

**Houston County Commissioners Meeting  
September 5, 2017  
Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday September 5, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, and McMichael present. Commissioner Thomson was not 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, Sheriff Cullen Talton, Chief Building Inspector Tim Andrews, Chief Tax Assessor James Moore, Network Administrator James Faulkner, Library System Director J. Sara Paulk, Flint Energies VP of Cooperative Communications Marian McLemore, Walton and Becky Wood, Ansel Peck, Jim Taylor and James Erdmanczyk.

Commissioner Walker gave the Invocation.

SMSgt. Russell C. Guajardo, US Air Force led the audience in the Pledge of Allegiance and then detailed his military career. He came to Robins AFB with his wife and three children in late 2014 and currently serves as the AFRC Munitions Functional Manager. Having served in many duty stations, including tours in Afghanistan, Korea and Okinawa, SMSgt. Guajardo hopes to make middle Georgia his home when he eventually retires from service as he believes this is the best community he has ever lived in. His hobbies include off-roading and he is the President of the Warner Robins Jeep Club.

Motion by Mr. McMichael, second by Mr. Walker to approve the minutes from the meeting of August 15, 2017. Upon voting Mr. McMichael, Mr. Walker and Ms. Robinson voted yes, motion carried.

Chairman Stalnaker asked for a motion to add one item to the agenda, the approval of a bid for the Sheriff's Department Firing Range project, as Item #3. The existing Item #3 would become Item #3A.

Motion by Mr. Walker, second by Mr. McMichael to add the Sheriff's Department Firing Range project bid award to the agenda as Item #3. Upon voting Mr. Walker, Mr. McMichael and Ms. Robinson voted yes, motion carried.

Rezoning Application #2109 was presented by Chief Building Inspector Tim Andrews. Mr. Andrews explained that the property was once part of a farm and that the heirs to the estate would like to rezone the property to R-1 and split it into several buildable lots and add them into the Williams Orchard subdivision. He also explained that Planning & Zoning recommends unanimous approval.

Chairman Stalnaker asked if the surrounding properties were predominantly R-1 or R-2.

Mr. Andrews replied that they were predominantly R-1.

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Mr. McMichael asked if the lots would actually become part of the subdivision.

Mr. Andrews replied that they would become a part of the existing Williams Orchard subdivision.

Mr. Walker asked if the new lots would have compatible structures.

Mr. Andrews replied that they would be compatible single family residential homes.

Chairman Stalnaker opened the meeting for a public hearing.

Mr. Glen Cannon, applicant, spoke in favor of the application commenting that the plan is to renovate the existing house on the property and to subdivide the rest of the property into buildable lots to become a part of Williams Orchard.

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

Motion by Mr. Walker, second by Ms. Robinson to approve Rezoning Application #2109 submitted by Glen Cannon. Upon voting Mr. Walker, Ms. Robinson, and Mr. McMichael voted yes, motion carried.

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 #2104 thru #2108, #2110, #2112 thru #2114. Mr. Andrews explained that with the exception of #2113 each of the applications met the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval. Application #2113 is recommended to be tabled.

Mr. McMichael clarified for the record that the address for Application #2105 was 200 Fairways Drive and not 2000 Fairways Drive as presented.

Chairman Stalnaker opened the meeting for a public hearing.

Applicant for #2104 was present with nothing further to add.

There was no opposition.

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Applicant for #2105 was present with nothing further to add.

There was no opposition.

Applicant for #2106 was present with nothing further to add.

There was no opposition.

Applicants for #2107 were present with nothing further to add.

There was no opposition.

Applicant for #2108 was present with nothing further to add.

There was no opposition.

Applicants for #2110 were present with nothing further to add.

There was no opposition.

Applicant for #2112 was present with nothing further to add.

There was no opposition.

Applicant for #2113 was not present as this application is recommended to be tabled.

Applicant for #2114 was present with nothing further to add.

There was no opposition.

There being no comments the public hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson to approve the following Special Exception Applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

Application #2104 submitted by Chrystal Wasden

Application #2105 submitted by David Razo

Application #2106 submitted by Alesha Mathis

Application #2107 submitted by Michael & Kim Horton

Application #2108 submitted by Daniel Laburda

Application #2110 submitted by Jeanette Johnson & Virgil Williams

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Application #2112 submitted by JT Custom Homes

Application #2114 submitted by Josue Baez.

Upon voting Mr. Walker, Ms. Robinson and Mr. McMichael voted yes, motion carried.

Motion by Mr. Walker, second by Mr. McMichael to table Special Exception Application #2113 submitted by Charles Brown and send back to Zoning & Appeals for further consideration. Upon voting Mr. Walker, Mr. McMichael and Ms. Robinson voted yes, motion carried.

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.

Chairman Stalnaker presented the request for bid approval for the Sheriff's Department Firing Range, and explained that the County received approval late last week from the EPD to build the firing range on a tract of property at the Landfill near Big Indian Creek. Although only one bid was received that bid was just under the engineer's estimate for the project. He thanked Director of Operations Robbie Dunbar and Landfill Superintendent Terry Dietsch for their efforts. He remarked that this is only the first stage of the project and that the next stage would include a building for classroom training and restrooms.

Motion by Mr. McMichael, second by Mr. Walker to approve the award of the Sheriff's Department Firing Range project to Peed Brothers Construction Company of Butler in the amount of \$297,627.68. Upon voting Mr. McMichael, Mr. Walker and Ms. Robinson voted yes, motion carried.

Chairman Stalnaker recognized Sheriff Talton who thanked the Board for their support, and also thanked both the City of Warner Robins and the City of Perry for allowing the Sheriff's personnel to use their facilities over the years. He remarked that the firing range will be a great asset to the Sheriff's Office.

Mr. Dunbar remarked that the Notice to Proceed will be issued to the contractor within the next 30 days and that the construction timeline would be about 120 days.

In conclusion, Chairman Stalnaker thanked Sheriff Talton for everything he does for the County.

Mr. Walker presented a request from the Superior Court Clerk to expand the high-density mobile storage system in her office. The Law Library has agreed to reimburse the County for the entire expense. The total cost is \$46,213.84 which includes installation.

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Motion by Mr. Walker, second by Ms. Robinson to approve the purchase of a high-density mobile storage system for use in the Superior Court Clerk's office from Patterson-Pope of Atlanta in the amount of \$46,213.84. The Law Library Fund will reimburse the County for 100% of the total cost. The Comptroller is authorized to make the necessary budget adjustments. Upon voting Mr. Walker, Ms. Robinson, and Mr. McMichael voted yes, motion carried.

Ms. Robinson presented a request from the Health Department to have the moisture content in the slab and foundation of the building on Cohen Walker remediated. The contract with International City Builders will correct the problem with the installation of a subsurface foundation drainage system. SPLOST 2012 funds are available to fund this repair.

Motion by Ms. Robinson, second by Mr. Walker to authorize Chairman Stalnaker signing a contract with International City Builders for the French drainage system and storm drainage repairs to the Houston County Health Department building in an amount not to exceed \$34,673. SPLOST 2012 will fund this project. Upon voting Ms. Robinson, Mr. Walker, and Mr. McMichael voted yes, motion carried.

Ms. Robinson presented a request for approval of a bid for building inspection software. After evaluation of several proposals and demonstrations from different vendors, staff recommends contracting with Tyler Technologies for a total of \$67,578 for the software licenses, mobile apps, configuration and project management services, and training.

Motion by Ms. Robinson, second by Mr. Walker to authorize Chairman Stalnaker signing a Software as a Service Agreement with Tyler Technologies, Inc. of Yarmouth, ME for the Building Inspection software project in the amount of \$67,578. Travel expenses are not included in the contract amount and will be billed as incurred and in accordance with the defined business travel policy. Upon voting Ms. Robinson, Mr. Walker, and Mr. McMichael voted yes, motion carried.

Chairman Stalnaker remarked that there has been a lot of discussion about improvements in this area and that he felt that it would greatly enhance the Building Inspection service to the community.

Mr. McMichael asked if there were any recurring costs associated with the software.

Mr. Holland explained that there were recurring licensing fees of approximately \$28,000 per year.

Ms. Robinson presented a request for a contract with Owen Lewis Consulting to assist the County in the detailed and technical process of selecting a vendor and implementing the final product for updating our current court case management system. Mr. Bob Lewis has been in business for 27 years and for the last 14 has focused primarily on local government and courts. The consulting fee is \$165,165 and includes, project initiation, technology assessment, needs assessment, requirements gathering and gap analysis, development of the request for proposal and demo scripts, evaluation and selection of vendor and finally contract negotiations.

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Motion by Ms. Robinson, second by Mr. McMichael to authorize Chairman Stalnaker signing a professional service agreement with Owen Lewis Consulting of Saline, MI regarding the Houston County court case management project in the amount of \$165,165. Funds for this project will come from the 2018 SPLOST. Upon voting Ms. Robinson, Mr. McMichael, and Mr. Walker voted yes, motion carried.

Mr. McMichael presented recommendations for board appointments to the Planning & Zoning Board, the Library Board, and the Development Authority.

Motion by Mr. McMichael, second by Ms. Robinson to approve the appointment to the following:

Planning & Zoning	Steve Williams	9/7/2017 thru 9/6/2021
Library Board	Julie Layne (To fill the unexpired term of Susy King)	9/6/2017 thru 2/1/2018
Development Authority	Steve Davison (To fill the unexpired term of Crandle Bray)	9/6/2017 thru 12/31/2021

Upon voting Mr. McMichael, Ms. Robinson, and Mr. Walker voted yes, motion carried.

Mr. Walker remarked that he appreciates the outstanding individuals who are willing to give their time and serve on these Boards.

Chairman Stalnaker commented that the Library Board has two members that are affiliated with Robins AFB and then recognized Library System Director J. Sara Paulk who introduced Ms. Layne.

Ms. Layne thanked the Board for the opportunity to serve and stated that she and her husband, Col. Don Layne, have found the people of this community to be very warm and welcoming.

Director Paulk thanked the Board for appointing good quality individuals to the Library Board and passed out the Library system annual report.

Mr. McMichael presented a request for bid approval for a half-ton crew cab truck for use in the Warrants Division of the Sheriff's Department. Seven dealers responded and Purchasing recommends award to Ed Voyles Commercial Truck Sales for a 2018 Dodge Ram 1500 at \$24,307. This is a SPLOST 2012 funded vehicle.

Motion by Mr. McMichael, second by Mr. Walker to approve the award of one new 2018 Dodge Ram 1500 half-ton crew cab pickup truck for use in the Warrants Division of the Sheriff's Department from Ed Voyles Commercial Truck Sales of Rome, Georgia in the amount of \$24,307. SPLOST 2012 will fund the purchase of this vehicle. Upon voting Mr. McMichael, Mr. Walker, and Ms. Robison voted yes, motion carried.

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Mr. McMichael presented a request for approval of bid for a half-ton crew cab truck for use in the Investigation Division of the Sheriff's Department. Six dealers responded and Purchasing recommends award to second low bid Perry Ford for a 2018 Ford F-150 at \$26,594.16. The Sheriff will reimburse the County for the cost of the vehicle from Drug Funds.

Motion by Mr. McMichael, second by Mr. Walker to approve the award of one new 2018 Ford F-150 half-ton crew cab pickup truck for use in the Investigations Division of the Sheriff's Department from Perry Ford in the amount of \$26,594.16. Sheriff Talton will reimburse 100% of the cost of this vehicle to the County from Drug Funds. Upon voting Mr. McMichael, Mr. Walker, and Ms. Robinson voted yes, motion carried.

Motion by Mr. McMichael, second by Ms. Robinson to approve the payment of the bills totaling \$5,729,278.29. Upon voting, Mr. McMichael, Ms. Robinson, and Mr. Walker voted yes, motion carried.

Chairman Stalnaker opened the meeting for public comments.

James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins commented that he recently sent a letter to the Chairman concerning an incident under investigation by the Warner Robins Police Department.

Chairman Stalnaker recognized Mr. Jim Taylor and congratulated him and everyone else involved on the recent grand opening of Wellston Park.

Mr. Taylor commented that there were several hundred people in attendance for the opening and thanked the County for their participation. He stated that over 300 people came through the park over the Labor Day weekend.

Chairman Stalnaker commented that the park itself was a long-standing idea of Mr. Ed Bayer and Mr. Charlie McGlamry who donated the land to the City of Warner Robins many years ago to be developed one day into a community park.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for commissioners' comments.

Mr. Walker stated that it is great to live in a community such as Houston County.

Ms. Robinson thanked everyone for coming to the meeting.

Mr. McMichael thanked Jim Taylor for his efforts on making Wellston Park a reality and also thanked Robbie Dunbar and Houston County Roads Superintendent Travis McLendon and his crews for their efforts on the park as well.

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Chairman Stalnaker stated that he knew Sheriff Talton looked forward to the firing range project being completed and he thanked the Sheriff for being a 'partner' with the Board on this project as well as every other aspect of County government.

Motion to Adjourn by Mr. McMichael, second by Mr. Walker. Upon voting Mr. McMichael, Mr. Walker, and Ms. Robinson voted yes, motion carried.

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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Commissioner

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Commissioner

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Commissioner