

**Houston County Commissioners Meeting
December 7, 2021
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday December 7, 2021, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Byrd, Perdue, Robinson, and Walker present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Chief Building Inspector Tim Andrews, Fire / HEMA Chief Chris Stoner, Senior Animal Control Officer Alan Smith, Walton and Becky Wood.

Commissioner Perdue led the audience in the Invocation.

Maj. Brad Rigg led the audience in the Pledge of Allegiance and then detailed his 13-year military career. He began his career with the Air Force after graduating from the Missouri University of Science and Technology with a BS in Aerospace, Aeronautical and Astronautical Engineering. He served at Wright-Patterson AFB, OH as an Intelligence Analyst; at Hill AFB, UT first as an Advanced Composites Structural Engineer and then as an A-10 Aircraft Operations Officer; at the National Reconnaissance Office Chantilly, VA first as a Systems Engineering Branch Chief, second as a Program Element Monitor, and then as an Executive Officer. He has deployed once during his career to Afghanistan. In July of 2020 he was stationed at Robins AFB as Commander at the Air Force Life Cycle Management Center (AFLCMC) Detachment 10. Recently, in June of 2021, he transitioned from active-duty Air Force to the United States Space Force which is the space service branch of the U.S. Armed Forces.

Chairman Stalnaker recognized Warner Robins Mayor-elect LaRhonda Patrick, and welcomed and congratulated her on her recent victory at the polls. He pledged the Board's commitment to continue working with the City of Warner Robins in the future. Each of the board members congratulated Mayor-elect Patrick. She thanked the Board for the warm welcome and their service to the community remarking that she has been a resident of Houston County since 1994. She looked forward to working together and continuing that spirit of cooperation between Warner Robins and Houston County.

Motion by Mr. Perdue, second by Mr. Byrd and carried unanimously by all to approve the minutes from the meeting of November 16, 2021.

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.

Tim Andrews presented Special Exception Applications #2562 and #2568 thru #2576.

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

Special Exception Application #2562 Applicant was present with nothing further to add. There was no opposition.

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Special Exception Application #2568 Applicant was present with nothing further to add. There was no opposition.

Special Exception Application #2569 Applicant was present with nothing further to add. There was no opposition.

Special Exception Application #2570 Applicant was not present. There was no opposition.

Special Exception Application #2571 Applicant was present with nothing further to add. There was no opposition.

Special Exception Application #2572 Applicant was present with nothing further to add. There was no opposition.

Special Exception Application #2573 Applicant was present since the application is recommended to be tabled.

Special Exception Application #2574 Applicant was present since the application is recommended to be tabled.

Special Exception Application #2575 Applicant was present with nothing further to add. There was no opposition.

Special Exception Application #2576 Applicant was present with nothing further to add. There was no opposition.

With there being no comments Chairman Stalnaker closed the Public Hearing and reopened the regular meeting.

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 Exception #2562	James Bridges	Lawn Care
Special Exception #2568	Frank Deloach	Lawn Care
Special Exception #2569	Fred & Kimberly Lagunes	Consulting
Special Exception #2571	Alvin Graul	Custom Pen & Pencil Sets
Special Exception #2572	Courtney Schmidt	Dog Training
Special Exception #2575	Edwin Whitehead	Janitorial
Special Exception #2576	Michael & Candice Harnage	Insurance Agency

Motion by Mr. Walker, second by Mr. Byrd and carried unanimously by all to table Special Exceptions #2573 and #2574 and send them back to Zoning & Appeals for reconsideration.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to deny Special Exception application #2570.

Mr. Andrews gave the applicants 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.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve the following board re-appointments:

Hospital Authority	Randall Walker	1/01/22 thru 12/31/2025
	John Harley	1/01/22 thru 12/31/2025

And the following appointment:

Hospital Authority	LaRhonda W. Patrick	1/01/22 thru 12/31/2025
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Chairman Stalnaker clarified that these three individuals as mayors of Warner Robins, Perry and Centerville represent their respective cities on the Hospital Authority coinciding with their terms of office.

Mr. Perdue presented a request from the City of Perry for annexation of 572.60 acres of property located at N. Highway 341 and the Perry Parkway.

Chairman Stalnaker asked County Attorney Tom Hall to speak about this request on behalf of the Development Authority.

Mr. Hall explained that the property in question is commonly referred to as the Grad site and it is owned by the Development Authority for industrial development purposes. One hundred acres of the Development Authority's property has already been annexed into the City of Perry and this property is everything else that the Authority owns there. In the future, when there is an industrial entity that is interested in locating on the property it will already be in the City of Perry and will not have to go through the annexation process.

Chairman Stalnaker opened the floor for Public Comments.

As there were no comments Chairman Stalnaker closed the Public Comments and reopened the regular portion of the meeting.

Motion by Mr. Perdue, second by Mr. Byrd and carried unanimously by all to concur with a City of Perry annexation request for the property described as:

All that tract or parcel of land situate, lying and being in land Lots 4, 5, 6, 27, and 28 of the Ninth Land District of Houston County and Land Lots 12 and 13 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "HC" containing 667.320 acres according to a plat of survey recorded at Plat Book 71, Page 14, Clerk's Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT:

All those tracts or parcels of land situate lying and being in Land Lot 6 of the Ninth Land District of Houston County, Georgia and Land Lot 12 of the Tenth Land District of Houston County, Georgia known and designated as Tracts 6, 10, 11, 12, 14, 15, and 16, containing in the aggregate 14.718 acres according to a plat of survey recorded at Plat Book 71, Page 13, Clerk's Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

ALSO, LESS AND EXCEPT:

All that tract or parcel of land situate, lying and being in Land Lot 5 of the Ninth Land District of Houston County, Georgia and Land Lots 12 and 13 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "B" containing 80 acres according to a plat of survey recorded at Plat Book 78, Page 45, Clerk's Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

Mr. Byrd commended the Authority on this action seeing it as another step toward being prepared for new industry locations to the site which will require city services.

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Mr. Perdue presented a request from Asil Group, LLC to de-annex property at 308 Woodlands Boulevard, Kathleen from the City of Perry.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously by all to approve the de-annexation of the property owned by Asil Group, LLC currently located within the City of Perry at 308 Woodlands Boulevard, Kathleen, Houston County and authorize the signing of the appropriate resolution to be sent to the City of Perry. The property is more particularly described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 233 of the 10th Land District of Houston County, Georgia, being known and designated as Lot 42-A, containing 9,628.90 square feet, according to that certain plat of survey prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated October 14, 2019, a copy of which is of record in Map Book 81, Page 96, Clerk's Office, Houston Superior Court.

County Attorney Tom Hall explained that the de-annexation process starts with the County because it does not make sense for a city to de-annex a property if the County is not willing to accept it back.

Prior to Mr. Perdue presenting a resolution supporting reform to annexation dispute resolution law, Chairman Stalnaker commented that this resolution is being circulated by the Association of County Commissioners of Georgia to all 159 counties asking for their support. He served on the sub-committee with ACCG, and the House had a sub-committee that will make certain recommendations back to the General Assembly for their consideration. He commented that the annexation process in Houston County have not been as contentious as other areas in the state and the reason is the excellent communication levels between the cities and the county.

Motion by Mr. Perdue, second by Mr. Walker and carried unanimously by all to approve the Board of Commissioners to adopt the Resolution of Houston County Supporting Reform to Georgia's Annexation Dispute Resolution Law in order to support reforms to the current annexation laws regarding the process of annexation of property from the counties to the cities. A copy of this resolution will be given to each state representative and senator representing Houston County.

Mr. Byrd commented that annexation is a complicated process at times but that does not necessarily mean annexation is a bad thing. We are looking for process and procedure improvements concerning annexation and this House study committee presents an opportunity to improve that process. The resolution mentions respecting everyone's property rights which implies everyone's property right to annex. And it identifies stakeholders specifically referencing counties, cities, incorporated and unincorporated citizens, and the development community.

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Mr. Byrd presented a request for approval of a land purchase for property located at 501 Hwy 247 S. Bonaire, Georgia.

Motion by Mr. Byrd, second by Mr. Perdue and carried unanimously by all to approve the Board of Commissioners adopting the Resolution of Houston County Purchase of Land that authorizes Chairman Stalnaker signing any and all documents to complete the purchase of the property currently owned by K2M Properties, LLC, located at 501 Hwy 247 S. Bonaire, Georgia containing 0.87 acres for a purchase price not to exceed \$220,000.00 and any cost the County accrues during the closing of the purchase of the property. The property is more particularly described in the deed attached as Exhibit "A" to the Resolution of Houston County Purchase of Land.

Chairman Stalnaker described the property in general and explained that the County would like to put a right turn slip-ramp across that property to merge the right turn traffic at the intersection of Old Hwy. 96 and SR247 and relieve congestion. It will also be beneficial in the future when SR247 is widened by the DOT.

Mr. Byrd presented a request for approval to purchase land currently owned by IRA Financial Trust Company CFBO Gordon Matthews located on Sandfur Road containing 1.62 acres.

Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve the Board of Commissioners adopting the Resolution of Houston County Purchase of Land that authorizes Chairman Stalnaker signing any and all documents to complete the purchase of the property currently owned by IRA Financial Trust Company CFBO Gordon Matthews, located on Sandefur Road containing 1.62 acres for a purchase price not to exceed \$40,000.00 and any cost the County accrues during the closing of the purchase of the property. The property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 103 of the Tenth (10th) Land District, Houston County, Georgia, and being known and designated as Parcel "B", containing 1.62 acres, more or less, according to a Property Plat for the Houston County Board of Commissioners prepared by Story, Clarke & Associates on April 27, 2010, a copy of which is recorded in Plat Book 72, Page 198, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Mr. Byrd presented a request to enter into a contract with SP Design Group of Macon for architectural services.

Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing the professional services agreement with SP Design Group Architects & Engineers, Inc. of Macon for design services for the proposed new Houston County Health Department Addition and Modifications project. SP Design Group will perform these services for 7% of the Guaranteed Maximum Price (GMP) as estimated by the construction manager. Total Construction costs are estimated to be \$4,100,000.

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Chairman Stalnaker commented that this will be a much-needed improvement. The COVID-19 pandemic really showed how the Health Department lacked the necessary facilities to handle not only pandemic response but also flu season. The Health Department has grown in the scope of services that they provide to the community.

Ms. Robinson presented a request for approval for the Annual "Run 2 End Alzheimer's at the Landing's".

Motion by Ms. Robinson, second by Mr. Perdue and carried unanimously by all to approve support for the upcoming Annual "Run 2 End Alzheimer's at the Landing's" to benefit the Central Georgia Alzheimer's Association. The event will take place on Saturday, April 2, 2022 starting and finishing at the Landing Pointe Plaza in Bonaire. The Sheriff's Department has agreed to assist with traffic control during the hours of the race.

Ms. Robinson presented a request for approval of a bid to purchase three vehicles for the Sheriff's Department.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the award of two (2) new 2021 Ford Explorer SUVs for use in the Juvenile and Training Divisions at a unit cost of \$33,818 and one (1) new 2022 Ford Explorer SUV-Interceptor for use in the Patrol Division at a unit cost of \$38,400; all from Phil Brannen Ford of Perry. SPLOST 2018 will fund the purchase of the Juvenile vehicle (320-3325-54.2200) and the Training vehicle (320-3300-54.2200). The patrol vehicle will be paid for utilizing \$17,888 in law enforcement grant funds and the balance of \$20,512 from an insurance settlement.

Ms. Robinson presented a request for approval of a bid to purchase four vehicles for use in the Warrants Division.

Motion by Ms. Robinson, second by Mr. Byrd and carried unanimously by all to approve the award of four (4) new Ford F-150 half ton crew cab trucks for use in the Warrants Division from Phil Brannen Ford of Perry at a unit cost of \$33,939 totaling \$135,756. SPLOST 2018 will fund the purchase of these vehicles.

Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve the payment of the bills totaling \$12,510,934.60.

Chairman Stalnaker commented that a little over half of the \$12.5 million in today's bill cycle was for the County's annual employee retirement contributions.

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

Becky Wood, 426 Sandefur Road, Kathleen thanked the Board for approving the purchase of the property at the corner of Sandefur Road and Danny Carpenter Drive in their community.

Walton Wood, 426 Sandefur Road, Kathleen referenced the same property at the corner of Sandefur Road and Danny Carpenter Drive and the possibility of the County expanding the existing stormwater detention pond. The expansion of the pond is of high interest to both him and his neighbor who is adjacent to the property to the east. There is an intense amount of stormwater drainage that comes through that area some of which he felt comes unabated from the school property on Danny Carpenter

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Drive. He commented that when the school was built the stormwater was not routed to that pond and he inquired about the possibility of routing it there now and then charging the school board stormwater fees.

Chairman Stalnaker commented that the expansion of the pond was not the sole reason the County was purchasing the property. There are no immediate plans to enlarge the pond but that it is for future growth or for greenspace. But also, that if the County did not purchase the property now while it was vacant it would cost much more in the future.

There being no further comments Chairman Stalnaker closed Public Comments and reopened the regular portion of the meeting.

Mr. Walker thanked everyone for coming to the meeting commenting that it was great to live in Houston County.

Ms. Robinson thanked everyone for coming and wished all a Merry Christmas. She remarked that she was glad to be here and felt honored and privileged to represent Houston County and looked forward to all that we can do in the future to improve.

Mr. Perdue wished everyone a Merry Christmas and a great holiday season. He pointed out that today was the anniversary of the attack on Pearl Harbor and acknowledged the sacrifice of those lost that day and in WWII fighting to maintain our freedom.

Mr. Byrd thanked everyone for being here and thanked Mr. Perdue for his comments about the events at Pearl Harbor which changed the course of world history and the people who serve this nation providing our freedom. He also commented about the three Christmas parades which most of the Board participated in this past Saturday. It was a fun and long day. He recognized several people at the County for their hard work toward organizing the County's participation in the parades including Houston County Development Authority Executive Director Angie Gheesling and Communications and Operations Director Amelia Spinks for their coordinating efforts, Public Building Superintendent Michael Phillips and staff members Nathaniel Rawls and Brett Meador for preparing the truck and float; and Community Planner Jake Cox who was costumed as the Grinch to the delight of all the children in attendance.

Chairman Stalnaker commented that he does plan to have Angie, Amelia, and Jake along with others at the next Board meeting on December 21st to thank them for what they have done throughout the year for the 200th Anniversary celebration which culminated with the parades. He went on to explain the importance of the date December 21st in the history of this county as it was the date that the General Assembly organized or finalized the creation of Houston County in the year 1821 exactly two hundred years ago. There will be a resolution presented for adoption on that day to memorialize that in the official minutes of the meeting for history and posterity. He then reminded everyone that December 9th at 7:30 a.m. is the Eggs & Issues event that the County will be hosting. During that event the Chairman will introduce the two newest judges in Houston County and will then invite the rest of the Board to participate in the program. He also reminded everyone of the December 17th dedication of the Bear Branch Road Water Treatment Plant at 2:00 p.m. In closing, he shared a quote with everyone that reminds us of what really makes for a good day. "A good day is not about what others have done for you, but it is about what you have done for others."

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Motion to adjourn by Mr. Walker, second by Mr. Byrd and carried unanimously by all, meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

