

**Houston County Commissioners Meeting  
August 5, 2025  
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, August 5, 2025, at the Houston County Courthouse in Perry, Georgia. Chairman Perdue presided, and Commissioners Byrd, Gottwals, Robinson, and Talton were present. County Attorney Tom Hall, Director of Operations Brian Jones, and Director of Administration Robbie Dunbar were also present.

Commissioner Gottwals gave the invocation.

Commissioner Talton led those present in the Pledge of Allegiance.

Col. Sandra Bonney, Commander of the 461st Air Control Wing at Robins Air Force Base, provided an overview of the Wing's mission and operations. She highlighted the responsibilities of the approximately 3,000 personnel under her leadership, emphasizing their critical roles in daily operations. Col. Bonney expressed her gratitude for the warm welcome and support her family has received from the Houston County community. She praised the community for setting the standard in support of military personnel and their families. Col. Bonney concluded her remarks by sharing that she comes from a long line of military service members and met her husband while on deployment in Saudi Arabia.

Each Commissioner expressed their appreciation to Col. Bonney for attending the meeting, speaking about her military career, and for her work and service at Robins Air Force Base.

Chairman Perdue thanked Col. Bonney for letting the Board know of the great way that she and her family had been welcomed into the Houston County community.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve the minutes from the July 22, 2025, meeting.

Chief Building Inspector Tim Andrews presented Special Exceptions #2861 through 2865, and #2867 and #2868.

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

Applicant #2861 was not present; there was no opposition.

Applicant #2862 was present; there was no opposition.

Applicant #2863 was present; there was no opposition.

Applicant #2864 was present; there was no opposition.

Applicant #2865 was not present; there was no opposition.

Applicant #2867 was present; there was no opposition.

Applicant #2868 was present; there was no opposition.

There being no comments, Chairman Perdue closed the Public Hearing and reopened 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: 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 taken by 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.

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:

#2862	Justin & Heather Perkins	Car Rental Business
#2863	Hugh Morris Jr	Heating & Air Conditioning
#2864	Cristian Gutu	Custom Wood Pictures
#2867	Cameron & Angela Andrews	Mobile Home Hardship
#2868	Emanuel & Jeniker McBride	Daycare

and also, to table the following Special Exception Applications:

#2861	Holly Moss	Food Truck Business
#2865	Brandon & Sarah Graham	Residential Cleaning

Mr. Andrews informed the approved business license applicants that the next step in obtaining their business license was to apply at the Commissioner’s Office.

Mr. Byrd presented an offer of settlement from Publix, one of the Opioid Settlement defendants.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the acceptance of an individual net settlement offer of \$56,250.00 from Publix as part of the opioid litigation in which Houston County is a Plaintiff.

Chairman Perdue asked County Attorney Tom Hall if acceptance of this settlement was recommended.

Mr. Hall said yes. The original settlement was for \$75,000, but with the outside attorney who represented the County removing attorney’s fees, the net amount received by the County would be \$56,250.

Mr. Byrd presented a request to enter into an agreement for engineering services for St. Patrick’s Drive Extension.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve entering into an agreement with Saunders Engineering Consultants, Inc., of Centerville, Georgia, in the amount of \$593,000. The scope of work shall include surveying, a traffic study, and an environmental study necessary to meet the requirements for GDOT funding. The project is estimated to take 10 months to complete and will be funded by the 2024 SPLOST.

Mr. Byrd commented that this agreement covered only the engineering required for the project.

Chairman Perdue thanked the Georgia Department of Transportation for their support and involvement in the project, noting that their participation will help ensure the project proceeds seamlessly without needing to be performed in phases.

Ms. Robinson presented a request for approval of the final change order on the two new custom fire engines approved at the November 1, 2022 meeting.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the final change order on the two new fire engines, reducing the total cost of each truck by \$3,828. This adjustment brings the final price to \$773,275 per truck, for a total cost of \$1,546,550. One truck will be paid for using 2018 SPLOST funds, and the other will be paid out of the Fire fund.

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Chairman Perdue said he was happy to announce that the firetrucks would be delivered today.

Ms. Robinson presented a request to credit all outstanding water deposits paid before July 1, 2001, back to active customer accounts.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve crediting deposits collected before July 1, 2001, back to current residential water accounts.

Chairman Perdue explained that this action was taken for accounting and auditing purposes and would allow the County to close bank accounts where these funds were being held.

Ms. Robinson presented a request for approval of a bid for one new half-ton pickup truck for use in the Warrants Division of the Sheriff's Office.

Motion by Ms. Robinson, second by Mr. Gottwals, and carried unanimously by all to approve the bid on one new Ford F-150 from Phil Brannen Ford of Perry, Georgia for \$51,272. 2018 SPLOST will fund this truck.

Mr. Gottwals presented a request to award the Design-Build services for the HEMA Warehouse project.

Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to table the award of the Design-Build services for the HEMA Warehouse project to Parrish Construction Group Inc., of Perry, Georgia.

Chairman Perdue stated that recent information came to light on the bidding process, the understanding of the scope of the bid requirements, and the bidders' expectations of the County on the project. He stated that the County needed to clarify all the information before moving forward.

Mr. Gottwals presented a request to approve a bid on two New 4WD Utility Tractors.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve the bid from Lasseter Tractor Co., Inc., with the Extended Warranty, for \$86,831 per tractor for a total of \$173,662. The lead time on these tractors is six months. The 2018 SPLOST will fund this purchase.

Chairman Perdue commented that one of the tractors had a long work life and the other had mechanical issues and was glad to move forward with purchasing these tractors as the County is in the mowing season. He further recognized Roads and Bridges Superintendent Travis McLendon for the way he is careful with his allocated SPLOST funds to purchase capital equipment

Mr. Gottwals presented a request for approval of a one-step increase for Matthew Scott, Lab Analyst II, in recognition of his recent achievement in obtaining his Georgia Water Treatment Operator Class 3 License.

Motion by Mr. Gottwals, second by Mr. Talton, and carried unanimously by all to approve a one-step increase for Matthew Scott, moving him to a Grade 17 step D effective August 18, 2025.

Mr. Talton presented a request to purchase the 5.67 acres of land, owned by the Houston County Hospital Authority on Highway 127, for use as a new well site.

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Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the Chairman signing any and all documents for the purchase of the 5.67 acres of land on Highway 127 for a purchase price of \$300,000.00 and the closing costs associated with the purchase of the land. Purchase price and closing costs will be paid from the Water Department Capital Funds.

Chairman Perdue clarified with County Attorney Tom Hall that there would be no conflict from the Board voting on this agenda item, with a few serving on the Hospital Authority Board on the one previously on the Houston Healthcare Board.

Mr. Hall stated there would not be any conflict with voting by members of the Board.

Mr. Talton presented a request to declare items surplus.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve declaring the following surplus for sale on GovDeals:

- 26 Dell desktops without hard drives
- 8 Dell laptops without hard drives

also to declare the following surplus for disposal:

- 1 TOPCON Heavy Equipment Laser Level
- 2 TOPCON Laser Levels
- 4 Maxon Radios & Accessories
- 57 Desktop Phones
- 7 Chairs

Chairman Perdue thanked Purchasing staff for selling these items locally and online to get the best return possible. He stated that these items declared surplus are not from an over purchase, but items that have been in the County's inventory for a long time and have passed their use for the County but may have some value to others.

Mr. Talton presented a request for approval of professional services for administering the roof repair project at the Houston County Detention Center.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve the proposal from Merik Consulting, Inc., of Byron, Georgia, with a consulting fee of 6% of the contract total and a 4% fee for project administration. This project is estimated at \$58,000 and will be funded from 2018 SPLOST.

Chairman Perdue advised that a complete roof replacement of the Detention Center will take place in the future, funded by the 2024 SPLOST, but that this was a roof repair in a localized area of the roof to extend the life of the roof until the total replacement was needed.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the payment of the bills totaling \$4,692,241.04.

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

Robert Sharples commented on the purchase price of the Hospital Authority property on Hwy 127 for the well.

Chairman Perdue briefly explained the purchase was being funded with Water Capital Funds, and not the General Fund so no tax dollars were being used.



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Mr. Byrd stated that he thought the price was possibly a little low being the purchase of over 5 acres of land on a state highway adjacent to commercial property.

Cameron Andrews spoke about a positive interaction with the Planning and Zoning Department regarding a special exception request to allow a trailer to be placed on his property to care for his father-in-law. He further commented on the excellent assistance he received from Mr. Andrews, highlighting the professional and helpful manner in which he guided him through the entire process.

With no further comments, Chairman Perdue closed Public Comments and opened Commissioner Comments.

Mr. Gottwals thanked everyone for attending the meeting and shared that during his summer travels, he often thought of Houston County and expressed his gratitude for being able to live there. He also thanked the staff for their assistance in preparing the agenda packet.

Ms. Robinson thanked everyone for attending and stated that it is a privilege to serve the citizens of Houston County. She also expressed appreciation to the staff and department heads for their work in preparing the agenda for each meeting.

Mr. Talton commented that he, too, was thankful that he and his family live in Houston County. He recognized Director of Personnel Ken Carter for his efforts in handling hiring, employee benefits, and the many other aspects of his role for the County.

Mr. Byrd reflected on the comments made by Col. Bonney, noting that her remarks about how warmly she and her family were welcomed into the Houston County community meant a great deal to him. He also thanked County staff for their work in preparing the agenda. He echoed the positive comments made during public comments regarding Tim Andrews. He concluded with remarks about the improvements he has observed around the County, including the new traffic lights at Smithville Church Road, the water tower at Old Perry Road, the traffic lights at Talton Road and Hwy. 127, and the transition in garbage service to Ryland.

Chairman Perdue commented that the paving project on Flournoy Road was nearing completion, along with the stormwater project on Elberta Road and the completion of the Elberta Road widening. He concluded his remarks by wishing Commissioner Byrd an early happy birthday and thanking Mr. Sharples for attending and providing his public comments.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve adjourning the meeting. Meeting adjourned.

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Robbie Dunbar  
Director of Administration

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Chairman

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Commissioner

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Commissioner

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