

**Houston County Commissioners Meeting
September 2, 2025
Perry, Georgia**

The Houston County Board of Commissioners met in Regular Session at 9:00 a.m. on Tuesday, September 2, 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 Talton gave the invocation.

Commissioner Gottwals led those in attendance in the Pledge of Allegiance.

Col. Jeffrey Peske, Director of Contracting at the USAF Sustainment and Life Cycle Management Centers, spoke about his military career, his duties at Robins AFB, and his family. Col. Peske advised that his career has spanned 32 years in the Air Force and has been stationed at Robins for 3 years. He mentioned that Commissioner Talton is his Honorary Commander. In conclusion, Col. Peske said that he and his family feel their home is in Georgia and Houston County.

Chairman Perdue, and each Commissioner expressed their appreciation to Col. Peske for attending, speaking about his military career and for his work and service at Robins Air Force Base. They expressed their hope that he and his family would consider Houston County as home following retirement. Mr. Talton also mentioned the honor and privilege of being Col. Peske's honorary commander.

Chairman Perdue introduced Judith Malone, current Director of the Nola Brantley Library, as the soon-to-be Director of the Houston County Public Library system, with the coming retirement on October 1st of the current director, Ms. J. Sara Paulk.

Ms. Malone distributed annual reports from the library and spoke about various programs, services, and the number of patron visits and interactions during the previous year.

Chairman Perdue commented about the great job that Ms. Paulk has done as director and expressed his approval of a replacement for Ms. Paulk being found internally. He then commented on his work reading to children during the summer.

Ms. Robinson expressed her appreciation to Judith Malone as well.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the meeting minutes of August 19 and August 26, 2025 meetings.

Building Inspection & Planning/Zoning Assistant Rebecca Kidd presented Special Exception Applications #2861, #2865, #2869, #2870, and #2872.

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

Applicant #2861 was not present.
Applicant #2865 was present, there was no opposition.
Applicant #2869 was present, there was no opposition.
Applicant #2870 was present, there was no opposition.
Applicant #2872 was present, there was no opposition.

With 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 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. Talton, 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:

#2865	Brandon & Sarah Graham	Residential Cleaning
#2869	Elizabeth Riedl	Hair Salon
#2870	Kristen Hull	Occupational Therapy
#2872	Charles & Patti O'Malley	Insurance Broker

and also, to deny the following Special Exception Applications:

#2861	Holly Moss	Food Truck Business
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Ms. Kidd informed the approved applicants that the next step to obtain their business license was to apply at the Commissioner’s Office.

Mr. Talton presented a request for approval of a Memorandum of Understanding for the Extension Office.

Motion by Mr. Talton, second Ms. Robinson, and carried unanimously by all to approve the Memorandum of Understanding between the Board of Regents of the University of System of Georgia by and on behalf of the University of Georgia Cooperative Extension, and Houston County, by and through its Board of Commissioners for the provision of cooperative extension services and personnel in Houston County.

Chairman Perdue commented that the MOU does not include any additional funding than what is currently budgeted. He concluded by speaking about the high value of services the County receives from the Extension Office.

Director of Administration Robbie Dunbar gave the first reading of an alcohol license application for Seema Patel for the sale of beer and wine, and liquor for use off premises at 295 Old Hwy. 96 Bonaire, Georgia 31005. A second reading, public hearing and vote on the application will take place at the September 16, 2025 Commissioners meeting.

Mr. Byrd presented a request for approval of a Professional Services Proposal.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve the Professional Services Proposal to SP Design Group of Macon, Georgia, for design services related to the Houston County Records Storage Building Renovation. Services to include architectural, structural, mechanical, plumbing, and electrical drawings and specifications, provided on a fee basis of 5% of the cost of construction. Contract administration services to be billed on an hourly basis, not to exceed 3% of the cost of construction. Contract documents delivery date of March 1, 2026.

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Chairman Perdue commented that SP Design Group was asked to examine the current records warehouse located in the old jail and the former purchasing warehouse building that will be used for the County's records storage facility. He stated that SP Design Group will develop a plan for improvements and modernizations to be made for the facility to bring it up to a standard that would allow for secure storage of County records.

Mr. Byrd presented a request for approval of a bid for stormwater drainage pipe repair.

Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to approve award of the bid to Pipe Work Solutions LLC of Anniston, Alabama, in the amount of \$131,932 for the work involving the re-lining of 420 LF of 42" corrugated metal pipe at 112 Fieldfare Drive and rehabilitating 187 LF of pipe at 320 Pheasant Ridge Drive. This project will be funded through ARPA and stormwater funds. This project is estimated to be completed in seven weeks.

Mr. Byrd commented that through the County's bidding process, 24% cost savings were realized between the low and second lowest bidder and a 35% cost savings was realized between the low and third lowest bidder.

Chairman Perdue thanked Director of Operations Brian Jones, Public Works senior staff and Roads and Bridges staff for identifying areas where these repairs were needed.

Mr. Byrd presented a request for approval of a bid on storm pipe replacement.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the bid from Lakay Enterprises, Inc., of Fort Valley, Georgia, in the amount of \$19,800, to replace a 36" corrugated metal pipe near 224 Willingham Drive, and also at the intersection of Fourth and Fifth Streets in the Lashley Subdivision. This project will be funded through ARPA and stormwater funds. This project is estimated to be completed in seven weeks.

Mr. Gottwals presented a request to renew the contract for the personal property verification program at the Tax Assessor's Office.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve the renewal of the contract with Traylor Business Services, Inc. of Kennesaw, Georgia, for Fiscal Year 2026. The contract is based on a fee-per-review basis and will be funded through Professional Services.

Building Inspection & Planning/Zoning Assistant Rebecca Kidd presented Rezoning Application #2871 submitted by Mr. Jim Farr for 314 Ammons Road for rezoning from County R-1 to County C-2.

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

Applicant #2871 was present, there was no opposition.

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

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Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to approve the Rezoning Application #2871 as recommended by the Houston County Planning Commission.

Ms. Robinson presented a request for approval of a bid on a new truck.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the bid from Phil Brannen Ford of Perry, Georgia, in the amount of \$46,700 for one New Ford F150 4WD Crewcab truck for use in the Extension Office. This purchase will be funded through the 2018 SPLOST.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve the payment of the bills totaling \$4,361,954.09.

Chairman Perdue opened the floor for Public Comments. As there were none he asked for Commissioner Comments.

Mr. Gottwals thanked everyone for attending the meeting and commented on the many and varied items that were accomplished. He expressed appreciation to the department heads and senior staff for their efforts in helping draft the agenda items and the agenda. Commissioner Gottwals also recognized and thanked Col. Peske once again for attending the meeting and extended his gratitude for Col. Peske's service.

Mr. Talton thanked everyone for attending the meeting. He also gave thanks for the privilege and honor in serving as an Honorary Commander for Col. Peske.

Mr. Byrd expressed his appreciation to The Winning Church and Pastor Bee for hosting the Elected Officials Appreciation Day for elected officials in Houston County this past Sunday. He also spoke about the value that both the Extension Office and the Houston County Library System provide to the citizens of Houston County. He concluded by noting that the library served 3,700 new patrons last year.

Ms. Robinson thanked everyone for attending and added her appreciation to The Winning Church for the recent Elected Official Appreciation Service. She concluded by encouraging everyone to visit and take advantage of the services provided by the Houston County Libraries.

Chairman Perdue thanked the staff for preparing the agenda and for their work in facilitating the bidding process, which helps save taxpayer dollars. He then addressed the recent tragic murder-suicide in Houston County resulting from a domestic situation, noting that Sheriff Moulton informed him this was the third incident of family violence that has resulted in the loss of life. Chairman Perdue expressed his appreciation to Sheriff Moulton for his attention to this serious issue in the community.

He also thanked Pastor Bee of The Winning Church for hosting the Elected Officials Appreciation Service and commented on how nice the event was to participate in.

Chairman Perdue concluded his comments by reminding everyone that, due to the Labor Day holiday, trash and recycling services would be delayed by one day. He also took a moment to recognize and thank all County and Sheriff's Office employees who work and labor daily in service to the residents of Houston County.

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

Robbie Dunbar
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner