

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

The Houston County Board of Commissioners met in Regular Session at 9:00 a.m. on Tuesday, December 2, 2025, at the Houston County Annex in Warner Robins, Georgia. Chairman Perdue presided, and Commissioners Byrd, Gottwals, Robinson, and Talton were present. County Attorney Tom Hall, Director of Administration Robbie Dunbar, and Director of Operations Brian Jones were also present.

Commissioner Byrd gave the invocation.

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

SMSgt Darryl Williams spoke about his military career, which began on December 7, 2010. His career included assignments at various bases, culminating in his service at Robins Air Force Base for the past three years as the senior enlisted leader in the F-15 program office, where he oversees 750 personnel. SMSgt Williams also shared his perspectives on leadership, emphasizing that investing in the people he leads is the most effective way to achieve mission success. He concluded by expressing his appreciation for the positive reception he has received from the Houston County community and noted how military-friendly he finds the area to be.

Each Commissioner expressed their appreciation to SMSgt Williams for attending and for speaking about his military career and his work and service at Robins Air Force Base.

Mr. Gottwals commented that his 15-year Air Force career anniversary also coincides with the anniversary of the Pearl Harbor attack.

Chairman Perdue thanked SMSgt Williams for his service, noting that although the F-15 is an older platform, it remains in high demand and plays an important role.

Motion by Mr. Talton, second by Ms. Robinson and carried unanimously by all to approve the minutes from the November 18, 2025 meeting.

Building Inspection & Planning/Zoning Assistant Rebecca Kidd presented Special Exception Applications #2891 through #2894 and #2899.

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

Applicant #2891 was present; there was no opposition.  
Applicant #2892 was present; there was no opposition.  
Applicant #2893 was present. HOA representative Brian Braun asked if there would be any traffic to the residence. The applicant replied that there would not be.  
Applicant #2894 was present; there was no opposition.  
Applicant #2899 was present; there was no opposition.

With no further 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. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

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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:

#2891	Kelli Hamilton	Sale of Commodities Raised on Premises
#2892	Stephanie Smith	Bookkeeping
#2893	Valerie Rogers	Crafts (Internet Sales)
#2894	Randy & Kimberly Cornwell	BBQ Sauce (Broker)
#2899	Janet Jernigan	Vinyl & Epoxy Resin Craft

Ms. Kidd informed the approved applicants that the next step to obtain their business license was to apply at the Commissioner’s Office.

Building Inspection & Planning/Zoning Assistant Rebecca Kidd presented Rezoning Application #2895.

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

Kathryn Willis, representing the developer, provided details about the rezoning request.

Chairman Perdue asked the developer’s representative a question regarding stormwater. They responded that they would handle all stormwater requirements as determined by Houston County engineering.

Chairman Perdue asked Director of Operations, Brian Jones, if that answer met with his approval, and Mr. Jones advised that it did.

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

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the Rezoning Application #2895 as recommended by the Houston County Planning Commission.

Mr. Talton presented a request from the City of Warner Robins for annexation of property located at 901 S. Houston Lake Rd.

Chairman Perdue opened the floor for Public Comments, there being none, the meeting continued.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to concur with the annexation of property, containing 12.65 acres, located at 901 S. Houston Lake Road, known as Tax Parcels 000750 017000; 000750 087000; and 000750 080000, with the following stipulations:

- The City of Warner Robins entering into an updated infrastructure agreement with Houston County.
- All existing County utilities stay with the County.

Current zoning is County R-1; proposed zoning will be City C-2.

Mr. Talton presented a request for approval of the architectural firm for the new senior center in the City of Warner Robins.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to concur with the selection by the Middle Georgia Regional Commission of Praxis3, LLC of Atlanta, Georgia.

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Chairman Perdue recognized and thanked Greg Boike of the Middle Georgia Regional Development Center for his help and assistance with the new senior center project. He also recognized Steve Williams, Chairman of the Middle Georgia Community Action Agency, which runs the current senior center and plans to run any future center.

Ms. Robinson presented a request to enter a Memorandum of Understanding that will grant tenant access to Rebuilding Together Warner Robins to a Houston County-owned vacant building located at 220 Church Street.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve signing the Memorandum of Understanding with Rebuilding Together Warner Robins for the lease of the unoccupied property at 220 Church Street.

Chairman Perdue thanked the representatives present from Rebuilding Together Warner Robins for their work in the community and for the organization's work to improve this County-owned building.

Ms. Robinson presented a request for the approval of grant AW-CHINS-2026-043-010 for the Juvenile Court to cover the expenses for the Truancy to Triumph Program. Also, to approve the services contract with Mental Health Matters to provide counselling services covered by the grant.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve Criminal Justice Coordinating Council 2026 Children in Need of Services Grant Juvenile Justice Grant AW-CHINS-2026-043-010 for \$100,000 with no matching funds required. Also, for Chairman Perdue signing the 2026 Services Contract with Mental Health Matters to provide programming and support for the Truancy to Triumph Program funded by the grant.

Ms. Robinson presented a request for approval of a contract for real estate data for valuation purposes of commercial and industrial properties.

Motion by Ms. Robinson, second by Mr. Gottwals, and carried unanimously by all to approve the contract with CoStar Group, of Atlanta Georgia, in the amount of \$430 per month or \$5,160 annually to provide real estate data for the valuation purposes of commercial and industrial properties. The Tax Assessor's professional services budget will fund this contract.

Chairman Perdue commented that this software will help the County's appraisers secure more accurate appraisals, especially on commercial property.

Ms. Robinson presented a request for approval of a bid on a new in-stock 2025 Ford Police Interceptor for use by the Traffic Division, replacing a vehicle damaged in an accident.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the bid from Brannen Ford of Unadilla, Georgia, in the amount of \$46,500 for one new in-stock 2025 Ford Police Interceptor 3.0L EcoBoost. This purchase will be paid from the General Fund and reimbursed by the Sheriff's Drug Fund.

Chairman Perdue expressed his appreciation to Sheriff Moulton for using drug funds to reimburse the cost of this vehicle from the general fund.

Mr. Byrd presented a request for approval of a bid on one new Ford F-150 for use in the Public Buildings Department.

Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to approve the bid from Phil Brannen Ford of Perry, Georgia in the amount of \$47,016 for one new Ford F-150 4WD V8 to replace a 2014 Ford F-150 with high mileage in the Public Buildings Department with an estimated delivery date of January 2026. This purchase will be funded by 2018 SPLOST.

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Mr. Byrd presented a request to approve a bid for drilling the local well to serve the SR 127 Water Supply and Treatment Facility. Bids were evaluated by Carter & Sloope, the Water Department's engineering consultant, and County Staff. Final recommendation is for the Board of Commissioners to award the contract to DJ & G Holdings, LLC dba Greene's Water Wells.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the bid to DJ & G Holdings, LLC dba Greene's Water Wells, of Gray, Georgia, in the amount of \$985,085 for drilling the local well to serve the SR 127 Water Supply and Treatment Facility. Water Department Capital Funds will fund this project.

Chairman Perdue stated that the County has had great experience working with Greene's Water Wells and was glad that they were the low bidder for this project.

Mr. Byrd presented a request to declare items surplus and place them on GovDeals for online auction or disposal.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve the following items being declared surplus and placed on GovDeals for online auction:

- 1 2017 Miller Trailblazer 325 Engine Welder
- 1 2012 Ford F750 Flat Bed Truck
- Various old Tahoe Model and Charger safety equipment

also, to declare the following surplus and dispose of:

- 1 green bar printer

Chairman Perdue commented that the County is declaring items as surplus more often to keep down storage costs and to realize a better return on investment through selling surplus through the Gov Deals website. He also recognized Purchasing staff for their efforts to make this an ongoing and productive process.

Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to approve the 2026 Board of Commissioners' meeting schedule.

Mr. Gottwals presented a request from Chief Building Inspector Tim Andrews for approval of a step increase for Ms. Rebecca Kidd. Ms. Kidd completed system administrator training for the Tyler Technologies permitting software module and has fully adapted to its advanced functions.

Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to approve the step increase from Grade 13 Step F to Grade 13 Step G for Rebecca Kidd, effective December 8, 2025.

Chairman Perdue thanked Ms. Kidd for her efforts in taking on this new role and responsibility within her office and for completing the associated training. He also thanked Tim Andrews for recognizing Ms. Kidd's accomplishment, and he expressed appreciation to the Commissioners for acknowledging the importance of rewarding employees who earn certifications, degrees, or training that strengthen their value to their departments and to the County.

Agenda Item number fourteen was withdrawn, so it was not presented as no action was required by the Board.



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Mr. Gottwals presented a request for approval to apply for a grant from the National Endowment for the Humanities (NEH) under the Rediscovering Our Revolutionary Tradition grant program in celebration of the United States Bicentennial. The funds from this grant will be used to preserve and digitize county historical documents.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve applying for the Rediscovering Our Revolutionary Tradition grant in the amount of \$750,000. Also, authorizing Chairman Perdue to enter into an agreement with the Perry Area Historical Society to provide services of grant writing and grant administration.

Chairman Perdue thanked Ellie Loudermilk, Director of the Perry Historical Society, for her work in the community and her partnership with the County in writing this grant. He also recognized Purchasing staff for finding this grant and their efforts and interest in preserving these historical records.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve the payment of the bills totaling \$ 15,621,351.27.

Chairman Perdue explained that the large total was due to a payment to the County's retirement system and commented on the great benefits County employees receive.

Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to approve entering Executive Session for Attorney-Client per O.C.G.A. § 50-14-2(1).

Chairman Perdue reconvened the regular portion of the meeting after the Executive Session. No action was needed as a result of the Executive Session.

Chairman Perdue opened the floor for Public Comments.

There being no comments Chairman Perdue asked for Commissioner Comments.

Ms. Robinson thanked everyone for attending and noted the recent passing of former Commissioner Tom McMichael, who served for 24 years as a County Commissioner. She stated that he was elected in 1996 and she was elected in 1998, and that he served until his retirement in 2020. She spoke about his involvement in the community through various boards and his deep commitment to serving the Houston County community as a Commissioner.

Mr. Byrd echoed Commissioner Robinson's remarks regarding Mr. McMichael. He expressed condolences to the family of Robert Lumpkin, Jr., on his recent passing, as well as to his sister, Debra Presswood, who serves as the Board of Elections Director. He concluded his comments by extending condolences to the Blackmon family on the passing of Ruthie Blackmon, mother of State Representative Shaw Blackmon.

Mr. Talton expressed his condolences to the McMichael family and to Debra Presswood on the passing of her brother, Robert Lumpkin, Jr. He concluded his comments by congratulating Rebecca Kidd on achieving the certification, expressed his appreciation to all County employees and commented on the collaboration that was had in the meeting among the County and cities.

Mr. Gottwals commented that Commissioner McMichael was a great model and example of a faithful public servant and that he learned a lot from him.

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Chairman Perdue thanked Juvenile Court employees and Judge Wilburn for their patience and understanding as they continue court proceedings in the Annex Boardroom while their building undergoes renovations. He mentioned the public meeting scheduled this evening by the Georgia Department of Transportation about the widening of Highway 96 in Houston and Twiggs Counties from 5 pm to 7 pm and expressed gratitude to GA DOT for hosting these informational meetings for the public. Chairman Perdue shared his condolences with the McMichael family, noting that a comment by Director of Administration Robbie Dunbar best captured the sentiment when he said that Mr. McMichael “left it all on the field.” He also extended his sympathies to the Blackmon family on the recent passing of Ms. Ruthie Blackmon and to Robert Lumpkin, Jr.’s family, highlighting the positive impact Mr. Lumpkin had on the Perry community. He finished his remarks by wishing Billy Ray a happy retirement after 27 years working with the County in the Public Works department. Chairman Perdue further expressed deep appreciation to his wife Jessica for 19 years of marriage, as they celebrated their anniversary.

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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Commissioner

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Commissioner

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## EXECUTIVE SESSION AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF HOUSTON

## AFFIDAVIT OF PRESIDING OFFICER

1.

The Houston County Board of Commissioners met in a duly advertised meeting on December 2, 2025.

2.

During such meeting, the Board voted to go into executive session.

3.

The executive session was called to order at 9:52 a.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meeting law:

      X       Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officers or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

                     Discussion of tax matters made confidential by state law as provided by O.C.G.A.

§ 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential)                                     .

                     Discussion or voting on:

                     Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A);

                     Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B);

                     Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C);

                     Entering a contract for the purchase, disposal of, or lease of property as provided in O.C.G.A. § 50-14-3(b)(1)(D);

                     Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E);

                     Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

                     Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2);

                     Other (describe the exemption to the open meetings law):                                     

                                      
as provided in (insert the citation to the legal authority exempting the topic)  
                                    .

5.

                     During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

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- \_\_\_\_\_ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.
- \_\_\_\_\_ The attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.  
Minutes were taken of this meeting and will be filed and held for in camera inspection only.  
This \_\_\_\_\_ day of December 2025.

\_\_\_\_\_  
Dan Perdue, Chairman  
Houston County Board of Commissioners

Sworn to and subscribed  
before me this \_\_\_\_ day of  
December 2025.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_