

HOUSTON COUNTY COMMISSIONERS MEETING
Perry, Georgia
December 6, 2016
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner McMichael

Pledge of Allegiance - Lt. Col. Ari Claiborne, US Army

Presentation of Award to Landfill

Presentation of Award to Engineering

Flint Energies / Georgia EMC Update

Approval of Minutes from November 15, 2016

Old Business:

1. Public Hearing on Special Exception Application #2023 - Commissioner McMichael

New Business:

2. Public Hearing on Special Exception Applications #2026 thru #2029, #2032, and #2034 - Commissioner Walker
3. Public Hearing on Re-Zoning Application #2030 (Dwayne & Pamela Scott) - Commissioner Walker
4. Public Hearing on Re-Zoning Application #2031 (David Daniell) - Commissioner Walker
5. Retirement Plan Amendments - Commissioner Walker
6. Quitclaim Deed (Calvin Askew) - Commissioner Thomson
7. Memorandum of Agreement (Merganser Enterprises / Ammons Road) - Commissioner Thomson
8. Board Appointments - Commissioner Robinson
9. Approval of Bid (Animal Control Truck) - Commissioner Robinson
10. Approval of Bills - Commissioner McMichael
11. Additional Holiday and Board Meeting Schedule Change - Chairman Stalnaker

Public Comments

Commissioner Comments

Motion for Adjournment

1

Special Exception Application #2023 submitted by the Rain Church for a church was tabled at the November 1st Board meeting and sent back to Zoning & Appeals in order for the applicant to provide a survey including the proposed future building on the property at the next regularly scheduled Zoning & Appeals Board meeting.

The Zoning & Appeals Board met to reconsider this application on November 28th and the applicant presented the required survey at that hearing. Zoning & Appeals therefore recommends unanimous approval of this application.

Motion by _____, second by _____ and carried _____ to

- approve**
- disapprove**
- table**
- authorize**

Special Exception Application #2023 submitted by the Rain Church.

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Table</u>	<u>Approval</u>	<u>Denial</u>
#2026 - Walter Coston	Internet Sales	Unanimous		X	
#2027 - Terry Wilson	Internet Sales	Unanimous		X	
#2028 - Mike Reece	Internet Sales	Unanimous		X	
#2029 - Matthew & Hilton Purvis	Trucking	Unanimous		X	
#2032 - Dale Foster	Consulting	Unanimous		X	
#2034 - Elaine Reason	Woodworking & Crafts	Unanimous		X	

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

- Special Exception Application #2026 - Walter Coston**
- Special Exception Application #2027 - Terry Wilson**
- Special Exception Application #2028 - Mike Reece**
- Special Exception Application #2029 - Matthew & Hilton Purvis**
- Special Exception Application #2032 - Dale Foster**
- Special Exception Application #2034 - Elaine Reason**

3

Public Hearing on Re-Zoning Application #2030 submitted by Dwayne and Pamela Scott at 504 Dunbar Road, consisting of 6.67 acres. Present zoning is C-2 commercial. Proposed use upon re-zoning is R-1 for residential use. Planning & Zoning recommends unanimous approval.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2030 submitted by Dwayne and Pamela Scott.

4

Public Hearing on Re-Zoning Application #2031 submitted by David Daniell at 217 Old Perry Road, consisting of 2.11 acres. Present zoning is R-1. Proposed use upon re-zoning is C-2 for commercial use. Planning & Zoning recommends unanimous approval.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2031 submitted by David Daniell.

5

Attached are three proposed amendments to the County's retirement plan. The first amendment 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. There will be no changes to the current plan in effect since January 1, 2009 since it already has provisions for automatic COLA adjustments.

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. The County is restricted in this action by federal law to a maximum of five years in the buyback. Those who wish to participate must notify the County by December 31st and the additional credited service must be purchased on or before June 30, 2017.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign 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 additional credited service purchased must be paid for by lump sum on or before June 30, 2017.

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. The property will then be conveyed by Mr. Askew to the State of Georgia.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the quitclaim 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.

This Memorandum of Agreement between Houston County and Merganser Enterprises sets out the terms and conditions under which Merganser will improve Ammons Road in Bonaire to County road construction standards in conjunction with its proposed commercial development, and upon completion will bill the County an amount not to exceed \$65,000 for its participation in the project.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign 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.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table

board appointments as follows:

Board of Health	Randa Parker	01-01-17 thru 12-31-22
Tax Assessors	Ron Grace	01-01-17 thru 12-31-19
Airport Authority	Danny Wilson	01-01-17 thru 12-31-18
Hospital Authority	Gail Robinson	01-01-17 thru 12-31-20
	Tom McMichael	01-01-17 thru 12-31-20
Board of Elections *	R.A. (Tony) Robbins	01-01-17 thru 12-31-20

***As nominated by the Houston County Republican Party.**

9

Bids were solicited for one new ½-ton extended cab pick-up truck for the Animal Control Department with three vendors responding. Staff recommends award to low bidder Perry Ford for \$24,363.28. The existing cage will be remounted on the new truck.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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.

Summary of bills by fund:

• General Fund (100)	\$5,668,450.35
• Emergency 911 Telephone Fund (215)	\$ 299,669.61
• Fire District Fund (270)	\$ 152,398.47
• 2001 SPLOST Fund (320)	\$ 4,416.49
• 2006 SPLOST Fund (320)	\$ 126,734.45
• 2012 SPLOST Fund (320)	\$ 894,764.42
• Water Fund (505)	\$ 434,438.27
• Solid Waste Fund (540)	\$ 460,613.40
Total for all Funds	\$8,041,485.46

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table

the payment of the bills totaling \$

Additional Holiday and Board Meeting Schedule Change

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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 meetings from the first and 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 meetings will return to the normal schedule on the first and the third Tuesday's.