

**Houston County Commissioners Meeting
February 6, 2024
Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 am on Tuesday, February 6, 2024, at the Houston County Courthouse in Perry, Georgia, with Chairman Perdue presiding and Commissioners Byrd, Gottwals, Robinson, and Talton present. County Attorney Tom Hall, Director of Administration Robbie Dunbar, and Director of Operations Brian Jones were also present.

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

MSgt. Wright, with the 116th Air Control Wing, spoke about his decision to join the military and then detailed his 27-year career in the Air Force. He spoke about the positive impact the military has had on his life and about his work as an aircraft mechanic. He closed by saying what an honor it was to speak before the Board of Commissioners and how thankful he is to be in the 116th ACW serving at Robins Air Force Base and living in Houston County.

Each Commissioner expressed their appreciation to MSgt Wright for his service, patriotism, and leadership, thanked him for attending the meeting, speaking at the Commissioners meeting and for his positive comments about Houston County.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the minutes from the January 16, 2024 meeting.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2733 through #2735, #2737 through #2740, #2742 and #2743. He spoke about Applications #2738 and #2742 being tabled.

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

Applicant #2733 was present; there was no opposition.

Applicant #2734 was not present; there was no opposition.

Applicant #2735 was present; there was no opposition.

Applicant #2737 was present; there was no opposition.

Applicant #2738 was present and inquired about being approved by the Board even if tabled by the Zoning & Appeals Board.

Chairman Perdue explained it was not possible, that the Zoning & Appeals Board would need to set the stipulations, recommendation and Section 95 Requirements that come before the Board of Commissioners for approval.

Applicant #2739 was present; there was no opposition.

Applicant #2740 was present; comments were made by Ms. Taylor of the Statham's Landing Homeowners Association.

Applicant #2742 was present and gave hand-outs to the Commissioners; there was no opposition.

Applicant #2743 was present; there was no opposition.

With no further comments Chairman Perdue closed the Public Hearing and opened the regular portion of the meeting.

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 businesses. These restrictive covenants are not superseded by any action the Board of Commissioners takes. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

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Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all 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:

#2733	Daniel Pitts & Letoria Mays	Food Truck
#2734	Marx Ivandich & Mildred Canales	Taxi Service
#2735	Andrew & Amie Willard	Mobile Welding
#2737	Andrew Cannon	Landscaping
#2739	La Kisha Harris	Plants & Crafts (Online)
#2740	Cameron Thrift	Landscaping
#2743	Stephanie Phillips	Riding Stable & Academics

And also, to table the following Special Exception Applications:

#2738	Justin & Christin Key	Landscaping
#2742	Miranda Stewart	Special Events Facility

Mr. Andrews advised the applicants approved on the next step in the process, which would be obtaining their business license through the Commissioner's office. Also, he explained that the tabled applications would need to return to the Zoning & Appeals Board.

Chief Building Inspector Tim Andrews presented rezoning application #2736, submitted by Steve Wiley.

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

Applicant #2736 was present; there was no opposition.

With no comments, Chairman Perdue closed the Public Hearing and opened the regular portion of the meeting.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the following Rezoning Application as recommended by the Houston County Planning Commission:

#2736	Steve Wiley	Property located at 806 Hwy 26 E
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Mr. Byrd presented a contract to appraise commercial properties in Houston County.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve the signing of a contract with Georgia Mass Appraisal Solutions & Services, Inc., of Norwood, Georgia, in the amount of \$264,500. This contract provides revaluation & field review of commercial, industrial, and income-based housing tax credit apartments and new commercial/industrial land schedules and improvement schedules. This contract will also provide appeals review and representation, including representation at the Board of Equalization, Certified Hearing Officer, and Superior Court hearings if necessary. This contract will start within thirty business days of signing and will expire by mid-May 2025. This contract will be funded from the Tax Assessor Professional Services line item.

Chairman Perdue mentioned that residential property has recently been reappraised and that it was time for a reevaluation on commercial property in Houston County.

Mr. Byrd presented a bid on one Kubota RTV to be fitted with a fire foam unit for use at the Landfill.

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Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to approve the bid on one Kubota RTV from Southside Equipment Company of Milledgeville, Georgia in the amount of \$20,870. Also, on the bid of one Enforcer 10 skid fire foam unit with two air cylinders from Municipal Equipment Company of Orlando, Florida in the amount of \$9,105.66. This total cost of \$29,975.66 will be paid from the Landfill Equipment line item.

Chairman Perdue stated that there had been two equipment fires in the last 6 months at the Landfill. He said this equipment will help staff to respond to any future incidents and help mitigate losses. He concluded by saying the idea had support from Houston County Fire Chief Chris Stoner.

Mr. Byrd presented Change Order #2 for the State Court & Sheriff's Office Remodel.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve Change Order #2, for the State Court & Sheriff's Office Remodel, with ICB Construction Group of Macon, Georgia. This change order in the amount of \$65,125.68 will increase the total contract amount to \$6,297,455.89. This project is funded by 2018 SPLOST.

Chairman Perdue stated that since the building has now been dedicated, exterior signage reflecting the building name can be placed.

Mr. Byrd presented Change Order #1 for the Houston County Public Safety Complex.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve Change Order #1, for the Houston County Public Safety Complex, with Parrish Construction of Perry, Georgia. This change order will decrease the contract amount by \$17,859.39 bringing the contract amount to \$4,116,959.61.

County Attorney Tom Hall gave the first of two readings for a proposed change to Section 2-273 (b) of the Houston County Code of Ordinances regarding capital budget policies. A second reading and public hearing on this proposed ordinance change will be held at the February 20, 2024 Commissioners meeting.

Ms. Robinson presented the Georgia Emergency Management and Homeland Security Agency Grant additional funds released by Georgia Emergency Management and Homeland Security Agency from their 2021 State Homeland Security Program.

Motion by Ms. Robinson, second by Mr. Gottwals, and carried unanimously by all to approve the acceptance of the Georgia Emergency Management and Homeland Security Agency Grant in the amount of \$29,972.53.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve the reappointment of Denisa Davis to the Houston County Library Board for a term to begin 02/06/2024 and expire 01/31/2028.

Ms. Robinson presented a service contract for the schematic design of the Superior Court judges' chambers.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the signing of a contract with SP Design Group Architects & Engineers, Inc. of Macon, Georgia, for the schematic design of the Superior Court judges' chambers in the amount of \$5,960.

Chairman Perdue stated that the Houston Judicial Circuit could be expanded to four judges, creating the need for a redesign of the judges' chambers.

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Ms. Robinson presented an Independent Contractor Agreement for services in the Juvenile Court.

Motion by Ms. Robinson, second by Mr. Gottwals, and carried unanimously by all to approve the signing of an Independent Contractor Agreement with Glenda Harper for services as a part-time contract attorney to represent certain juveniles appearing in Juvenile Court. This annual contract will be prorated as follows; February at \$1,101.51, March, April, and May at \$1,388.83, and June at \$1,388.87, for a total of \$6,656.87.

Ms. Robinson presented an intergovernmental agreement with the City of Perry and the Houston County Board of Elections.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve the signing of an intergovernmental agreement with the City of Perry and the Houston County Board of Elections to conduct the upcoming special election.

Chairman Perdue spoke about the benefit to all the citizens of Houston County from having the Board of Elections run both city and county elections.

Mr. Gottwals presented a request to hire poll workers for the upcoming March 12, 2024 Presidential Primary Election.

Motion by Mr. Gottwals, second by Mr. Talton, and carried unanimously by all to approve hiring the following poll workers for the March 12, 2024 election, and for Accounting to make any and all budget adjustments:

		AMOUNT	TOTAL
17	Managers (Precinct)	\$175.00	\$2975.00
34	Assistant Managers (Precinct)	\$125.00	\$4250.00
103	Clerks	\$115.00	\$11,845.00
154	Training	\$25.00	\$3850.00
5	Janitors	\$15.50	\$77.50
1	Janitor	\$25.00	\$25.00
225	BMD (Ballot Marking Device)	\$2.00	\$450.00
3	Election Supply Load Out Help	\$75.00	\$225.00
3	Election Night Equipment Return Help	\$75.00	\$225.00
3	Election Night Check-In Clerks	\$75.00	\$225.00
17	Supply pick-up/return supplies (Managers)	\$10.00	\$170.00
17	Cell Phones	\$10.00	\$170.00
2	Ballot Scan Clerks	\$100	\$200.00
		TOTAL	\$24,687.50

Mr. Gottwals presented a request to add a Tax/Tag Supervisor position to the Houston County Position Control Listing.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve the addition of one Tax/Tag Supervisor position to the Houston County Position Control Listing at Grade 17. Also, to authorize Accounting to make any necessary budgetary adjustments.

Mr. Gottwals presented a request to fill the vacant Deputy Clerk position in the Juvenile Court.

Motion by Mr. Gottwals, second by Mr. Talton, and carried unanimously by all to approve hiring Ms. Pink Woodward to fill the vacant Deputy Clerk position in the Juvenile Court at Grade 14 Step B effective February 7, 2024. Staff has reviewed her qualifications, and she meets the requirements for the B step.

Houston County Commissioners Meeting Continued from Page 332

Mr. Gottwals presented a request to fill the vacant Building Engineer Technician position in Public Buildings.

Motion by Mr. Gottwals, second by Mr. Byrd and carried unanimously by all to approve hiring Mr. Matthew Meeks to fill the vacant Building Engineer Technician position in Public Buildings at Grade 21 Step F effective February 7, 2024. Staff has reviewed his qualifications, and he exceeds the requirements for the F step.

Chairman Perdue mentioned that Mr. Meeks already had a low voltage license, had experience in the field, and was very qualified.

Mr. Gottwals presented a request to ratify changes made to a memorandum of understanding between the Houston County Sheriff's Office and the Houston County Board of Commissioners Office approved at the January 16, 2024 meeting.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve the changes made to the Memorandum of Understanding between the Houston County Board of Commissioners and the Houston County Sheriff's Office for the purpose of fingerprinting applicants for business licenses.

Mr. Talton presented a loan agreement to the City of Perry for gas line expansion.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve loaning up to one million dollars (\$1,000,000.00) to the City of Perry for the expansion of a gas line serving the property of Link Snacks, Inc. This shall be a construction loan on which no interest shall accrue until a draw is made on the principal balance and any such amount that is drawn shall bear interest at the rate of 5.3% per annum, accruing daily. The loan together with accrued and unpaid interest and all other charges, costs, and expenses, is due and payable in Five (5) annual installments beginning July 10th, 2025 and continuing on the same date until the final installment July 10th, 2029.

Chairman Perdue spoke regarding Houston County stepping in to assist the City of Perry with the cost of this gas line expansion. He said this loan is being put into place in case of delays in receiving funds from the State of Georgia to cover this expansion.

Mr. Byrd said he appreciated the cooperation that exists between the County and the three cities.

Mr. Talton presented a bid on the Waterline Extension to Serve Hwy 341 and Graham Road.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve the award of the bid on the Waterline Extension to Serve Hwy 341 and Graham Road to Pyles Plumbing & Utility Contractors, Inc., of Macon Georgia, in the amount of \$894,860. This project will be paid for by ARPA funds.

Mr. Talton presented Change Order #1 for the Water System Improvements to Serve AE Harris Road Phase II.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve Change Order #1, to decrease the contract price in the amount of \$37,300.00 on the Water System Improvements to Serve AE Harris Road Phase II. This decrease will bring the total contract price from \$564,082 to \$526,782.

Mr. Talton presented Change Order #1 for the Water System Improvements to Serve AE Harris Road.

Houston County Commissioners Meeting Continued from Page 333

Motion by Mr. Talton, second by Mr. Byrd and carried unanimously by all to approve Change Order #1, to decrease the contract price by \$233,170 on the Water System Improvements to Serve AE Harris Road. This change order will decrease the amount of the contract from \$1,400,309.25 to \$1,167,139.25.

Chairman Perdue asked Utility Director Terry Dietsch if this was the final change order for the A E Harris Road project.

Mr. Deitsch stated that it was.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve the payment of the bills totaling \$7,663,370.82.

Chairman Perdue stated that the Commissioners would be going into Executive Session at the end of the Commissioners meeting but would be opening the floor for Public Comments and Commissioners Comments first.

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

James Moore, Houston County Tax Assessor, thanked the Commissioners for approving the contract for the commercial property reevaluation at today's meeting. He also thanked the Board for the continued support of his department and employees.

There being no further comments Chairman Perdue closed the Public Comments portion of the meeting.

Chairman Perdue opened the floor for Commissioner's Comments.

Mr. Gottwals expressed his appreciation to County staff for the amazing work they do to put together the agenda every time.

Ms. Robinson thanked everyone for attending and commented on the elevated costs of equipment.

Mr. Talton thanked everyone for attending and the great meeting. He also thanked MSgt John Wright, the military speaker at the meeting. He concluded by making the announcement that he was seeking reelection to his Post 4 seat.

Mr. Byrd spoke about the feedback he received from the audit company who performed the County's Audit. He stated they were very complimentary about Houston County and the attention to details which the County presented. They also recognized several county employees by name for their work on the audit, as well as all Houston County employees for their work all year long. Commissioner Byrd concluded by saying he would be seeking reelection to his Post 5 seat.

Chairman Perdue expressed his appreciation to the Commissioners for always being fully prepared for each meeting and for their work they do for the citizens of Houston County.

Chairman Perdue stated that the Commissioners would move into Executive Session per O.C.G.A 50-14-3(b)(2) for a Personnel Issue.

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Motion by Mr. Gottwals, second by Mr. Talton and carried unanimously by all to approve entering into an Executive Session per O.C.G.A 50-14-3(b)(2) for a Personnel Issue.

Chairman Perdue, after reentering the meeting, advised that no action would be taken as a result of the Executive Session.

Motion to adjourn by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all. Meeting adjourned.

Robbie Dunbar
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

EXECUTIVE SESSION AFFIDAVIT

STATE OF GEORGIA
COUNTY OF HOUSTON

AFFIDAVIT OF PRESIDING OFFICER

Dan Perdue, Chairman of the Houston County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief:

1.

The Houston County Board of Commissioners met in a duly advertised meeting on February 6, 2024.

2.

During such meeting, the Board voted to go into executive session.

3.

The executive session was called to order at 10:08 a.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meeting law:

_____ Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officers or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

_____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential)

_____;

_____ Discussion or voting on:

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A);

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B);

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C);

_____ Entering a contract for the purchase, disposal of, or lease of property as provided in O.C.G.A. § 50-14-3(b)(1)(D);

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E);

THE UNIVERSITY OF CHICAGO

PHILOSOPHY DEPARTMENT

PHILOSOPHY 101

PHILOSOPHY 102

PHILOSOPHY 103

PHILOSOPHY 104

PHILOSOPHY 105

PHILOSOPHY 106

PHILOSOPHY 107

PHILOSOPHY 108

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