

Houston County Commissioners Meeting

Warner Robins, Georgia | March 18, 2025 | 5:00 P.M.

Call to Order

Pledge of Allegiance – Commissioner Robinson

Invocation – Pastor Matt Walls

Southside Baptist Church

Approval of Minutes from the March 4, 2025 meeting.

New Business

- 1. Annexation (City of Centerville) – Commissioner Gottwals**
- 2. Special Exception Application – Commissioner Gottwals**
- 3. Abandonment of Easement (Walnut Street) – Commissioner Gottwals**
- 4. Personnel Request (Water Department) – Commissioner Talton**
- 5. Services Agreement (Lashley Subdivision) – Commissioner Talton**
- 6. Approval of a Quote (School Signs) - Commissioner Talton**
- 7. Approval of a Service Agreement (Feasibility Study) – Commissioner Robinson**
- 8. Approval of a Bid (Ford F-150) – Commissioner Robinson**
- 9. Approval of a Bid (2026 Tandem Dump Truck)– Commissioner Robinson**
- 10. Approval of a Bid (Paving) – Commissioner Byrd**
- 11. Approval of a Change Order (Houston County Sheriff's Department/ State Courthouse Renovation) – Commissioner Byrd**
- 12. Approval of Bills – Commissioner Byrd**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Annexation (City of Centerville) – Commissioner Gottwals

This request from the City of Centerville is to annex property containing 123.25 acres on William Drive.

Motion by _____, second by _____ and carried _____ to

concur

non-concur

with the annexation of 123.25 acres on William Drive known as Tax Parcel 000720 001000 with a zoning change of County R-1 to City of Centerville R-2 with the following stipulations:

- Any development of this parcel will need to have 8-inch water mains throughout. There will also need to be an 8-inch water main installed on William Drive connecting the mains in the proposed subdivision to the existing county main on Houston Lake Road. This connection will be in addition to water feed coming from the Dunbar Road mains to the east.
- A traffic/trip generation study shall be performed to ensure county roads providing access are sufficient to support proposed traffic.
- The proposed subdivision streets shall connect to county roads wherever the existing right-of-way adjoins the development.

2. Special Exception Application – Commissioner Gottwals

			Recommendation	Vote
#2825	James Pierce	Construction Business	Denied	Unanimous

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

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

#2825	James Pierce	Construction Business
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3. Abandonment of Easement (Walnut Street) – Commissioner Gottwals

Susan Cerka submitted requests for the abandonment of two County easements located adjacent to her properties at 131 and 137 Walnut Street, Bonaire, GA. Ms. Cerka’s reason for these requests is that she desires to place a fence on the two easements.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

**the requests submitted by Susan Cerka and the signing of the Resolution Abandoning
County Interest in Easements Adjacent to 131 and 137 Walnut Street, Bonaire, GA.**

**RESOLUTION ABANDONING
COUNTY INTEREST IN
EASEMENTS ADJACENT TO
131 AND 137 WALNUT STREET, BONAIRE, GA**

WHEREAS, Susan Cerka, hereinafter referred to as “Applicant”, submitted an Abandonment of County Easement/Right-of-Way Request Form for County easements adjacent to her properties located at 131 and 137 Walnut Street, Bonaire, Georgia 31005, hereinafter referred to as the “Properties”; and

WHEREAS, the Applicant is requesting the abandonment of any and all interest the County may have in existing easements adjacent to the Properties. The existing easements Applicant is requesting to be abandoned by the County are designated as Parcel “D” adjacent to Lot 118; Block 12 and a portion of Parcel “F” adjacent to Lots 116 and 117; Block 11 on the plat attached hereto as Exhibit “A”; and

WHEREAS, the following departments of Houston County have reviewed and approved the requests submitted by the Applicant: Inspections/P&Z, Environmental Health, Engineering, Roads & Bridges, Water, Fire/E911, and County Attorney; and

WHEREAS, the Houston County Board of Commissioners have the authority to abandon any and all interest that Houston County may have in the existing easements adjacent to the Applicant’s properties.

NOW, THEREFORE, BE IT RESOLVED by the Houston County Board of Commissioners that any and all interest Houston County may have in the existing easements designated as parcel “D” adjacent to Lot 118; Block 12 and a portion of parcel “F” adjacent to Lots 116 and 117; Block 11 on the plat attached hereto as Exhibit “A”, are hereby abandoned by the Houston County Board of Commissioners by and through a Quit Claim Deed conveying any and all interest Houston County may have in said existing easements to the Applicant.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Quit Claim Deed conveying the above-mentioned interest will be signed and recorded pursuant to the signing of this resolution.

This 18th day of March, 2025.

HOUSTON COUNTY BOARD OF
COMMISSIONERS

Chairman Dan Perdue

Commissioner Mark Byrd

Commissioner Shane Gottwals

Commissioner Gail Robinson

Commissioner Tal Talton

Attest:

Robbie Dunbar
Director of Administration

EXHIBIT "A"

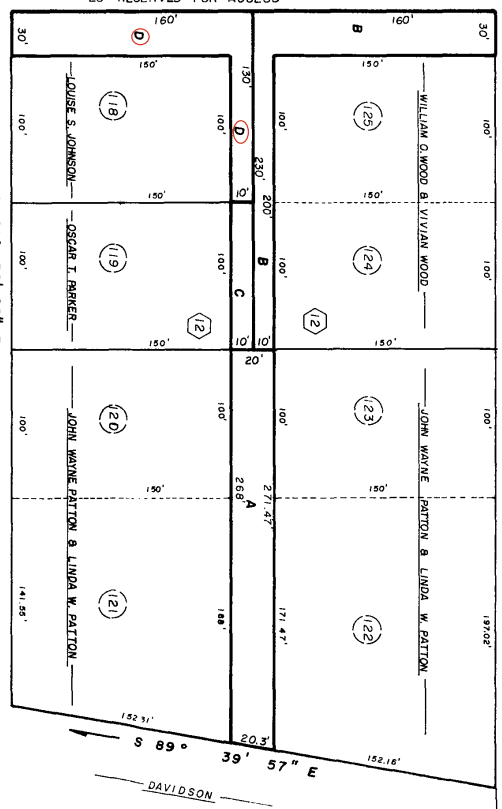
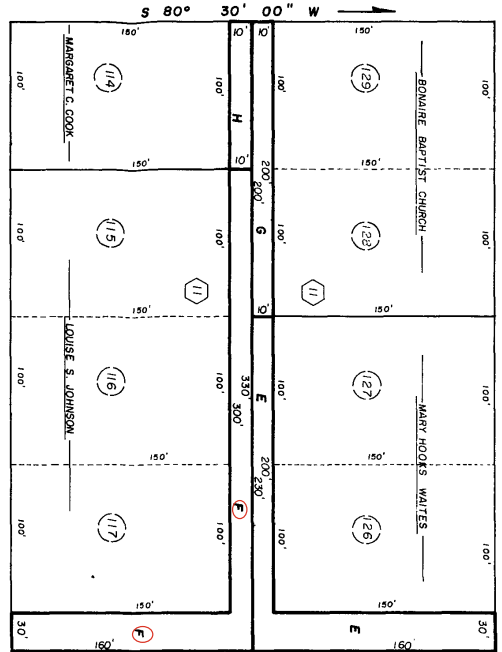
Order of the State of Georgia, County of Houston, Clerk of the Superior Court, in and to the said County of Houston, Georgia, do hereby certify that the within and foregoing plat is a true and correct copy of the original as the same appears in the files of the Clerk of the Superior Court of the County of Houston, Georgia.

FILED
HOUSTON COUNTY
1987 JAN 23 AM 10:33
CLERK SUPERIOR COURT

PLAT & REF COMMENT

2018

CHURCH STREET (A.K.A. FIRST STREET) 80' R/W



WILSON AVENUE 80' R/W

ELM STREET 80' R/W

REFERENCES

DEED BOOK	W	PAGE	521
1.	"	30	" 309
2.	"	188	" 87
3.	"	416	" 323
4.	"	581	" 623
5.	"	682	" 331
6.	"	699	" 479
7.	"	806	" 1
8.	"	806	" 2
9.	"	806	" 3
10.	"	807	" 126
11.	"		

PARCEL DATA TABLE

LETTER	AREA
A	5,395 SQ. FT.
B	6,800 SQ. FT.
C	1,000 SQ. FT.
D	5,800 SQ. FT.
E	6,800 SQ. FT.
F	7,800 SQ. FT.
G	1,000 SQ. FT.
H	2,000 SQ. FT.

LEGEND

A PARCEL IDENTIFICATION LETTER
 12 BLOCK NO.
 21 LOT NO.
 ORIGINAL PROPERTY LINE

NOTES

1. ALL PROPERTY LINES ARE PARALLEL TO DR PERPENDICULAR TO ROAD R/W UNLESS OTHERWISE SHOWN

NOTE:
THIS PROPERTY WAS NOT SURVEYED BY THE UNDERSIGNED, BUT WAS PREPARED BY PLATS AND DEEDS OF RECORD.

THE STATE OF GEORGIA
 COUNTY OF HOUSTON
 I, JAMES H. PERRY, JR.,
 Surveyor General,
 do hereby certify that the
 within and foregoing plat
 is a true and correct copy
 of the original as the same
 appears in the files of the
 Clerk of the Superior Court
 of the County of Houston,
 Georgia.

Approved
 12/10/86
 Houston County Planning Commission

Doc ID: 0055807001 Type: PLA
 Filed: 01/23/1987 at 08:33:00 AM
 Houston, Ga. Clerk Superior Court
 Davidson V. Sullivan Clerk
 BR 30 PR 88



PLAT FOR
 HOUSTON COUNTY COMMISSIONERS

LAND LOT 21
 HOUSTON CO.,
 SCALE: 1" = 60'
 AUGUST 2, 1988

JONES SURVEYING COMPANY
 PERRY, GA.
 987-2705

2018

4. Personnel Request (Water Department) – Commissioner Talton

This request from the Water Department is for Eric Hester, Treatment Plant Lead Mechanic, to receive a step increase for obtaining his Georgia Water Laboratory Analyst License. This license is not a requirement for Mr. Hester’s position; however, Mr. Hester has chosen to complete and test for this license. This license does enhance water treatment by having additional staff as a license lab analyst and can allow more flexibility to assist with water samples and testing. Additionally, in the event one or both Lab Analysts must be off duty, this allows for continued operation, fees, rates, and charges.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the step increase for Mr. Eric Hester to Grade 17 step F effective March 31, 2025.



Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, GA 31088

478/542-2005 (Office) 478/542-2118 (Fax)

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: March 6, 2025
Re: Step Increase for Certification

Terry Dietsch is requesting for Eric Hester, Treatment Plant Lead Mechanic, to receive a step increase for obtaining his Georgia Water Laboratory Analyst License. This license is not a requirement for Mr. Hester's position; however, Mr. Hester has chosen to complete and test for this license. This license does enhance water treatment by having additional staff as a license lab analyst and can allow more flexibility to assist with water samples and testing. Additionally in the event one or both Lab Analysts must be off duty, this allows for continued operation. Please consider this request to increase Eric Hester one step within his current pay grade to Grade 17 Step F effective March 31, 2025.

5. Services Agreement (Lashley Subdivision) – Commissioner Talton

This request is to enter into an Engineering Services Agreement for the Lashley Subdivision Road & Drainage Improvement Project.

Motion by _____, second by _____ and carried _____ to

Approve

Disapprove

Table

authorize

the signing of an agreement with Saunders Engineering Consultants, Inc., of Centerville, Georgia, to provide construction plans for improvements to 3rd street and 3rd Avenue in Lashley Subdivision. This agreement in the amount of \$74,500 will be paid by 2018 SPLOST, Blight Abatement.



Houston County Public Works

Office

2018 Kings Chapel Road
Perry, Georgia 31069
478-987-4280
FAX 478-988-8007

Brian Jones, PE
Director of Operations

Nancy Lancaster
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Director of Operations *BJ*

Date: Tuesday, March 11, 2025

RE: Request for Engineering Services Agreement
Lashley Subdivision Road & Drainage Improvements

Please consider this request to enter into an agreement with **Saunders Engineering Consultants, Inc.** to provide construction plans for improvements to 3rd Street and 3rd Avenue in Lashley Subdivision. The project will provide drainage and road improvements for the subdivision streets. The design of the project will cost **\$74,500** with plans being complete in approximately 6 months. The project will be paid from SPLOST funds.

I appreciate your time and consideration of this request.

6. Approval of a Quote (School Signs) - Commissioner Talton

This request is for approval of a quote on school zone flashing signs for Old Perry Road at Veterans High School and Dunbar Road for Northside Elementary School.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the quote from Temple, Inc., of Decatur, Alabama for flashing school zone signs at a five-year fixed cost of \$31,578.04 for Connectivity and Support with a cost of \$1,357.94 per unit cost for every 5-years after. These items are on the Georgia Department of Transportation contract list and will be installed by the county with the assistance of the City of Warner Robins Traffic Signal Department. This purchase will be paid for by the Traffic Signs Department.



Houston County Public Works

Office

2018 Kings Chapel Road
Perry, Georgia 31069
478-987-4280
FAX 478-988-8007

Brian Jones, PE
Director of Operations

Terry Dietsch
Director of Utilities

Nancy Lancaster
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

To: Houston County Board of Commissioners

From: Ronnie Heald, County Engineer

RJH BJ

Date: March 11, 2025

RE: School Zone Flashers

Attached is a quote for four dual beacon standard-solar School flashers submitted by Temple, Inc. The total amount for the materials is **\$31,578.04**. This includes the AI 5-year fixed Connectivity and Support. Every 5 years here after there will be a Connectivity and Support cost of \$1,357.94 per unit.

The Purchasing Office has contacted Temple, Inc and they have advised these items are on the Georgia Department of Transportation contract list (number provide on Temple's quote).

Houston County Public Works is requesting the units be placed at the locations below:

- Old Perry Road at Veterans High School reduced speed zone.
- Dunbar Road for Northside Elementary School reduced speed zone.

Houston County Public Works plans to perform the work in-house with our forces with the assistance of the City of Warner Robins Traffic Signal Department.

Please advise if this meets with your approval. If so, we will begin the purchase process.

7. Approval of a Service Agreement (Feasibility Study) – Commissioner Robinson

This request is for approval to enter into a Service agreement for a feasibility study for County Operated Sanitary Sewer Systems.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

entering a service contract in the amount of \$140,000 with Carter & Sloope of Macon, Georgia, to perform an engineering study of the feasibility of the County constructing and operating a wastewater treatment plant with associated sanitary sewer system. The study is estimated to take a year to complete. The study will be funded by Water Department Professional Services.



Houston County Public Works

MEMORANDUM

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Facilities Superintendent

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Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

To: Houston County Board of Commissioners

From: Brian Jones, Director of Operations 

Date: Tuesday, March 11, 2025

RE: Feasibility Study for County Operated Sanitary Sewer System

The Public Works Department, in the interest of meeting its charge of providing necessary services for the citizens of Houston County, wishes to investigate the feasibility of providing sanitary sewer services to the portions of the County with no willing provider.

Please consider this request to enter into an agreement with **Carter & Sloop** to perform an engineering study regarding the feasibility in the County constructing and operating a wastewater treatment plant with associated sanitary sewer system. The study is estimated to take a year to complete and the cost would not exceed **\$140,000**. The study will be paid from Water Department Professional Services.

I appreciate your time and consideration of this request.

8. Approval of a Bid (Ford F-150) – Commissioner Robinson

This request is for approval of a bid on one Ford F-150 for use in Animal Control.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the bid of \$41,121 from Phil Brannen Ford of Perry, Georgia, for one new Ford F-150 for use in Animal Control. This purchase will replace a 2010 vehicle with over 200,000 miles and mechanical issues. This purchase will be funded by 2018 SPLOST.



Houston County Commissioners

Purchasing Department

Director of Purchasing

Vanessa Zimmerman

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088

478-236-1700

MEMORANDUM

TO: Houston County Commissioners
FROM: Vanessa Zimmerman
CC: Robbie Dunbar
SUBJECT: Trucks for Warrants
DATE: February 10, 2025

The Purchasing Department solicited bids for a New Ford F-150 truck for Animal Control. It is to replace a 2010 Ford F-150 (Maint# 1421) with over 200,000 miles and mechanical issues. Purchasing was able to locate, and recommend, that the Houston County Board of Commissioners purchase the vehicle from Phil Brannen Ford of Perry, GA. The total cost of \$41,121.00 will be charged to the 320-3910-54.2200. SPLOST 2018

Company	Cost
Phil Brannen Ford	\$41,121.00
Hardy Family Ford	\$44,600.00 (state contract)

9. Approval of a Bid (2026 Tandem Dump Truck)– Commissioner Robinson

This request is for approval of a bid on one new 2026 Tandem Dump Truck for use in the Roads and Bridges Department.

Motion by _____, second by _____ and carried _____ to

Approve

Disapprove

table

authorize

the approval of the bid, in the amount of \$154,500, from Middle Georgia Freightliner, of Macon, Georgia, for the purchase of one 2026 Freightliner 114SD Automatic Allison 4500RDS with a delivery of June 2025. This purchase will replace a 2007 Tandem Dump Truck with 395,346 miles. This purchase will be funded by 2018 SPLOST.



Houston County Commissioners

Purchasing Department

Director of Purchasing

Vanessa Zimmerman

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088

478-236-1700

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Vanessa Zimmerman
CC: Robbie Dunbar
DATE: March 11, 2025
SUBJECT: Purchase of One (1) 2026 Tandem Dump Truck
(Bid # 24-04)

The Purchasing Department solicited prices for One (1) New 2026 Tandem Dump Truck in March for the Houston County Roads & Bridges Department.

It is recommended that the Houston County Board of Commissioners purchase the Tandem Dump Truck from Middle Georgia Freightliner for \$154,500.00 which has a shorter lead time over the low bid from Peach State Truck Centers. (The difference only being \$106.00) Also, Middle Georgia Freightliner has a Detroit Engine while Peach State Truck Centers has a Cummins, so for commonality of tooling the Detroit would be preferred. The new unit will replace a 2007 Sterling Tandem Dump Truck with 395,346 miles. It will be charged to the 2018 SPLOST account 320-4200-54.2200.

<u>Company</u>	<u>Details</u>	<u>Amount</u>
Peach State Freightliner Norcross, GA	2026 Freightliner 114SD Automatic Allison 4500RDS Delivery 150-210 days	\$154,394.00
Middle Georgia Freightliner Macon, GA	2026 Freightliner 114SD Automatic Allison 4500RDS Delivery June 2025	\$154,500.00
Four Star Freightliner Alabama, GA	2026 Freightliner 114SD Automatic Allison 4500RDS Delivery 200 days	\$168,793.00
Rush Truck Center Macon, GA	2026 International HX620 Automatic Allison 4500RDS Delivery 10/17/25	\$169,900.00

Aria CSS Sarasota, FL	2026 International HV615 SBA Automated Manual 4500RDS Delivery 150 days	\$186,033.60
Technology International Lake Mary, FL	Freightliner M2106, Load King EXD Automatic Allison 3000RDS Delivery 8 – 12 weeks	\$188,500.00
Worldwide Equipment (1) Albany, GA	2026 Mack Granite 64FR Automated M Drive Delivery 208 days or less	\$194,470.00
Worldwide Equipment (2) Albany, GA	2026 Mack Granite 64FR Automatic Allison 4500RDS Delivery 208 days or less	\$207,434.00
Custom Truck One Source Decatur, GA	2025 Peterbilt 567 Automatic Allison 4500RDS Delivery April 25, 2025	\$210,772.32

10. Approval of a Bid (Paving) – Commissioner Byrd

This request is for approval of a bid on the Houston County Solid Waste Disposal Facility Haul Road Paving Project.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the bid in the amount of \$132,287 from Reames and Son Construction Company, Inc., of Valdosta, Georgia for the paving of the Haul Road at the Houston County Solid Waste Disposal Facility. This project will be funded by Host Fees.



Houston County Public Works

Office

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Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Ronnie Heald, County Engineer *RJH BJ*

Date: Tuesday, March 11, 2025

CC: Brian Jones
Terry Dietsch

RE: Bid Recommendation for Houston County Solid Waste Disposal Facility
Haul Road Paving

Please consider this request to accept the bid for the above referenced project.
Bids were solicited from five contractors on Monday, March 3, 2025.
Listed below is a summary of the bidders that responded.

<u>Bidder</u>	<u>Amount of Bid</u>
Reames and Son Construction Company, Inc.	\$132,287.00
Reeves Construction Company	\$153,255.75

The Engineering Department recommends the selection of **Reames and Son Construction Company, Inc.** to perform the paving at the bid price of **\$132,287.00**. This work will be funded by the landfill capital funds.

11. Approval of a Change Order (Houston County Sheriff's Department/ State Courthouse Renovation) – Commissioner Byrd

This request is for approval of a change order on the Houston County Sheriff's Department/ State Courthouse Renovation.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

change order #4 from International City Builders, Inc., of Macon, Georgia, for the Houston County Sheriff's Department/ State Courthouse Renovation decreasing the contract amount by \$39,274.53 bringing the total contract amount to \$6,383,302.57. This will finish this project under budget.



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Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Director of Operations *BJ*

Date: February 26, 2025

CC: Michael Phillips, Facilities Superintendent

RE: Houston County State Courthouse and Sheriff's Department Renovations

Please find attached Change Order No. 4 for the Houston County State Courthouse and Sheriff's Department Renovations contract with International City Builders, Inc. The change order is for a decrease in the contract amount by \$39,274.53 from its current amount of \$6,422,577.10 to \$6,383,302.57. The renovations finished under budget.

12. Approval of Bills – Commissioner Byrd

Summary of bills by fund:

General Fund (100)	\$1,017,561.20
Drug Abuse Treatment & Education (212)	\$9,255.95
Opioid Fund (213)	\$20,000.00
Emergency 911 Telephone Fund (215)	\$49,184.35
American Rescue Plan Act (230)	\$1,402,059.64
Fire District Fund (270)	\$64,186.31
2006 SPLOST Fund (320)	\$21,622.17
2012 SPLOST Fund (320)	\$65,086.75
2018 SPLOST Fund (320)	\$333,210.67
Water Fund (505)	\$229,751.85
Solid Waste Fund (540)	\$544,191.21
Internal Service Fund (600)	\$50,411.55
Total	\$3,806,521.65

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the payment of the bills totaling **\$3,806,521.65**