department; and a joint construction project on the Natatorium. Improvements in the public safety areas of Fire, EMS and Sheriff Department include construction of the new Bonaire Fire Station which will include EMS and a new Sheriff's precinct, and one new fire engine. Improvements on the water system include a new remote well on Bear Branch Road; a new remote well on Dunbar Road to be located on land donated by the City of Centerville; additional water line expansions; and permitting a new water treatment plant on SR127 near the Houston Health Pavilion. Other construction projects include completion of Phase 6, Cell 1-B at the Houston County Landfill; continuation of assistance for Perry-Houston County Airport improvements; and stormwater improvements in the Woodfield area. In the economic development area, the County will complete the transaction with the City of Perry for the wastewater treatment plant on the A.E. Harris industrial tract; and will continue assistance to the Development Authority in general. In the courts and general government area the County will complete the Court Case Management System implementation; work to improve annexation laws with the State of Georgia; work with all three cities on service delivery; and implement a new payroll system. Lastly, and most importantly, improving employee compensation.

Houston County Commissioners Meeting Continued from Page 5

Chairman Stalnaker commented that this is a lengthy list but most of these projects are already underway. Although not all of these items will be completed in 2022 the main goal is progress.

Mr. Byrd commented that this is a staggering list and that it takes a lot of energy and effort just to get to the starting line on many of these projects and the Chairman and key staff members have been heavily involved in that process.

Ms. Robinson commented that this is a great list of projects that will improve the County and the lives of our employees as well.

Mr. Walker thanked the Chairman for his leadership on these matters and commented that he knows there will be great success due to that leadership and the efforts of our outstanding employees, department heads and elected officials.

Chairman Stalnaker reminded everyone of our next scheduled Board meeting on Tuesday, January 18th at 5 p.m. at the Warner Robins Annex building.

Motion by Mr. Walker, second by Mr. Byrd to adjourn the meeting. Upon voting Mr. Walker, Mr. Byrd and Ms. Robinson voted yes. Motion carried.

Barry Holland
Director of Administration

Chairman

Mr. Perdue was not in attendance at the meeting so therefore will not sign.

Commissioner

Commissioner

Commissioner

Commissioner