

Houston County Commissioners Meeting

Warner Robins, Georgia | December 16, 2025 | 5:00 P.M.

Call to Order

Pledge of Allegiance – Commissioner Byrd

Invocation – Chairman Perdue

Recognition of Ron Grace

Approval of Minutes from December 2, 2025

New Business

- 1. Public Hearing (Right of Way Abandonment) – Commissioner Byrd**
- 2. Annexation (City of Warner Robins) – Commissioner Byrd**
- 3. Board Resolution – Commissioner Byrd**
- 4. Approval of a Bid (Juvenile Truck) – Commissioner Gottwals**
- 5. Library Board – Commissioner Gottwals**
- 6. Personnel Request (Poll Workers) – Commissioner Gottwals**
- 7. Hyper-V Server Replacement (911) – Commissioner Robinson**
- 8. Surplus (Detention Center) – Commissioner Robinson**
- 9. Grant Approval (LMIG) – Commissioner Robinson**
- 10. Lowering of Houston Lake – Commissioner Talton**
- 11. Budget Adjustments – Commissioner Talton**
- 12. Approval of Bills – Commissioner Talton**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Public Hearing (Right of Way Abandonment) – Commissioner Byrd

This request is for the abandonment of an unimproved right-of-way designated as First Avenue in the Lashley Subdivision.

Motion by _____, second by _____ and carried _____ to

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approve

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Disapprove

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authorize

the signing of the right of way abandonment Resolution and Deed of Abandonment between Houston County and Gaudencio Godinez of Third Street in Bonaire known as:

All that tract or parcel of land situate, lying and being in Land Lot 12 of the 11th Land District of Houston County, Georgia, being a portion of unimproved right-of-way designated as First Avenue, situated in the Lashley Subdivision adjacent to Lots 242 and 243, as recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above-described property.

**A RESOLUTION OF RIGHT-OF-WAY ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, Gaudencio Godinez requested the abandonment of an unimproved portion of right-of-way designated as First Avenue that sits adjacent to his property located in the Lashley Subdivision on Third Street, Bonaire, GA; and

WHEREAS, a legal description is attached hereto as **Exhibit “A”** and a plat of survey is attached hereto as **Exhibit “B”** showing the portion of First Avenue to be abandon. **Exhibit “A”** and **Exhibit “B”** are made a part hereof by reference; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated authorizes a county to abandon a section of the county road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the county road system is otherwise in the best public interest, after notice to property owner(s) located thereon; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated provides that upon the certification by the county, recorded in its minutes, accompanied by a plat or sketch, after notice to property owner(s) located thereon, the county may declare that section of roads to no longer be a part of the county road system, and the rights of the public in and to the section of roads as a public road shall cease; and

WHEREAS, notice of the public hearing for the abandonment of the right-of-way described in **Exhibit “A”** and shown in **Exhibit “B”** was duly published within the county legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on December 16, 2025, at the appointed time regarding the abandonment of the portion of right-of-way described in **Exhibit “A”** and shown in **Exhibit “B”**; and

WHEREAS, pursuant to Section 32-7-2(b)(1) of the Official Code of Georgia Annotated the property owner(s) of the property that is located adjacent to the portion of right-of-way, was notified of the intent to abandon the portion of right-of-way described in **Exhibit “A”** and shown in **Exhibit “B”**, and no other legitimate objections thereto have been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, as follows:

1. It is certified that the portion of unimproved right-of-way designated as First Avenue within Houston County, Georgia as described and shown on the attached legal description (see Exhibit “A”) and plat of survey (see Exhibit “B”) has ceased to be used by the public to the extent that no substantial public purpose is served by said portion of right-of-way.

2. That the abandonment of said portion of right-of-way herein described and shown on the attached legal description (see Exhibit "A") and plat of survey (see Exhibit "B") is **approved**.
3. That the best interest of Houston County would be served by the conveyance of said portion of right-of-way, described and shown on the attached legal description (see Exhibit "A") and plat of survey (see Exhibit "B"), to the property owner(s) of the property that is adjacent to said portion of right-of-way, so that it may be subject to taxation by Houston County.
4. That the deed of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said portion of right-of-way within Houston County, Georgia, as described and shown on the attached legal description (see Exhibit "A") and plat of survey (see Exhibit "B"), to the owner(s) of the property that is located adjacent to said portion of right-of-way, their assigns, transferees and successors in interest.

This 16th day of December 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"

All that tract or parcel of land situate, lying and being in Land Lot 12 of the 11th Land District of Houston County, Georgia, being a portion of unimproved right-of-way designated as First Avenue, situated in the Lashley Subdivision adjacent to Lots 242 and 243, as recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above-described property.

EXHIBIT "B"

MRS. GEORGE W. DAVIDSON

Portion of First Ave. to be abandoned.



FILED
HARRIS COUNTY
1988 AUG 28 PM 2:47
CLERK SUPERIOR COURT

to be used original plat only
Approved: _____
Harris County Planning Commission
Secretary: _____
2007 L. L. DAVIDSON
117th Street, Houston, TX 77057
HARRIS COUNTY, TEXAS
1988 AUG 28 PM 2:47
CLERK SUPERIOR COURT



PL# 15H51 CIV 35/128

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-Five between **HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor", **GAUDENCIO GODINEZ** party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

That the Grantor, for and in consideration of ONE AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, their successors and assigns, the following described right of way parcel:

All that tract or parcel of land situate, lying and being in Land Lot 12 of the 11th Land District of Houston County, Georgia, being a portion of unimproved right-of-way designated as First Avenue, situated in Lashley Subdivision adjacent to Lots 242 and 243, as recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for utilities presently existing within the above-described property.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Witness

Notary Public

Board of Commissioners
of Houston County:

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

2. Annexation (City of Warner Robins) – Commissioner Byrd

This request from the City of Warner Robins is for annexation of property located at 1093 Booth Road Warner Robins Georgia.

Motion by _____, second by _____ and carried _____ to

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concur

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non-concur

with the annexation of property located at 1093 Booth Road Warner Robins also known as Tax Parcel 00122A 100000, 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.

The current zoning is County R-4 and requested zoning is City R-4.

3. Board Resolution – Commissioner Byrd

With the recent increase in the number of businesses seeking licenses, permits, zoning changes, special use exception and other similar applications for the sale of vape products, low THC oil products, tobacco products, tobacco objects, alternative nicotine products, cannabidiol products, and alcoholic beverages sales, and more specifically the increase in stores that sell these products has shown a need to review and update current ordinances to regulate the sale and locations of these products for the health, safety, and general welfare of the citizens of Houston County. This request is to impose a moratorium on these types of businesses.

Motion by _____, second by _____ and carried _____ to

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signing the resolution placing a moratorium, for one hundred eighty days, on the issuance of licenses, permits and, barring the acceptance of new applications for business licensing, alcoholic beverages licensing, special use exceptions, zoning changes and building permits for new construction of, new opening of, relocations of and installation of stores, shops, and similar facilities that sell or seek to sell vape products, low THC oil products, tobacco products, tobacco objects, alternative nicotine products, cannabidiol products and alcoholic beverage sales in unincorporated Houston County Georgia.

STATE OF GEORGIA

HOUSTON COUNTY

A RESOLUTION OF HOUSTON COUNTY, GEORGIA IMPOSING A TEMPORARY EMERGENCY MORATORIUM BARRING THE ISSUANCE OF LICENSES AND PERMITS AND BARRING THE ACCEPTANCE OF APPLICATIONS FOR NEW BUSINESS LICENSE APPLICATIONS, SPECIAL USE EXCEPTIONS, ZONING CHANGES, AND BUILDING PERMITS FOR BUSINESSES SUBSTANTIALLY ENGAGED IN THE SALE OF VAPE PRODUCTS, LOW THC OIL PRODUCTS, TOBACCO PRODUCTS, TOBACCO OBJECTS, CANNABIDIOL PRODUCTS AND ALCOHOLIC BEVERAGES SALES IN UNINCORPORATED HOUSTON COUNTY, GEORGIA

WHEREAS, the recent emergence of an increase in the number of businesses seeking licenses, permits, zoning changes, special use exceptions and other similar applications for the sale of vape products, low THC oil products, tobacco products, tobacco objects, alternative nicotine products, cannabidiol products and alcoholic beverages sales and, more generally, the rapid increase in stores that sell these products in unincorporated Houston County, Georgia, has spurred the need for the County to examine its current code of ordinances and zoning regulations concerning the licensing, permitting and zoning of new and relocating retail shops and stores that sell or seek to sell a variety of products listed above, which are further defined herein as the “subject products”, in unincorporated Houston County, Georgia; and

WHEREAS, the increase has, at least in part, been spurred by various recent Georgia State legislation, including but not limited to the Haleigh’s Hope Act and the Georgia Hemp Farming Act, and other related laws; and

WHEREAS, County’s current ordinances and regulations concerning these types of shops and stores were adopted at a time when such shops and stores were more limited in use and scope and not as prevalent in the County and such ordinances and regulations do not address appropriate districts and locations for the sale of such products; and

WHEREAS, the County expects an increase of requests for various licenses, permits, special use exceptions, zoning changes, and building permits for the sale of these products and such increase without updating the County’s licensing, permitting, zoning regulations and ordinances could frustrate the zoning process and inhibit the County’s desires to limit any negative effects to the public health, safety and general welfare of the unincorporated County’s citizens; and

WHEREAS, the Chairman and County Commissioners desire to consider adopting an ordinance or to update current ordinances to regulate the sale of these products and to assess the density and permitted zoning locations of same in the County so that the County can regulate such sales in a manner that is consistent with general law and the public health, safety, and welfare and also consistently with the County's authority to engage in zoning and land use planning; and

WHEREAS, the preparing of such an ordinance for the County Commission's consideration requires time; and

WHEREAS, the Chairman and County Commissioners find that it is necessary to impose a moratorium to preserve and maintain the status quo, while allowing the County sufficient time to prepare and adopt an ordinance or ordinances regulating the shops, stores and similar facilities that sell or seek to sell these various products in the County; and

WHEREAS, the Chairman and Commissioners find that imposing a moratorium is reasonably necessary, the least restrictive means available, and a legitimate and reasonable exercise of the County's police power, and in the best interest of the public health, safety and welfare of the unincorporated County's citizens; moreover, moratoria are a court-sanctioned land use tool in furtherance of local planning and zoning powers by preserving the status quo while the governing authority formulates a more permanent development strategy. City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001); and

NOW THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND COMMISSIONERS OF HOUSTON COUNTY, GEORGIA, AS FOLLOWS:

1. The Houston County Commissioners do hereby impose a moratorium barring the issuance of licenses, permits and barring the acceptance of new applications for business licensing, alcoholic beverages licensing, special use exceptions, zoning changes and building permits for new construction of, new opening of, re-location of and installation of stores, shops and similar facilities that sell or seek to sell vape products, low THC oil products, tobacco products, tobacco objects, alternative nicotine products, cannabidiol products and alcoholic beverages sales in unincorporated Houston County, Georgia.
2. The temporary moratorium imposed by this Resolution shall terminate on the earliest date of (1) one-hundred eighty (180) days from the date of this Resolution; (2) approval by the Commission of an extended moratorium; (3) adoption of an ordinance regulating the zoning of, issuances of licenses, permits, applications for business licenses, permits for new construction of, new opening of, re-location of and installation of stores, shops and similar facilities that sell or seek

to sell vape products, low THC oil products, tobacco products, tobacco objects, alternative nicotine products, cannabidiol products and alcoholic beverages sales in unincorporated Houston County; or (4) affirmative action by the Commission terminating the moratorium.

3. This moratorium applies to all retailers substantially engaged in the retail sale of vape products, low THC oil products, tobacco products, tobacco objects, alternative nicotine products, cannabidiol products and alcoholic beverages sales, or as otherwise listed herein (“the subject products”).

4. For the purposes of this moratorium, the following definitions shall apply:

“low THC oil” means an oil that contains an amount of cannabidiol and not more than 5 percent by weight of tetrahydrocannabinol, tetrahydrocannabinolic acid, or a combination of tetrahydrocannabinol and tetrahydrocannabinolic acid which does not contain plant material exhibiting the external morphological features of the plant of the genus Cannabis;

“tobacco products” means any cigars, little cigars, granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff or snuff powder; cavendish; plug and twist tobacco; fine-cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings, and sweepings of tobacco; and other kinds and forms of tobacco, prepared in such a manner as to be suitable for chewing or smoking in a pipe or otherwise, or both for chewing and smoking. The term tobacco product shall not include any alternative nicotine product, vapor product, or product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug, and Cosmetic Act;

“tobacco objects” means any papers, wrappers, or other products, devices, or substances, including cigar wraps, which are used for the purpose of making cigarettes or tobacco products in any form whatsoever;

“alternative nicotine products” means any noncombustible product containing nicotine that is intended for human consumption, whether chewed, absorbed, dissolved, or ingested by any other means. The term alternative nicotine product shall not include any tobacco product, vapor product, or any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug, and Cosmetic Act;

“vapor product” means any noncombustible product containing nicotine that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form. The term vapor product shall include any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device and any vapor cartridge or other container of nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device. The term vapor product shall not include any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug, and Cosmetic Act;

“substantially engaged” if one or more of the following conditions are met:

- a. 10% or more of the retail stock in trade consists of the subject products, as measured by the number of individual items available for purchase at any given time;
- b. 10% or more of the value of gross sales receipts for any day that the entity is open is derived from the subject products;
- c. The subject properties consist of 10% or more of the retail value of the retail stock in trade; or
- d. 10% or more of the establishment’s floor area is devoted to the marketing of the subject products.

“alcoholic beverages” means any products as currently defined in Sec. 6-1 of the Code of Ordinances, Houston County, Georgia.

5. The County shall not accept or process applications for any permit, license, or zoning and shall not approve or issue any permit or license for any retailer subject to this moratorium while it is in effect.
6. This moratorium shall not be applied to existing establishments within the unincorporated County that as of the adoption date of this moratorium are lawfully engaged in the sale of the subject products provided that they shall not increase the area devoted to the sale of the subject products or the available retail stock of the subject products by more than 10% while this moratorium is in effect.
7. No action taken by any person or entity during this temporary moratorium shall serve to vest rights to allow the issuance of permits, licenses or approvals as described above in regard to the subject products or to engage in the retailing of the subject products.

8. This moratorium shall not apply to any business which is exempt from regulation by Georgia or Federal law. Nor shall this moratorium apply to any pharmacy which is properly licensed within the State of Georgia to dispense medical marijuana, as defined by State law.
9. This moratorium shall not apply to any establishments seeking licensing for on-premises alcoholic beverages consumption or special event alcoholic beverages permits as otherwise defined by the Houston County Code of Ordinances.
10. If any provision of this temporary moratorium is found to be unlawful or invalid by a court of competent jurisdiction, it is the intent of the Houston County Commissioners that the remaining provisions of the moratorium remain in effect as if they were adopted independently.
11. This Resolution shall be effective upon majority vote by the Houston County Board of Commissioners.

SO RESOLVED this _____ day of December, 2025.

ATTEST:

**HOUSTON COUNTY
BOARD OF COMMISSIONERS:**

Robbie Dunbar
Director of Administration

Chairman Dan Perdue

Commissioner Mark Byrd

Commissioner Shane Gottwals

Commissioner Gail Robinson

Commissioner Tal Talton

4. Approval of a Bid (Juvenile Truck) – Commissioner Gottwals

This request is for approval of a bid on one new truck for use in the Juvenile Court.

Motion by _____, second by _____ and carried _____ to

☐ approve

☐ disapprove

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the bid on one new 2025 Ford F-150 XL 5.0L, from Phil Brannen Ford of Perry, in the amount of \$50,971. This vehicle will replace a 2016 Tahoe with high mileage and repairs needed. 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: Truck for Juvenile

DATE: December 9, 2025

The Purchasing Department solicited bids for a New Ford F-150 XL 5.0L truck for Juvenile. It is to replace a 2016 Chevrolet Tahoe (Maint# 134) with 145K miles and \$2000.00 worth maintenance needed. Purchasing was informed that there are no XL models available within a 400-mile radius. A STX model was located by Phil Brannen Ford of Perry, GA. The total cost of \$50,971.00 will be charged to 320-3325-54.2200.

Company	Cost
Phil Brannen Ford	\$50,971.00
Five Star Ford	Bid Did Not Meet 5.0L Specs
Jeff Smith Ford	No Bid

5. Library Board – Commissioner Gottwals

Motion by _____, second by _____ and carried _____ to

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authorize

the following reappointments to the Houston County Library Board:

Julie Layne 02/01/2026 – 01/31/2030

Linda Jones 02/01/2026 – 01/31/2030

Samantha Hulbert 02/01/2026 – 01/31/2030

Josh Waters 02/01/2026 – 01/31/2030

6. Personnel Request (Poll Workers) – Commissioner Gottwals

This request is to hire poll workers for the upcoming January 20, 2026 Special Election for State Senate District 18.

Motion by _____, second by _____ and carried _____ to

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hiring the following poll workers and renting equipment for the January 20, 2026 Special Election for State Senate District 18:

		AMOUNT	TOTAL
6	Managers (Precinct)	175.00	1,050.00
12	Assistant Managers (Precinct)	125.00	1,500.00
12	Clerks	115.00	1,380.00
30	Training	25.00	750.00
6	Training (Backup Workers)	25.00	150.00
3	Janitors -Schools	15.50	46.50
1	Janitors	25.00	25.00
30	BMD (Ballot Marking Device)	2.00	60.00
0	Election Supply Load Out Help	75.00	0
2	Election Night Equipment Return Help	75.00	150.00
2	Election Night Check-In Clerks	75.00	150.00
6	Supply pick-up / return supplies (Managers)	10.00	60.00
6	Cell Phones	10.00	60.00
0	Ballot Scan Clerk	100.00	0
	TOTAL		5,381.50

BOARD OF ELECTIONS

HOUSTON COUNTY GOVERNMENT BUILDING
2030 KINGS CHAPEL ROAD
POST OFFICE BOX 945
PERRY, GA 31069

478-987-1973

FAX 478-988-0699

TO: Houston County Commissioners

FROM: Debra Presswood
Registration/Election Supervisor

RE: Election Workers – Special Election for State Senate District 18

DATE: December 11, 2025

=====

The Board of Elections requests hiring the following election day workers for the January 20, 2026 Special Election- State Senate District 18

		AMOUNT	TOTAL
6	Managers (Precinct)	175.00	1,050.00
12	Assistant Managers (Precinct)	125.00	1,500.00
12	Clerks	115.00	1,380.00
30	Training	25.00	750.00
6	Training (Backup Workers)	25.00	150.00
3	Janitors -Schools	15.50	46.50
1	Janitors	25.00	25.00
30	BMD (Ballot Marking Device)	2.00	60.00
0	Election Supply Load Out Help	75.00	0
2	Election Night Equipment Return Help	75.00	150.00
2	Election Night Check-In Clerks	75.00	150.00
6	Supply pick-up / return supplies (Managers)	10.00	60.00
6	Cell Phones	10.00	60.00
0	Ballot Scan Clerk	100.00	0
	TOTAL		5,381.50

7. Hyper-V Server Replacement (911) – Commissioner Robinson

This request from E911 is for approval of the Hyper-V Server Replacement Project at the E911 Center.

Motion by _____, second by _____ and carried _____ to

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authorize

the Hyper-V Server Replacement Project in the amount of \$139,321.32 with Total Computer Solutions of Warner Robins, Georgia. This project will be funded by 2018 SPLOST.

8. Surplus (Detention Center) – Commissioner Robinson

This request is to declare items surplus to be sold on GovDeals or be disposed of.

Motion by _____, second by _____ and carried _____ to

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authorize

declaring the following surplus to be sold on GovDeals:

- 2 Ranges with Griddle Gas Ovens

and also to declare the following surplus to be disposed of:

- 2 Double Stack Ovens



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: Surplus Approval

DATE: December 1, 2025

Approval is requested to declare the following surplus:

Two Ranges with Griddle Gas Ovens for online auction on GovDeals. Griddles are no longer used.

and to dispose of two non-functioning double stack ovens.

9. Grant Approval (LMIG) – Commissioner Robinson

This request is for approval of the road list for the 2026 LMIG application.

Motion by _____, second by _____ and carried _____ to

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the following list of roads for submission for the 2026 LMIG application process:

Road Name	Beginning	Ending	Length (Miles)	Description of Work
Houston Lake Rd	Dunbar Road	US 41	1.14	Base Repair/Resurface
Langston Road	Lake Joy Road	SR 127	1.16	Resurface
Moss Oaks Road	SR 127	US 41	1.62	Base Repair/Resurface
Elko Road	SR 26	Dooly Co. Line	2.59	Base Repair/Resurface
Wrasling Way	Houston Lake Rd	Peach Blossom Rd	0.66	Resurface/ Mill
Chattahoochee Dr	Thompson Mill Rd	1040 Chattahoochee Dr	0.61	Resurface
3 rd Ave (Lashley)	SR 96	First St.	0.49	Base Repair/Resurface
		Total Miles	8.27	

The estimated costs to perform this work will meet or exceed the minimum requirement of 30% matching funds by Houston County. Grant allocation and match requirements are shown below:

GDOT 2026 LMIG Allocation for Unincorporated Houston County	\$1,109,517.15
Minimum Mandatory Match (30%)	\$332,855.15



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

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: December 1, 2025

CC: Brian Jones, Director of Operations
Travis McLendon, Road & Bridges Superintendent

RE: 2026 LMIG

Please find attached the proposed roads for the 2026 LMIG List. Upon approval by the Board of Commissioners, the list will be sent to the Georgia Department of Transportation for review. The estimated costs to perform the work will meet or exceed the minimum requirement of 30% matching funds by Houston County. Grant allocation and match requirements are shown below:

GDOT 2026 LMIG Allocation for Unincorporated Houston County	\$1,109,517.15
Minimum Mandatory Match (30%)	\$332,855.15

If approved by the Board of Commissioners, we will make an application to GDOT for grant funding. If the application is approved by GDOT, Houston County Public Works will administer the project.

Thank you for your consideration of this request.

Proposed 2026 LMIG Routes
Houston County

Road Name	Beginning	Ending	Length (Miles)	Description of Work
Houston Lake Rd	Dunbar Road	US 41	1.14	Base Repair/Resurface
Langston Road	Lake Joy Road	SR 127 (Houston Lake)	1.16	Resurface
Moss Oaks Road	SR 127	US 41	1.62	Base Repair/Resurface
Elko Road	SR 26	Dooly Co. Line	2.59	Base Repair/Resurface
Wrasling Way	Houston Lake Rd	Peach Blossom Rd	0.66	Resurface/Mill
Chattahoochee Dr	Thompson Mill Rd	1040 Chattahoochee Dr	0.61	Resurface
3rd Ave (Lashley)	SR 96	First Street	0.49	Base Repair/Resurface

Total Miles= 8.27

10. Lowering of Houston Lake – Commissioner Talton

This request from Public Works is to temporarily lower the water level of Houston Lake to allow adjoining property owners to conduct necessary inspections and maintenance on their lake structures in accordance with County policy.

Motion by _____, second by _____ and carried _____ to

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lowering the level of Houston Lake four feet starting on Tuesday, January 20, 2026, giving four to five days for the lake to reach the target depth. The raising of the lake would begin on Tuesday February 17, 2026, giving four days to allow the level of the lake to return to normal. This schedule will allow three weeks for maintenance and repairs. Public access will remain closed January 19, 2026 through February 24, 2026.



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

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

To: Houston County Board of Commissioners

From: Ronnie Heald R J H B J

CC: Brian Jones

Date: December 1, 2025

RE: Temporary Lowering of Houston Lake

Public Works proposes to temporarily lower the water level of Houston Lake in accordance with **county policy**. This action would allow adjoining property owners to conduct necessary inspections and maintenance on their lake structures.

We propose lowering the lake level approximately four feet. To achieve this, the sluice gate on the dam would be opened on **Tuesday, January 20, 2026**. It will take approximately 4–5 days for the lake level to reach the target depth. The flow would then be throttled to maintain this level.

On **Tuesday, February 17, 2026**, the sluice gate would be closed to begin the return to normal lake levels, which typically takes four days. This schedule allows at least three weeks for maintenance and repairs.

By only lowering the lake level by four feet, we hope to maintain the fish population as much as possible. Public access would remain closed from **January 19th through February 24th** (allowing four days to refill plus a safety margin).

This would be a coordinated effort between the Houston County Board of Commissioners and Houston Lake Inc.

Thank you for your time and consideration of this request.

11. Budget Adjustments – Commissioner Talton

Motion by _____, second by _____ and carried _____ to

☐ approve

☐ disapprove

☐ table

☐ authorize

temporarily delegating authority to approve any final audit budget adjustment for FY25 to Chairman Perdue, Director of Administration Robbie Dunbar, and Director of Finance Danyelle George, to be ratified by the Commissioners at the first meeting in January 2026.



Houston County Board of Commissioners

Accounting Department

Danyelle George, Director

200 Carl Vinson Parkway

Warner Robins, GA 31093

Phone: 478-542-2015

MEMORANDUM

To: Houston County Board of Commissioners

From: Danyelle George – Director of Finance

Date: 12/11/2025

Re: FY2025 Final Budget Audit Adjustments

The fiscal year 2025 audit process is nearing completion, and it is essential to ensure that all budget adjustments are finalized promptly to meet statutory requirements and maintain the County's financial integrity.

In lieu of a special called meeting and to streamline this process and maintain efficiency, Accounting is recommending that the Board of Commissioners delegate authority to the Executive Team (Chairman, Director of Administration, or Director of Finance) to approve the final audit budget adjustments for FY 2025 and have the board ratify those adjustments at the 1st meeting in January 2025. This delegation of authority will enhance efficiency and support compliance with financial reporting deadlines.

We respectfully request that the Board of Commissioners adopt this recommendation to ensure a smooth and effective conclusion to the fiscal year 2025 audit process.

A handwritten signature in blue ink, appearing to read "Danyelle George".

Danyelle George, CPA

Director of Finance

12. Approval of Bills – Commissioner Talton

Summary of bills by fund:

General Fund (100)	\$ 2,300,078.96
Drug Abuse Treatment & Educ (212)	\$5,957.41
Opioid Fund (213)	\$4,745.00
Emergency 911 Telephone Fund (215)	\$37,197.64
American Rescue Plan Act (230)	\$293,393.94
Fire District Fund (270)	\$44,388.04
2006 SPLOST Fund (320)	\$122.70
2018 SPLOST Fund (320)	\$425,761.08
2024 SPLOST Fund (320)	\$34,904.40
Water Fund (505)	\$534,050.62
Solid Waste Fund (540)	\$211,040.52
Internal Service Fund (600)	\$14,420.10
Total	\$3,906,060.41

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the payment of the bills totaling \$3,906,060.41.