

Houston County Commissioners Meeting

Perry, Georgia | November 4, 2025 | 9:00 A.M.

Call to Order

Invocation – Commissioner Robinson

Pledge of Allegiance – Commissioner Gottwals

Approval of Minutes from October 21, 2025 meeting

New Business

- 1. Special Exception Applications – Commissioner Talton**
- 2. Public Hearing (Rezoning Application) – Commissioner Talton**
- 3. Annexation Request (City of Warner Robins) – Commissioner Talton**
- 4. Annexation Request (City of Warner Robins) – Commissioner Gottwals**
- 5. Annexation Request (City of Warner Robins) – Commissioner Robinson**
- 6. Annexation Request (City of Warner Robins) – Commissioner Byrd**
- 7. Annexation Request (City of Warner Robins) – Commissioner Byrd**
- 8. Bid Approval (Fencing of Flournoy Road) – Commissioner Robinson**
- 9. Quote Approval (Trash Compactor Landfill) – Commissioner Robinson**
- 10. Personnel Request (Landfill) – Commissioner Robinson**
- 11. Personnel Request (MIS) – Commissioner Gottwals**
- 12. Personnel Request (Animal Control) – Commissioner Gottwals**
- 13. Contract Addendum (Court Reporter) – Commissioner Gottwals**
- 14. Bid Approval (Mobile Welding Unit) – Commissioner Talton**
- 15. Surplus (Chemical Mixing Station) – Commissioner Talton**
- 16. Surplus (1992 International) – Commissioner Byrd**
- 17. Donation (Patch Truck) – Commissioner Byrd**
- 18. Approval of Bills – Commissioner Byrd**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Special Exception Applications – Commissioner Talton

			Recommendation	Vote
#2873	Joseph Blake III	Pet Boarding	Denied	Unanimous
#2883	Genelle Brown	Dog Food & Treat Business	Approval	Unanimous
#2884	Joshua & Gayla Germundsen	Events & Marketing Business	Approval	Unanimous
#2885	Colin Peavy & Chandler Willheid	Withdrawn / No Board Action		
#2886	Chris & Monica Wilson	Freeze-Dried Foods Business	Approval	Unanimous
#2889	Javier Rivera	Pressure Washing Business	Approval	Unanimous
#2890	Kennedi Ferguson	Esthetician Services Business	Approval	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:

#2883	Genelle Brown	Dog Food & Treat Business
#2884	Joshua & Gayla Germundsen	Events & Marketing Business
#2886	Chris & Monica Wilson	Freeze-Dried Foods Business
#2889	Javier Rivera	Pressure Washing Business
#2890	Kennedi Ferguson	Esthetician Services Business

and to

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the following Special Exception Application:

#2873	Joseph Blake III	Pet Boarding
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2. Public Hearing (Rezoning Application) – Commissioner Talton

			Recommendation	Vote
#2887	Thomas Mason Hwy 41 Parcel	Rezoning R-AG to R-1	Approval	Unanimous
#2888	Bill Livingston 1237 S. Houston Lake Road	Rezoning R-3 to C-2	Approval	Unanimous

Motion by _____, second by _____ and carried _____ to

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the Rezoning Applications #2887 and #2888 as recommended by the Houston County Planning Commission.

3. Annexation Request (City of Warner Robins) – Commissioner Talton

This request from the City of Warner Robins is for annexation of property located at Duskmoore Drive / Lake Joy Road with the recommendation, from the Warner Robins Planning Commission, of a "down-zoning" to the request for R-3 - in effect, they recommended approval of R-1[County] to R-2[City], rather than the requested R-3. Portions of the property that were initially proposed to remain as R-1 upon annexation were approved as such. It was also stipulated that a deceleration lane shall be added for right turns from Lake Joy Road onto Duskmoore Drive.

Motion by _____, second by _____ and carried _____ to

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with the annexation of property, containing 8.75 acres, located at Duskmoore Drive/Lake Joy Road known as Tax Parcel 000510 36A000 with the following stipulations:

- The City of Warner Robins signing the infrastructure agreement.
- A water study being done, by the developer, to extend the water system.
- The development cannot cause adjacent land to be inundated with surface or ground water from the low wet areas in the parcels.
- All existing County utilities stay with the County.

Current zoning is County R-1, proposed zoning will be City R-1/R-3.

4. Annexation Request (City of Warner Robins) – Commissioner Gottwals

This request from the City of Warner Robins is for annexation of property located at Duskmoore Drive/ Lake Joy Road with the stipulation, from the Warner Robins Planning Commission, that no access would be granted to or from Lake Joy Road, and that the property would establish inter-parcel connectivity with property to the south. As part of this request, the planning commission is favorable toward the annexation of Duskmoore Drive. Notwithstanding any extra procedure required to achieve this, the Planning Commission was favorable toward the annexation of Duskmoore Drive, as approval of this request would equate to a super majority of the frontage of Duskmoore Drive be City jurisdiction.

Motion by _____, second by _____ and carried _____ to

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with the annexation of property, containing 7.45 acres, located at Duskmoore Drive/Lake Joy Road known as Tax Parcel 000510 36B000 with the following stipulations:

- The City of Warner Robins signing the infrastructure agreement.
- Access be directly onto Lake Joy Road, or an ingress / egress easement through the adjoining commercial development to the south, for any commercial zoned property.
- A water study being done, by the developer, to extend the water system.
- The development cannot cause adjacent land to be inundated with surface or ground water from the low wet areas in the parcels.
- All existing County utilities stay with the County.

Current zoning is County R-1, and the proposed zoning will be City R-3/C-2/C-3.

5. Annexation Request (City of Warner Robins) – Commissioner Robinson

This request from the City of Warner Robins is for annexation of property.

Motion by _____, second by _____ and carried _____ to

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with the annexation of property, containing 25.924 acres, on Lake Joy Road known as Tax Parcels 000520 249000 and 000520 250000 with the following stipulations:

- The City of Warner Robins signing the infrastructure agreement.
- A water study being done by the design engineer to ensure water mains are adequately sized for delivery of fire flow.
- Traffic study be done to determine impacts to Lake Joy Rd/ Beulah Church Intersection.
- All County Utilities stay with the County.

Current Zoning for both parcels is R-AG, proposed zoning will be Warner Robins PDE.

6. Annexation Request (City of Warner Robins) – Commissioner Byrd

This request from the City of Warner Robins is for annexation of property.

Motion by _____, second by _____ and carried _____ to

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with the annexation of property, containing .35 acres, located at 617 S. Houston Lake Road known as Tax Parcel 00075A 078000. Current zoning is County C-2, and the proposed zoning is Warner Robins C-2.

7. Annexation Request (City of Warner Robins) – Commissioner Byrd

This request from the City of Warner Robins is for annexation of property.

Motion by _____, second by _____ and carried _____ to

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with the annexation of property, containing 1.54 acres, located on the SW corner of Wellborn Road at Russell Parkway known as Tax Parcel 001220 008000. The current zoning of this property is County C-2 and the proposed zoning is City C-2.

8. Bid Approval (Fencing of Flournoy Road) – Commissioner Robinson

This request is for approval of a bid for fencing on Flournoy Road that is being relocated to the edge of the new right-of-way.

Motion by _____, second by _____ and carried _____ to

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authorize

the bid on fencing from Southern Structures Fences of Warner Robins, Georgia in the amount of \$35,424 with a completion time of six weeks. This purchase will be funded by 2006 SPLOST.



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, October 28, 2025

RE: Bid Recommendation for Fencing on Flournoy Road
SPLOST HC06-30

The reconstruction and paving of Flournoy Road required that farm fencing on several parcels be relocated to the edge of the new right-of-way. During right-of-way negotiations, it was agreed that Public Works would have the relocation performed after the road construction was completed. Public Works solicited bids from five contractors for the work. Listed below is a summary of the bids:

<u>Bidder</u>	<u>Amount of Bid</u>
Southern Structures	\$35,424.00
Custom Fence	\$125,490.00
Lock Out Fence	no bid
Southern Pine Fencing	no bid
Garrett Fence Company	no bid

Public Works recommends awarding the contract to **Southern Structures** for **\$35,424.00**. The work will be completed in six (6) weeks and will be paid using SPLOST funds.

9. Quote Approval (Trash Compactor Landfill) – Commissioner Robinson

This request from Public Works is for approval of a quote for an emergency purchase of a used Model 2021 Caterpillar 826K trash compactor for use in the Landfill.

Motion by _____, second by _____ and carried _____ to

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the quote from Yancey Bros. of Macon, Georgia, in the amount of \$876,571 minus the trade allowance of \$108,000 for a total purchase price of \$768,571 on a used Model 2021 Caterpillar 826K trash compactor. This purchase will be paid from Landfill Capital Funds.



Houston County Public Works

Memorandum

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

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Terry Dietsch, Utilities Director *TJD BJ*

Re: Equipment Purchase - Landfill

Date: October 28, 2025

Public Works staff solicited quotes to replace a trash compactor for the landfill. The trash compactor being replaced is a 2019 826K model with 14,826 hours and has major engine problems. This equipment acquisition requires emergency procurement due to operation of the landfill being a mission critical service not only to Houston County and its cities, but also adjoining counties. As a regional landfill, equipment such as the compactor is necessary for its continued operation.

Three quotes were received from Yancey Bros. as follows:

New Model Caterpillar 826 -	\$1,196,846
Used Model 2017 Caterpillar 826K 3,950 hours-	\$ 862,791
Used Model 2021 Caterpillar 826K 4,333 hours -	\$ 876,571

Staff recommends the purchase of the used 826K with 4,333 hours for \$876,571 to include a trade allowance of \$108,000.

Total purchase price with trade is \$768,571 to paid from landfill capital funds.

10. Personnel Request (Landfill) – Commissioner Robinson

This request is to fill the vacant Equipment Operator position at the Landfill.

Motion by _____, second by _____ and carried _____ to

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hiring Christian Jackson to fill the vacant Equipment Operator position at the Landfill at a Grade 10 Step B effective November 5, 2025. Personnel staff have reviewed his qualifications, and he meets the criteria for the B step placement.



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: October 24, 2025
Re: Request to hire – Landfill

Terry Dietsch is requesting approval to hire Christian Jackson for the vacant Equipment Operator position at the Landfill. Based on Mr. Jackson's prior experience, Mr. Dietsch is recommending that he be hired at Grade 10, Step B.

I have reviewed Mr. Jackson's qualifications and confirm that he meets the criteria for placement at the B step.

Please consider this request for a hire effective November 5, 2025. Let me know if additional information is needed to support this request.

11. Personnel Request (MIS) – Commissioner Gottwals

This request is to fill the vacant System Administrator 1 position in the MIS Department.

Motion by _____, second by _____ and carried _____ to

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hiring Daniel Rogers to fill the vacant System Administrator 1 position in the MIS Department at a Grade 22 Step D effective November 5, 2025. Personnel staff have reviewed his qualifications, and he meets the criteria for the D step placement.



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: October 24, 2025
Re: Request to hire – MIS

Gail O'Quinn is requesting approval to hire Daniel Rogers for the vacant System Administrator 1 position in the MIS Department. Based on Mr. Rogers's prior experience, Ms. O'Quinn is requesting that he be hired at Grade 22, Step D.

I have reviewed Mr. Rogers's qualifications and confirm that he meets the criteria for placement at the D step.

Please consider this request for a hire effective November 5, 2025. Let me know if additional information is needed to support this request.

12. Personnel Request (Animal Control) – Commissioner Gottwals

This request is to fill the vacant Animal Control Officer position in the Animal Services Division.

Motion by _____, second by _____ and carried _____ to

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hiring Ronald Paige to fill the vacant Animal Control Officer position in the Animal Services Division at a Grade 11 Step C effective November 5, 2025. Personnel staff have reviewed his qualifications, and he meets the criteria for the C step placement.



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: October 14, 2025
Re: Request to hire – Animal Control

Alan Smith is requesting approval to hire Ronald Paige for the vacant Animal Control Officer position in the Animal Services Division. Based on Mr. Paige's prior experience, Mr. Smith is requesting that he be hired at Grade 11, Step C.

I have reviewed Mr. Paige's qualifications and confirm that he meets the criteria for placement at the C step.

Please consider this request for a hire effective November 5, 2025. Let me know if additional information is needed to support this request.

13. Contract Addendum (Court Reporter) – Commissioner Gottwals

This request for approval of an addendum to the Employment Contract between the Board of Commissioners of Houston County and Courtney Bridges. Ms. Bridges resigned on September 12, 2025; this addendum authorizes Vickie Wiechec to fulfill the remainder of the contract for court reporting services.

Motion by _____, second by _____ and carried _____ to

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signing the addendum to the Employee Contract allowing Ms. Vickie Wiechec to provide court reporting services for Judge Amy Smith, with payment instalments of \$5,791.66 monthly for the remainder of the fiscal year term.

14. Bid Approval (Mobile Welding Unit) – Commissioner Talton

This request from Public Works is for approval of a bid for a mobile welding unit.

Motion by _____, second by _____ and carried _____ to

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the bid from Sidney Lee Welding Supply, Inc. of Macon, Georgia, in the amount of \$18, 681.09 for one new, truck mounted, mobile welding unit to replace a 13-year-old nonfunctional unit. This purchase will be funded by 2018 SPLOST.



Houston County Public Works

Office

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Perry, Georgia 31069
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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, October 28, 2025

RE: Purchase Request for Truck Mounted Mobile Welding Unit

The Public Works Department is requesting permission to purchase a new, truck-mounted, mobile welding unit from **Sidney Lee Welding Supply, Inc.** for **\$18,681.09**. This will replace the non-functional, 13-year-old unit used previously.

Listed below are the quotes received from the camera system vendors:

<u>Bidder</u>	<u>Amount of Bid</u>
Sidney Lee Welding Supply, Inc.	\$18,681.09
Jones Welding & Industrial Supply, Inc.	\$18,837.40
Airgas USA, LLC	\$10,636.07

Note: Airgas bid did not meet staff specifications

The unit will be purchased using **2018 SPLOST** Funds (320-4200-54.2500).

15. Surplus (Chemical Mixing Station) – Commissioner Talton

This request is for approval of the surplus and disposal of items at the old purchasing supply warehouse.

Motion by _____, second by _____ and carried _____ to

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declaring an obsolete chemical mixing station and the desk/table it sits on as surplus and disposing of them.



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: Chemical Mixing Station

DATE: October 23, 2025

Approval is requested to dispose of a Chemical Mixing Station that was purchased several years ago, to dispense cleaning sanitizer through the Purchasing Supply Warehouse, that is now obsolete. This request is to include disposal of an old desk/table from surplus that part of the equipment sits on.

16. Surplus (1992 International) – Commissioner Byrd

This request is to surplus a 1992 International, needing repairs beyond its value, and auction it on GovDeals.

Motion by _____, second by _____ and carried _____ to

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declaring a 1992 International 2594 Dump Truck as surplus and placing it on GovDeals for online auction.



Houston County Commissioners

Purchasing Department

Director of Purchasing

Vanessa Zimmerman

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088

478-236-1700

M E M O R A N D U M

TO: Houston County Commissioners

FROM: Vanessa Zimmerman

CC: Robbie Dunbar

SUBJECT: GovDeals Item

DATE: October 28, 2025

Approval is requested to declare a 1992 International 4900 Cab & Chassis as surplus and place it on GovDeals for online auction. The unit is over 30 years old and needs repairs beyond its value.

17. Donation (Patch Truck) – Commissioner Byrd

This request is to donate a surplus truck.

Motion by _____, second by _____ and carried _____ to

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donating a 2007 International L4300 Pro-Patch Truck, declared surplus in the spring, to Pulaski County to be shared with Bleckley County with Pulaski taking the title.



Houston County Commissioners

Purchasing Department

Director of Purchasing

Vanessa Zimmerman

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088

478-236-1700

M E M O R A N D U M

TO: Houston County Commissioners

FROM: Vanessa Zimmerman

CC: Robbie Dunbar

SUBJECT: Donation

DATE: October 23, 2025

I would like to request approval to allow for the donation of a 2007 International L4300 Pro-Patch Truck to be shared between Pulaski and Bleckley Counties. This unit was placed into our Surplus in the spring. This contribution would make a tangible difference in our fellow counties' ability to maintain essential infrastructure.

18. Approval of Bills – Commissioner Byrd

Summary of bills by fund:

General Fund (100)	\$1,606,775.43
Drug Abuse Treatment & Education (212)	\$6,253.15
Opioid Fund (213)	\$16,000.00
Emergency 911 Telephone Fund (215)	\$455,280.08
American Rescue Plan Act (230)	\$195,532.60
Fire District Fund (270)	\$ 72,857.36
2006 SPLOST Fund (320)	\$186.20
2018 SPLOST Fund (320)	\$50,404.83
2024 SPLOST (320)	\$1,260,649.98
Water Fund (505)	\$155,807.13
Solid Waste Fund (540)	\$254,918.54
Total	\$4,074,665.30

Motion by _____, second by _____ and carried _____ to

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the payment of the bills totaling \$4,074,665.30.