

**Houston County Commissioners Meeting
March 3, 2026
Perry, Georgia**

The Houston County Board of Commissioners met in Regular Session at 9:00 a.m. on Tuesday, March 3, 2026, at the Houston County Courthouse in Perry, Georgia. Chairman Perdue presided, and Commissioners Byrd, Gottwals, Robinson, and Talton were present. Director of Administration Robbie Dunbar and Director of Operations Brian Jones were also present.

Chairman Perdue gave the invocation.

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

Lt. Col. Joel Conrad, of the 116th ACW, provided an overview of his 35-year career in active duty and Air National Guard service, beginning with his enlistment in the Air Force in 1990. He discussed his initial assignment in Abilene, Texas, and subsequent service at Robins Air Force Base working in avionics on the B-1 Bomber. He spoke of meeting his wife, and enjoyment of the area and how it motivated his transition in 1996 to the Georgia Air National Guard with the 116th ACW during its J-STARS mission. He highlighted the unit's transition from the J-STARS platform to its current Remote Pilot Integration mission and noted the dual federal and state responsibilities of Guard members, and how the base supports the community and the community supports the base. Lt. Col. Conrad also shared that he and his wife have been residents of Houston County for 30 years, have three children, and recently welcomed his parents from Ohio and sister to live in Houston County.

Each Commissioner expressed appreciation to Lt. Col. Conrad for attending and sharing remarks regarding his military career. The Board concurred with his comments, emphasizing the importance of mutual support between Robins Air Force Base and the Houston County community. Mr. Byrd noted that he previously served as an Honorary Commander of the 116th ACW.

Chairman Perdue read a resolution recognizing March as Theatre in Our Schools Month and presented the resolution to Jayla Carter, a Georgia State Thespian Officer for Georgia Thespians who attends Warner Robins High School. Following the presentation, Ms. Carter spoke about the importance of theatre programs in schools to the students who participate in those programs.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the minutes from the February 17, 2026 meeting.

Building Inspection/Planning and Zoning Assistant Rebecca Kidd presented Special Exception Applications #2906 through #2910.

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

Applicant #2906 was present; there was no opposition.
Applicant #2907 was not present; there was no opposition.
Applicant #2908 was present; there was no opposition.
Applicant #2809 was present; there was no opposition.
Applicant #2810 was not present; there was no opposition.
Applicant #2811 was present; there was no opposition.
Applicant #2812 was present and commented that a recycling company would be by weekly to pick up any recyclable materials. There was no opposition.

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

Chairman Perdue 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:

#2906	Robert & Vanessa Martin	Bridal Seamstress
#2908	Daniel & Emily Hilton	Piano Lessons
#2909	Jack & Crystal Powell	RV Inspection Service
#2911	Darcy & Devin Crow	Property Rental Business
#2912	Duane & Candace Barker	Heating & Air Conditioning

and also to table:

#2907	Tyler & Hannah Mackey	Dumpster Rental
#2910	Lee D. Ramirez Alvarado	Taxi Service

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

Director of Administration Robbie Dunbar presented the 2nd reading of an alcohol license for Peach State Liquors located at 271 GA Hwy 26 East in Elko. The first reading of the alcohol license took place during the February 17th, 2026, Commissioners meeting.

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

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

Chairman Perdue reminded everyone that the County currently had a moratorium in place on new liquor store approvals, but that this and one other application had already begun the permitting, financing, and construction process before the moratorium was in place, so they will be allowed to proceed.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the alcohol license for the retail sale of beer, wine, and liquor for use off premises at 271 GA Highway 26 East, Elko, Georgia 31025.

Mr. Talton presented a request to revisit the annexation request from the City of Warner Robins for property located at 1302 Feagan Mill Road. There was a vote at the January 20, 2026 meeting to non-concur with this request, and an objection to the annexation was filed with the Georgia Department of Community Affairs. After good-faith negotiations among the County and the developer, the Board is revisiting the item.

Chairman Perdue opened the floor for Public Comment.

Mr. Brian Braun, with Axis Engineering, representing the developer, thanked the Chairman and Commissioners for working with the developer and agreeing with the changes made to the development to include a reduced density, increased greenspace, and improved roads to assist with public safety access. He also stated that a traffic study indicated that a right-turn entrance lane to the development was needed and will be constructed.

Mr. Talton thanked Mr. Braun for the cooperation that the developer exhibited and the changes that were made to benefit all parties involved.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve the reversal of the Board's January 20, 2026 decision to non-concur with the annexation and rezoning request of the property mentioned above, and the withdrawal of the objection filed with the Georgia Department of Community Affairs.

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Mr. Talton presented a request to use County roads for the Annual "Run 2 End Alzheimer's at the Landings".

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve the use of county roads for the upcoming Annual "Run 2 End Alzheimer's at the Landings" to benefit the Georgia Alzheimer's Association. This event will take place on Saturday, April 4, 2026. The Landing Pointe Plaza in Bonaire will serve as both the start and finish for the 5K and 10K runs. The Sheriff's Department has agreed to help with traffic control.

Chairman Perdue explained that Mr. John Rowlands, the race director, was unable to attend the Commissioners meeting due to assisting his mother and that Mr. Rowlands sends his thanks and appreciation for the Commissioners and Sheriff's Office support of this race benefiting those individuals and families experiencing Alzheimer's.

Mr. Byrd presented a request for approval of two quotes from BTV Systems. The first quote is to upgrade the Directory Server; the second one is to upgrade the CCTV and access control systems at the Magistrate Court.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the bid from BTV Systems of Macon, Georgia in the total amount of \$55,165.68; \$10,640 for the Directory Web Server upgrade, and \$44,525.68 for the Magistrate Court Security upgrades. This project will be funded by 2018 SPLOST and will be completed around court scheduling. This project is included in the County's 5-Year Capital Improvement Plan and was appropriated in the FY2026 Budget.

Mr. Byrd presented a request from the City of Warner Robins for an addition to the Water Purchase Agreement. The development was reviewed by the Water Department and the County consultant to verify flow and pressure.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve the addition of the Tucker Road Subdivision for two 8-inch transition meters, and a second connection at Settlers Landing Subdivision for one 6-inch transition meter, to the Water Purchase Agreement between the Houston County Board of Commissioners and the City of Warner Robins, with the following stipulations:

- The developer posts a bond covering 125% of the construction cost for work performed on the Houston County Water System.
- Adherence to the rate structure approved by the Houston County Board of Commissioners on February 18, 2025.
- The issuance of a utility permit to the City of Warner Robins based on all conditions being met according to "Houston County Utility Accommodations".

Mr. Byrd expressed his appreciation for the cooperation exhibited by The City of Warner Robins, and Houston County leadership.

Chairman Perdue stated that progress was being made towards an updated infrastructure agreement that will address concerns of both the City of Warner Robins and the County.

Mr. Byrd presented a request for approval of a bid for the Phase 6, Stages 2B And 2C Cell Construction at the Landfill.

Motion by Mr. Byrd, second by Mr. Gottwals and carried unanimously by all to approve the bid from CBP Environmental, Inc., of Statham, Georgia, in the amount of \$11,264,514.88 for the Phase 6, Stages 2B And 2C Cell Construction at the Landfill.

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Chairman Perdue expressed appreciation to Director of Operations Brian Jones, Utility Superintendent Terry Dietsch, and ACC Consulting Engineers for their assistance and involvement in the evaluations. He noted that this will be the largest cell constructed at the Landfill to date and expressed hope that it will provide an extended service life. Chairman Perdue also stated that CBP Environmental constructed the previous cell at the Landfill.

Mr. Gottwals presented an Intergovernmental Agreement with the City of Perry regarding the construction of a water treatment plant (WTP) on County-owned property located on Highway 127 in Perry, Georgia. Pursuant to O.C.G.A. § 8-2-20, the proposed agreement authorizes the County to oversee and enforce the State Minimum Standard Codes for the duration of the project. Additionally, in accordance with O.C.G.A. § 12-7-1 et seq., the agreement provides for the City of Perry to review all required National Pollutant Discharge Elimination System (NPDES) Erosion and Sedimentation Control Plans associated with the construction of the WTP.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve signing an Intergovernmental Agreement with the City of Perry for the code enforcement of the Water Treatment Plant project on Hwy 127 for the duration of said project.

Chairman Perdue explained that when the City had a project in the County's jurisdiction, the two parties had entered into a similar agreement to ensure that all codes were being properly followed during the construction process.

Motion by Mr. Gottwals, second by Mr. Byrd and carried unanimously by all to approve the following Board appointments:

Zoning & Appeals Board

Ivan Jones for a term of 03/03/2026 through 06/25/2029

Planning & Zoning Board

Tony Lowden for a term of 03/03/2026 through 09/06/2029

Chairman Perdue thanked Mr. Jones for serving on the Zoning & Appeals Board and for attending the meeting.

Mr. Gottwals presented a request to fill vacancies in various County Offices.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve:

- Hiring Kristie Byers to fill the vacant Purchasing Clerk position at a Grade 12 Step D effective March 4, 2026. Personnel have reviewed her qualifications and approve of the step increase.
- Hiring Coby Sandefur to fill the vacant Project Coordinator position at a Grade 16 Step D effective March 4, 2026. Personnel have reviewed her qualifications and approve the step increase.
- Hiring Kimber Eden to fill the vacant Assistant Finance Director position at a Grade 28 Step D effective March 4, 2026. Personnel have reviewed her qualifications and approve the step increase.

Ms. Robinson presented a request to restructure the Superintendent of Billing and Treatment position in the Water Department.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the restructuring of the Superintendent of Billing and Treatment position in the Water Department as follows:

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- Rename Position #3057 from Superintendent of Billing and Treatment to Superintendent of Water Treatment.
- Create a new position titled Utilities Billing Manager at Grade 18. This position will be funded by eliminating another currently filled position once that vacancy occurs.

Chairman Perdue stated that with the upcoming retirement of Jeff Chandler, Superintendent of Billing and Water Treatment, the position would be divided into billing and water treatment positions. This action is necessary due to the technical nature of water treatment and the need for a highly trained individual to take on this role.

Ms. Robinson presented a request for a step increase for three employees who have obtained their Class A Commercial Driver's Licenses. Although this certification is not required for their current positions, it benefits the County by adding qualified operators and providing greater flexibility for field operations.

Motion by Ms. Robinson, second by Mr. Gottwals, and carried unanimously by all to approve the step increase for Johnny Bridges, William King, and Samuel Peavy for obtaining their Class A Commercial Driver's Licenses.

Chairman Perdue thanked the Board for their support of the initiative to recognize and reward those County employees who seek and secure certifications and training that will enhance their ability and value as a Houston County employee.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve the payment of the bills totaling \$3,662,716.43.

Chairman Perdue opened the floor for Public Comments.

Mr. Daniel Newman spoke about an ongoing concern with the Houston County Sheriff's Office.

Mr. Jason Heisterkamp spoke about a property at Old Perry Road that he and many other nearby property owners are concerned about.

There being no further public comments, Chairman Perdue opened the floor for Commissioner's comments.

Mr. Gottwals expressed his appreciation to Chairman Perdue for opening the meeting with a scripture reading from Psalms, Chapter 1. He further noted the message found in Ephesians, Chapter 5, emphasizing the importance of dwelling on things that are good, right, and true.

Ms. Robinson thanked everyone for their attendance and for the community input and comments shared during the meeting. She also recognized the students who attended to accept the March "Theatre in Our Schools" resolution. She concluded her remarks by noting that March is Developmental Disabilities Awareness Month.

Mr. Talton expressed his appreciation for the special relationship that the County has with Robins Air Force Base, the Houston County School System and the great students who attend there as noted by those who accepted the Theatre in Our School Resolution. He concluded his comments by commenting on the collaboration with citizens and businesses by the Board along with other government entities for the betterment of Houston County.

Mr. Byrd expressed his appreciation for those working and serving at Robins Air Force Base, noting that their service is especially significant in light of current events in the Middle East. He congratulated the students in attendance for the "Theatre in Our Schools" resolution and commented on the planned Performing Arts Center, to be funded by SPLOST, which will be utilized for performances and concerts and enjoyed by the community. He concluded his remarks by noting the advancements in infrastructure, including the water and landfill projects.

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Chairman Perdue commented on the positive news that all County fire stations are now staffed 24 hours a day, seven days a week, ensuring continuous coverage. He specifically expressed his appreciation for the volunteer firefighters, noting that they possess the same credentials and training as full-time firefighters. He also conveyed his gratitude to those serving at Robins Air Force Base and to members of the military for their defense of our nation and our freedoms.

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

Robbie Dunbar
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner