

**Houston County Commissioners Meeting
December 6, 2016
Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday December 6, 2016 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, McMichael, Robinson and Thomson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Fire/HEMA Chief Jimmy Williams, County Engineer Brian Jones, Ronnie Heald, Billy Gray, Van Herrington, Chief Tax Appraiser James Moore, Grady Trussell, Terry Mock, John Bell, Flint Energies Senior VP Jimmy Autry, Flint Energies President / CEO Bob Ray, Flint Energies representative David Yelton, Georgia EMC Community Development Manager Jenny Robbins, Walton and Becky Wood, Ansel Peck, and James Erdmanczyk.

Commissioner McMichael led the audience in the Invocation.

Lt. Col. Ari Claiborne, US Army led the audience in the Pledge of Allegiance and detailed his military career. After serving for four years he was commissioned in 1996 and began his service as a military intelligence officer. During his service, he spent time in at least thirteen different foreign countries including Iraq. He has been at Robins AFB with J-Stars since July of 2008 and plans on retiring from the Army January of 2018. Although he grew up in Ohio, his father worked for 26 years at Robins AFB and he spent summers here and was already familiar and comfortable with the area. He has one son who has graduated and two daughters currently attending high school here. He remarked that the community at large is very welcoming to the military.

Chairman Stalnaker recognized Landfill Superintendent Terry Dietsch for an award recently received from the Georgia Solid Waste Association of North America (SWANA) Chapter for Outstanding Landfill Management. Chairman Stalnaker commented that the Landfill staff continues to achieve the highest level of professionalism in their field as evidenced by this award. Director of Operations Robbie Dunbar referred to the staff as solid waste professionals and remarked that this award was on the State level but that the Landfill would now be submitted at the continental level for consideration. Terry introduced Larry Arnold, Ricky Dickey, Otha Sutton, Wallace Porter, Juan Torres and Ms. Sherry McAtee, staffers that were also in attendance. Chairman Stalnaker indicated that the award should be put on display at the Landfill office.

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Chairman Stalnaker recognized staff from the Engineering Department who recently received the 2016 Preconstruction Design Competition award in the category of Urban Highway Design from the Georgia Partnership for Transportation Quality (GPTQ) for their work on Highway 41 North. He commented that the Engineering staff members have their hands on every road improvement in the County and congratulated them on the award. Robbie Dunbar presented the award to County Engineer Brian Jones. Other staff members in attendance were Van Herrington, Ronnie Heald, and Billy Gray.

Chairman Stalnaker then recognized Flint Energies President and CEO Bob Ray who introduced Jenny Robbins of Georgia Electric Membership Corp. (EMC). Ms. Robbins was recently promoted to Manager of Community Development for the EMC. She briefed the Board on the free services that the EMC can provide on their behalf. Chairman Stalnaker also recognized Senior VP of Member and Community Relations Jimmy Autry who was also in attendance.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of November 15, 2016.

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.

Mr. McMichael presented Special Exception Application #2023 submitted by the Rain Church that was tabled at the November 1, 2016 Board meeting and sent back to the Zoning & Appeals Board in order for the applicant to provide a survey including the proposed future building on the property. The Zoning & Appeals Board met November 28, 2016 and reconsidered this application and the required survey. Zoning & Appeals therefore recommends unanimous approval of this application.

Chairman Stalnaker opened the meeting for a Public Hearing.

Applicant was present with nothing further to add.

There was no opposition.

The Public Hearing was closed and the meeting continued.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve the Special Exception Application #2023 submitted by The Rain Church.

Mr. McMichael offered condolences for the recent passing of The Rain Church pastor, Reverend Johns.

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Chief Building Inspector Tim Andrews presented Special Exception Applications #2026 thru #2029, #2032 and #2034 for home occupation businesses. Mr. Andrews explained that each application meets the Section 95 requirements and is recommended by the Zoning & Appeals Board for unanimous approval.

Chairman Stalnaker opened the meeting for Public Hearing.

Applicant for #2026 was present with nothing further to add.

There was no opposition.

Applicant for #2027 was present with nothing further to add.

There was no opposition.

Applicant for #2028, Mike Reece, was present and indicated that he desired to move his auto dealership records to his residence and legally needed a business license at that location before he could do so.

There was no opposition.

Applicant for #2029 was present with nothing further to add.

There was no opposition.

Applicant for #2032 was present with nothing further to add.

There was no opposition.

Applicant for #2034 was present with nothing further to add.

There was no opposition.

The Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson 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 Application #2026 – Walter Coston

Special Application #2027 – Terry Wilson

Special Application #2028 – Mike Reece

Special Application #2029 – Matthew & Hilton Purvis

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Special Application #2032 – Dale Foster

Special Application #2034 – Elaine Reason

After the motions, 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. Andrews presented Re-Zoning Application #2030 submitted by Dwayne and Pamela Scott. Mr. Andrews explained that the property has a home on it built in 1963 but that the area was blanket zoned commercial some years ago. In order to bring the property into compliance as a single-family dwelling, the applicants needed to apply for rezoning to R-1.

Chairman Stalnaker opened the meeting for Public Hearing.

The applicants were present with nothing further to add.

There was on opposition.

The Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve the Re-Zoning Application #2030 submitted by Dwayne and Pamela Scott.

Mr. Andrews presented Re-Zoning Application #2031 submitted by David Daniell. Mr. Andrews explained that the property adjacent to this property was rezoned last month creating a contiguous commercial district beginning at the corner of Highway 96 and Old Perry Road. The lot currently has a house built in 1951 that the applicant would like to convert or demo and rebuild for his law practice.

Chairman Stalnaker opened the meeting for Public Hearing.

Applicant David Daniell spoke in favor of the application stating that the property has been in his family for 65 years and that he would like to build his law practice on the site. Both he and his wife are local attorneys. He remarked that he was grateful to the people of Houston County that support his practice and also to the local County government. If approved, he hoped to begin construction by the end of the month.

There was on opposition.

The Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the Re-Zoning Application #2031 submitted by David Daniell.

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Mr. Walker presented three proposed amendments to the County's retirement plan. The first would provide a one-time 2% COLA for retirees in the pre-2009 GEBCorp plan. The second amendment would provide a one-time 2% COLA for the small number of retirees in the still active Aetna plan. Neither of these plans allows for automatic COLA adjustments and therefore requires approval by the Board of Commissioners. Both amendments would be effective as of January 1, 2017. The third amendment would allow certain former contract employees who are now County employees, an opportunity to buy back a limited period of time for service performed while a contract employee.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve Chairman Stalnaker signing the resolution to amend the ACCG Defined Benefit Plan for Houston County employees as well as Plan Amendment #1 to provide a one-time COLA of 2% for employees who retired from the County with a benefit under the Plan prior to January 1, 2009; and, to authorize payment for the one-time 2% COLA for employees under the Aetna contract GA-3635 in the amount of \$10,804.79; and, to authorize Chairman Stalnaker to sign the resolution to amend the ACCG Defined Benefit Plan for Houston County employees as well as Plan Amendment #2 to permit certain former contract employees to purchase service performed as a contract employee limited, by federal law, to a maximum of five years in the buyback. Any addition credited service purchased must be paid for by lump sum on or before June 30, 2017.

Chairman Stalnaker thanked Personnel Director Ken Carter for his efforts bringing these amendments to fruition.

Mr. Walker remarked that this was a fair and equitable measure to take for those in the pre-2009 plan and the Aetna plan since neither plan includes a provision for an annual COLA adjustment.

Mr. Thomson presented a request to approve Chairman Stalnaker signing a quit claim deed. With this quit claim deed Houston County conveys any interest in the property along the south and east of the lot that was formerly included in a road right-of-way to Mr. Askew. As this property is in the encroachment area, it will then be conveyed by Mr. Askew to the State of Georgia.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing the quit claim deed for the property described as:

All that lot or parcel of land lying and being in Land Lot 204 of the Fifth Land District of Houston County, Georgia, identified as Parcel "A", containing 0.193 of an acre, Ferguson Estate, according to a plat of survey made by Waddle-Clements & Associates dated June 21, 1983, and recorded in Plat Book 26, Page 5, Clerk's Office, Houston Superior Court. Said plat and record thereof are made a part hereof by reference thereto.

Mr. Thomson presented a request for Chairman Stalnaker to sign a Memorandum of Agreement (MOA) between Houston County and Merganser Enterprises. The MOA sets out the terms and condition under which Merganser will improve

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Ammons Road in Bonaire to County road construction standards in conjunction with its proposed commercial development. Houston County's participation is not to exceed \$65,000.00.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve Chairman Stalnaker signing the Memorandum of Agreement between the County and Merganser Enterprises, Inc. concerning road construction improvements to Ammons Road in Bonaire to accommodate commercial traffic to Merganser's proposed commercial development. Houston County's participation in this project will not exceed \$65,000.

Chairman Stalnaker thought it fair that the County and the developer share the cost since the road is in need of work to handle additional traffic currently and the commercial development will only add to that. He felt that the road work and the development would greatly enhance the area.

Ms. Robinson made a motion to approve all Board appointments, but after discussion, restated her motion to exclude the Hospital Authority appointments as she is one of the appointees on that Authority.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve board appointments as follows:

Board of Health	Randa Parker	01/01/2017 – 12/31/2022
Tax Assessors	Ron Grace	01/01/2017 – 12/31/2019
Airport Authority	Danny Wilson	01/01/2017 – 12/31/2018
Board of Elections *	R.A (Tony) Robbins	01/01/2017 – 12/31/2020

*As nominated by the Houston County Republican Party

Motion by Mr. Walker, second by Mr. Thomson to approve the appointments of Gail Robinson and Tom McMichael to the Hospital Authority for the term of 01/01/2017 – 12/31/2020. Upon voting, Mr. Walker, Mr. Thomson and Chairman Stalnaker voted yes while Ms. Robinson and Mr. McMichael abstained.

Chairman Stalnaker explained that the make-up of the Hospital Authority is three County Commissioners, the three Mayors and one citizen. He also clarified that Mr. Tony Robbins, appointment to the Board of Elections was technically the Houston County Republican Party's nomination to the Board and that the Commissioners were simply validating the appointment.

Ms. Robinson presented a request to approve the purchase of one new 1/2-ton extended cab pick-up truck for the Animal Control Department to low bidder

Perry Ford. Bids were solicited with three vendors responding. The existing cage will be remounted on the new truck.

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Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve the award of one new 2017 Ford F-150 extended cab pick-up truck for use in the Animal Control Department to Perry Ford in the amount of \$24,363.28.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of bills totaling \$8,041,485.46.

Mr. McMichael remarked that the bill for the ACCG pension plan payment was nearly \$4.2 million alone.

Ms. Robinson presented a request for an additional Holiday and Board Meeting Schedule Change.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Friday, December 30, 2016 as a paid day off for Houston County employees. Shift workers scheduled to work those days will be given an additional day off at a later date with their department heads approval. Also, to approve moving the January 2017 Board meeting from the first and the third Tuesday's to the second and fourth Tuesday's. Meetings dates will now be:

Tuesday, January 10th – 9:00 am at the Commissioner's Board Room at the Perry Courthouse.

-and-

Tuesday January 24th – 6:00 pm at the Commissioner's Board Room at the Warner Robins Annex.

The February 2017 Board Meeting will return to the normal schedule on the first and the third Tuesday's.

Mr. Walker remarked that this is something good the Board can do for the County's outstanding employees.

Mr. McMichael mentioned that Robbie Dunbar had tentatively announced the extra holiday at this mornings' Public Works safety meeting to a rousing round of applause from the employees.

Chairman Stalnaker then opened the meeting for public comments.

Ansel Peck, 109 Latham Drive, Warner Robins thanked the Board for the wonderful work that they perform during the year and complimented County staff members for their transparency and graciousness when interacting with the citizenry.

James Erdmanczyk, 123 S. Third Street Apartment 9, Warner Robins expressed his appreciation for public safety officer's working to maintain order at the Georgia National Fair every year.

Tim Andrews, Chief Building Inspector, thanked the Board on behalf of himself, other department heads and staff for the extra paid day off during the holiday.

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There being no further public comments the meeting continued.

Chairman Stalnaker then asked for comments from the Commissioners.

Mr. McMichael offered condolences for the family and friends of Monroe County Commissioner Jim Ham who lost his life in an accident last week. He also thanked the voters for their support having re-elected him to his post last month.

Mr. Thomson also thanked the voters for their support having re-elected him last month, thanked the hard-working County employees for a job well done and wished everyone a Merry Christmas.

Ms. Robinson likewise thanked the voters for their support having re-elected her as well and was glad that the Board could offer the additional paid day off during the holidays for County employees.

Mr. Walker congratulated Mr. McMichael, Mr. Thomson and Ms. Robinson on their re-elections. He also offered condolences for Commissioner Ham of Monroe County, was glad that County employees could enjoy an extra day off, and asked everyone to pray for those that work on those holidays especially public safety.

Chairman Stalnaker offered condolences to Commissioner Ham who he will remember as a friend to Houston County. He also offered condolences for Dr. Dan Callahan remembering him as man who not only was a fixture in our community for a very long time as a physician and a civic-minded individual, but also as a man who proudly served our nation in the US Army during WWII and the Vietnam War. Chairman Stalnaker also reminded everyone of the second public hearing to be held to discuss the proposed 2018 SPLOST on Wednesday, December 7th at 6:00 pm at the County Annex building in Warner Robins. He announced that the Commissioners would call a special Board meeting on Tuesday, December 13th at 5:00 pm at the County Annex building. During this special meeting the Board will consider the approval of the Intergovernmental Agreement with the three Cities as it pertains to the SPLOST as well as the resolution calling for an election on March 21, 2017 to impose the SPLOST. This resolution will then be forwarded to the Board of Elections so that they may call the referendum.

Motion to adjourn by Mr. McMichael, second by Mr. Walker and carried unanimously by all.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner