

Houston County Commissioners Meeting
October 18, 2022
Warner Robins, Georgia

The Houston County Board of Commissioners met in Regular Session at 5:00 p.m. on Tuesday October 18, 2022, at the Houston County Annex in Warner Robins, Georgia, with Chairman Stalnaker presiding and Commissioners Robinson, Talton, and Walker present. Also present were County Attorney Tom Hall, Director of Administration Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Fire/EMA Chief Chris Stoner, Community Planner Jacob Cox, County Coroner James Williams, Landfill Superintendent Terry Dietsch, District Attorney William Kendall, and Jacqueline Rozier.

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

Chairman Stalnaker introduced Mr. Aurmoni Robertson, who completed the newly established Dual Achievement Program Pathway at Central Georgia Technical College Academy. Mr. Robertson is the first student in the State of Georgia to complete the program. Chairman Stalnaker presented Mr. Robertson with a Resolution and gifts to recognize his accomplishment. Dr. Ivan Allen, president of Central Georgia Technical College, and Dr. Rutha Jackson also spoke of his accomplishments.

Motion by Mr. Walker, second by Ms. Robinson to approve the minutes from the October 4, 2022, meeting. Upon voting Mr. Walker, Ms. Robinson and Mr. Talton voted yes. Motion approved.

Mr. Talton presented a request from the City of Warner Robins to annex property located at 1012 HWY 96.

Chairman Stalnaker opened the floor for public comments.

Chairman Stalnaker said this property was to the East of Rigby's and is the Forbes' property next to the apartments.

As there were no other comments, Chairman Stalnaker asked for a motion.

Motion by Mr. Talton, second by Mr. Walker to concur with the City of Warner Robins request for annexation of property located at 1012 HWY 96, also known as Tax Parcel 000780 231000 totaling 9.83 acres. Property is currently zoned county R-AG, and proposed zoning is City of Warner Robins C-2, with the stipulation that all County utilities remain with the County. Upon voting Mr. Talton, Mr. Walker, and Ms. Robinson voted yes. Motion carried.

Mr. Talton presented a request from the City of Warner Robins to annex property located at HWY 127 and Roberts Road.

Chairman Stalnaker opened the floor for public comments.

Tammie Ross of 2705 Hwy 127 addressed the commissioners with her concern about existing traffic issues in the area and questioned whether this new development would compound the issue. She also had a question about the impact to Roberts Road.

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Keith Newton, from the development company, addressed the commissioners with answers to Ms. Ross' concerns. He spoke about his plans to mitigate any impacts to those existing property owners and he offered any property he has for the possibility of the County making Roberts Road a Cul-de-Sac street.

Chairman Stalnaker advised that there would need to be 100% participation and agreement from all residents to turn Roberts Road into a Cul-de-Sac.

Monica Wilson of 2669 Roberts Road spoke about the traffic issue and the accidents that have happened at the end of her driveway. She also expressed concern about the construction impacting her property by causing water to flow onto her property during a storm created by the impervious surfaces built.

As there were no more comments, Chairman Stalnaker asked for a motion.

Motion by Mr. Talton, second by Ms. Robinson to concur with the City of Warner Robins request for annexation of property located at HWY 127 and Roberts Road, also known as Tax Parcels 001050 13A000; 001050 128000; 001050 127000; 001050 071000 totaling 185.44 acres. Property is currently zoned county R-AG and proposed zoning is City of Warner Robins R-3, with the stipulation that street access into development from Roberts Road will not be permitted. Upon voting Mr. Talton, Ms. Robinson, and Mr. Walker voted yes. Motion carried.

Ms. Robinson presented a request from the City of Warner Robins to annex property located on SR 96.

Chairman Stalnaker opened the floor for public comments.

Chairman Stalnaker advised that this parcel was near the Kroger on Hwy 96 and that the entrance to this parcel when developed would be near Starlight Drive.

As there were no more comments, Chairman Stalnaker asked for a motion.

Motion by Ms. Robinson, second by Mr. Walker to concur with the City of Warner Robins request for annexation of property located at SR 96 Bonaire, also known as Tax Parcel 000770 075000 totaling 1.1 acres. Property is currently zoned county C-2 and proposed zoning is City of Warner Robins C-2, with the stipulation that all County utilities remain with the County. Upon voting Ms. Robinson, Mr. Walker and Mr. Talton voted yes. Motion carried.

Motion by Ms. Robinson, second by Mr. Talton to approve the following board appointments:

Board of Elections:	
Henry Childs	1/01/2023 thru 12/31/2027
Sherman Falana	1/01/2023 thru 12/31/2027
Pamela Morgan	1/01/2023 thru 12/31/2027

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

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Ms. Robinson presented a request from the City of Warner Robins to annex property located at 700 HWY 96.

Chairman Stalnaker opened the floor for public comments.

Chairman Stalnaker advised this property was located across from the previous annexation and near the Nixon Law Firm's office.

As there were no more comments, Chairman Stalnaker asked for a motion.

Motion by Ms. Robinson, second by Mr. Talton to concur with the City of Warner Robins request for annexation of property located at 700 HWY 96, also known as Tax Parcel 000780 335000 totaling 2.37 acres. Property is currently zoned county C-2; R-1; R-AG and proposed zoning is City of Warner Robins C-2, with the stipulation that all County utilities remain with the County. Upon voting Ms. Robinson, Mr. Talton and Mr. Walker voted yes. Motion carried.

Ms. Robinson presented a renewal of a mutual aid agreement with the City of Centerville.

Motion by Ms. Robinson, second by Mr. Walker to approve Chairman Stalnaker signing a renewal of a Mutual Aid Agreement for fire and police protection with the City of Centerville. Upon voting Ms. Robinson, Mr. Walker and Mr. Talton voted yes. Motion carried.

Chairman Stalnaker expressed his appreciation to the City of Centerville for their assistance in the past and said that mutual aid goes both ways.

Ms. Robinson presented a renewal of an intergovernmental agreement with the City of Perry.

Motion by Ms. Robinson, second by Mr. Talton to approve Chairman Stalnaker signing an Intergovernmental Agreement for emergency use of county fuel supply by the City of Perry. Upon voting Ms. Robinson, Mr. Talton and Mr. Walker voted yes. Motion carried.

Chairman Stalnaker advised that this agreement stems from the City of Perry being unable to gas up their city and public safety vehicles due to a power outage after one of the previous hurricanes that impacted Middle Georgia. Following that storm, Perry fueled vehicles from various sources and this agreement allows the City of Perry to utilize Houston County pumps should the need arise.

Director of Administration Robbie Dunbar gave a 2nd reading of the alcohol license application for Pines on Parkway. The first reading was given at the October 4, 2022 meeting held in Perry, Georgia.

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

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Lisa Tutherow, owner of the business, addressed the Commissioners and gave a brief history of the idea behind the business and additional information about it.

Chairman Stalnaker advised that the application was for a pouring license to allow for alcohol to be consumed on the premises. He also stated that the Sheriff's Office has given their approval but that she must still satisfy the requirements from the Houston County Fire Department and the Houston County Building Inspection Department. Chairman Stalnaker then asked if any commissioners had any questions. There were none.

Chairman Stalnaker asked for a raise of hands in the audience of those in favor of the alcohol license application. Three individuals raised their hands. He then asked if any were opposed to the alcohol license application. There were none.

Chairman Stalnaker closed the Public Hearing and reopened the commissioners meeting.

Chairman Stalnaker asked for a motion.

Motion by Ms. Robinson, second by Mr. Talton to approve an alcohol license for the sale and consumption of beer and wine submitted by Lisa Tutherow representing Pines on Parkway located at 400 B Perry Parkway, Perry Georgia. Upon voting Ms. Robinson, Mr. Talton and Mr. Walker voted yes. Motion carried.

Mr. Talton presented an amendment to an agreement with Woodard Land & Timber, LLC.

Motion by Mr. Talton, second by Mr. Walker to approve Chairman Stalnaker signing an amendment extending the agreement, with Woodard Land & Timber, LLC, to December 31, 2022. Upon voting Mr. Talton, Mr. Walker and Ms. Robinson voted yes. Motion approved.

Mr. Talton presented a request from the Public Works Department for approval of a bid on the Water System Improvements, Phase 2, to serve Gilbert Road.

Commissioner Talton remarked that the lowest bid was 53.4% lower than the highest bid which saves taxpayer dollars.

Motion by Mr. Talton second by Mr. Walker to approve the award of the bid on the Water System Improvements, Phase 2, to serve Gilbert Road to John R. Walker Inc., of Macon Georgia, in the amount of \$937,305.32. This project will be funded from ARPA funds. Upon voting Mr. Talton, Mr. Walker and Ms. Robinson voted yes. Motion carried.

Chairman Stalnaker said the lowest two bids were very close and mentioned that the winning bid company, John R. Walker, Inc., was not related to Commissioner Walker.

Commissioner Walker concurred that indeed, he was not related to the owners of that company.

Mr. Talton presented a request from the Department of Transportation for Houston County to resubmit the Houston County Radar List.

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Motion by Mr. Talton, second by Ms. Robinson to approve the following updates to the Houston County Radar List On-System Routes:

- Perry Middle School located on SR11 in Perry has been upgraded to allow an Automated Traffic Enforcement Safety Device (ATESD).
- Matt Arthur Elementary School located on SR127 in Perry has been upgraded to allow an ATESD.

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

Chairman Stalnaker gave additional information to those in attendance as to why the GA DOT requested a resubmittal of roads where radar could be run. He explained it was due to Automated Radar Devices being set up in the school zones of Perry Middle and Matt Arthur Elementary Schools.

Mr. Walker presented a request from the City of Warner Robins to enter a Covenant for Sewer Service.

Motion by Mr. Walker, second by Mr. Talton to approve Chairman Stalnaker signing a Covenant for Sewer Service at the new Bonaire Fire Station location. Upon voting Mr. Walker, Mr. Talton and Ms. Robinson voted yes. Motion carried.

Mr. Walker presented a request to hire Kindall Browning-Rickie to fill the vacant Assistant Public Defender position at the Public Defender's Office.

Motion by Mr. Walker, second by Ms. Robinson to approve the hiring of Kindall Browning-Rickie to fill the vacant Assistant Public Defender position at a Grade 27 Step D effective October 19, 2022. Upon voting Mr. Walker, Ms. Robinson and Mr. Talton voted yes. Motion carried.

Mr. Walker presented a request from the District Attorney's Office to hire Stephanie Howard to fill the vacant reception/secretary position.

Motion by Mr. Walker, second by Ms. Robinson to approve the hiring of Stephanie Howard to fill the vacant reception/secretary position at a Grade 8 Step E, effective October 5, 2022. Upon voting Mr. Walker, Ms. Robinson and Mr. Talton voted yes. Motion carried.

Mr. Walker presented a request to make a correction to the official minutes of the March 15, 2022 meeting.

Chairman Stalnaker advised this action was needed to correct a discrepancy in the bid amount on the LMIG project in order for the check to be released.

Motion by Mr. Walker, second by Mr. Talton to approve a correction to the official minutes of the March 15, 2022, meeting whereby the stated \$1,147,888.87 total for Houston County's portion of the 2022 Joint Local Maintenance Improvement Grant (LMIG) Road Improvement Project, with Reames & Sons Construction Inc., is amended to read \$1,232,864.47. Upon voting Mr. Walker, Mr. Talton and Ms. Robinson voted yes. Motion carried.

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Motion by Mr. Walker, second by Ms. Robinson to approve the payment of the bills totaling \$4,386,903.93. Upon voting Mr. Walker, Ms. Robinson and Mr. Talton voted yes. Motion carried.

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

Jim Marquardt, manager Perry-Houston County airport gave an update on the Perry-Houston County airport and its projects.

James Ermichezck spoke about his job search and was complimentary about his experience with the Georgia Department of Labor office.

Chairman Stalnaker closed Public Comments and opened Commissioner Comments.

Mr. Talton thanked everyone for coming and is excited about the future of Houston County.

Ms. Robinson thanked everyone for coming and thanked those who shared their input and interests with the Board and is thankful to represent the residents of Houston County.

Mr. Walker thanked everyone for coming and said the Board strives to do its best and that it was his honor to serve the residents of Houston County.

Chairman Stalnaker gave information about early voting in Houston County including locations, first day voting totals and Saturday voting opportunities. He also mentioned that attendance at the GA National Fair was over 500,000 and that the Fair Director, Steve Shimp, was pleased with the turnout and was glad of the fall weather and cool temperatures.

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

Robbie Dunbar
Director of Administration

Chairman

Commissioner

Commissioner Byrd was not in attendance so will not sign

Commissioner

Commissioner

Commissioner