

Houston County Commissioners Meeting

Perry, Georgia | August 4, 2026 | 9:00 A.M.

Call to Order

Invocation – Commissioner Byrd

Pledge of Allegiance – Commissioner Gottwals

Military Speaker – CMSgt Jorge Gonzales
461st Air Control Wing Command Chief

Presentation – Senator Larry Walker
ACCG Legislative Service Award

Approval of Minutes from July 21, 2026 meeting

New Business

- 1. Special Exception Applications – Commissioner Robinson**
- 2. Public Hearing (Rezoning Applications) – Commissioner Robinson**
- 3. Service Agreement (Comprehensive Land Development Regulations) – Commissioner Robinson**
- 4. Intergovernmental Agreement (Elberta Road Widening Project Phase 3 Utility Relocation) – Commissioner Robinson**
- 5. Change Order (Flournoy Road Paving) – Commissioner Byrd**
- 6. Quote Approval (E-911 Generator) – Commissioner Byrd**
- 7. Quote Approval (Firewall Replacement) - Commissioner Byrd**
- 8. Personnel Request (Tax Commissioner) – Commissioner Gottwals**
- 9. Personnel Request (Public Works) – Commissioner Gottwals**
- 10. Personnel Request (Public Works) – Commissioner Gottwals**
- 11. Bid Approval (Warrants Division Vehicle) – Commissioner Talton**
- 12. Health Services Agreement – Commissioner Talton**
- 13. Board Appointment (DBHDD) – Commissioner Talton**
- 14. Approval of Bills – Commissioner Talton**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Special Exception Applications – Commissioner Robinson

			Recommendation	Vote
#2946	Vicki Smith	Interior Design	Approval	Unanimous
#2947	Greg Blackmon	Fraternity & Sorority Apparel	Tabled	Unanimous
#2948	Jesse Tomlinson	Land Clearing & Dirt Work	Approval	Unanimous
#2949	Shawn Wilkenson	Lawn Care	Tabled	Unanimous
#2954	Pedro & Diana Banuelas	Concrete Construction	Tabled	Unanimous

Motion by _____, second by _____ and carried _____ to

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the following Special Exception Applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2946	Vicki Smith	Interior Design
#2948	Jesse Tomlinson	Land Clearing & Dirt Work

also to

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#2947	Greg Blackmon	Fraternity & Sorority Apparel
#2949	Shawn Wilkenson	Lawn Care
#2954	Pedro & Diana Banuelas	Concrete Construction

2. Public Hearing (Rezoning Applications) – Commissioner Robinson

			Recommendation	Vote
#2950	Chad Bryant	Pitts Road / R-AG to R-1	Tabled	Unanimous
#2951	Chad Bryant	Highway 26 / R-AG to R-1	Tabled	Unanimous

Motion by _____, second by _____ and carried _____ to

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Rezoning Applications #2950 and #2951 as recommended by the Houston County Planning Commission.

3. Service Agreement (Comprehensive Land Development Regulations) – Commissioner Robinson

This request is to enter a service agreement to update the Comprehensive Land Development Regulations for Houston County. This update will align our regulations with State law, remove redundancies and ambiguities, and more closely align them with current development practices.

Motion by _____, second by _____ and carried _____ to

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entering a service agreement with James, Bates, Brannan, and Groover, of Macon, Georgia, to update the Comprehensive Land Development Regulations for Houston County, bringing them in alignment with state requirements, reorganizing the regulations, making them more user-friendly, searchable, and streamlined. This agreement, in an amount not to exceed \$19,250, will have a timeline of no more than six weeks and will be funded by Professional Services.



Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, Georgia 31088
478-542-2115 x 4
478-923-5697 (fax)
From the desk of Jake Cox

Memorandum

To: Robbie Dunbar
From: Jake Cox *JC*
Date: July 23, 2026
Re: Houston County Comprehensive Land Development Regulations
Update Request

Mr. Dunbar:

County staff have recently expressed the need for a reorganization and update to the County's Comprehensive Land Development Regulations.

Three quotes went out to law firms and firms focusing on local government planning with one quote coming back from the law firm of James, Bates, Brannan, and Groover of Macon. The firm has advised that their timeframe for completing the requested task would be four to six weeks with a cost not to exceed \$19,250.00.

The firm will interview senior and key County staff to get their input as to what changes to the current development regulations are desired or needed. In addition, the firm will identify any County regulations not in alignment with current State regulations and recommend changes. In addition, action will be taken to renumber the regulations, reorganizing the table of contents, checking the document for spelling and grammatical errors and in general making the regulations more user friendly, organized, searchable and streamlined.

I am requesting the Board enter into an agreement and approve the firm of James, Bates, Brannan and Groover of Macon, GA performing the work of reorganizing the Houston County Comprehensive Land Development Regulations for the fee and time frame mentioned above.

This expense would be covered under professional services, 100-1300-52.1200.

4. Intergovernmental Agreement (Elberta Road Widening Project Phase 3 Utility Relocation) – Commissioner Robinson

This request is for approval to enter into an intergovernmental agreement for the relocation of underground City utilities associated with Phase 3 of the Elberta Road Widening Project. Under this agreement, the City of Centerville will be billed by the Contractor for the utility relocation work separately.

Motion by _____, second by _____ and carried _____ to

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signing the agreement with the City of Centerville for payment of their utilities' relocation along the Elberta Rd, Phase 3 Project route.

5. Change Order (Flournoy Road Paving) – Commissioner Byrd

This request is for approval of Change Order #1 to cover costs for additional grading to deepen ditches and dewater the subgrade on the Flournoy Road Paving project.

Motion by _____, second by _____ and carried _____ to

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change order #1 in the amount of \$11,297.62, bringing the total contract amount to \$1,925,301.84, with no change in time, for the Flournoy Road Paving project. This project is funded through the 2006 SPLOST. This is the final change order for this project.



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

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: Ronnie Heald, County Engineer

Date: Wednesday, July 22, 2026

CC: Brian Jones, Director of Operations

RE: Flournoy Road Paving (HC06-30) Bid # 23-14
Change Order

Please consider this request to approve Change Order No. 1 to the above-referenced project increasing the amount by **\$11,297.62**, resulting in a new contract amount of **\$1,925,301.84** with no change in time. The change order covers costs associated with additional grading to deepen certain ditches to dewater the subgrade. This is the final adjusting change order for this project.

The signed Change Order form is attached.

I appreciate your time and consideration for this request.

6. Quote Approval (E-911 Generator) – Commissioner Byrd

This request is for approval of a quote to replace the emergency backup generator at the 911 Center.

Motion by _____, second by _____ and carried _____ to

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the quote from Anderson Power Services, of Perry, Georgia, in the amount of \$89,550 to replace the 911 Center emergency backup generator. This purchase is funded through the 2018 SPLOST.

Colonel Tommy Jackson
Chief of Staff

Major Brian Blanton
Detention Division

Major Clay Chambers
Operations Division

Major Mikki Quinones
Administrative Division

Matthew L. Moulton
Sheriff, Houston County

202 CARL VINSON PARKWAY
WARNER ROBINS, GEORGIA 31088
478-542-2125 FAX 478-328-1544

W. H. Rape, Jr.
Chief Deputy

Captain Nate Noler
Criminal Investigations Division

Captain Randy Banks
Juvenile Investigations Division

Captain Ricky Harlowe
Warrants/Civil Division

Captain Veronica Edens
Communications Division

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Veronica Edens, Director, Houston County E-911
DATE: July 23, 2026
RE: 911 Center Generator Replacement – Anderson Power

Houston County E-911 budgeted \$140,000 in SPLOST funds (320-3800.54.2500) for the replacement of the 911 Center's emergency backup generator. Anderson Power has provided a proposal in the amount of \$89,550 to complete the replacement.

We are requesting approval to move forward with Anderson Power for this project. Anderson Power currently provides the maintenance and service for our generator and is familiar with our equipment and the operational needs of the 911 Center.

The 911 Center operates 24 hours a day, 7 days a week, and uninterrupted power is critical to our ability to provide emergency communication services to our citizens and public safety agencies. Due to the critical nature of our operations, we must ensure that our emergency backup power system is properly installed, maintained, and available when needed. Continuing with Anderson Power provides consistency in the service and maintenance of this critical infrastructure.

The total cost of the project is \$89,550, which is within the \$140,000 previously budgeted in SPLOST funds. Anderson Power has advised that the generator currently has an estimated lead time of 16–18 weeks.

We respectfully request approval to proceed with Anderson Power for the replacement of the Houston County E-911 emergency backup generator.

Respectfully,



Veronica Edens
Captain
Houston County 911

7. Quote Approval (Firewall Replacement) - Commissioner Byrd

This request is to replace two firewalls for the Warner Robins Annex and Perry Courthouse. The existing firewalls have reached the end of their supported life and need to be replaced.

Motion by _____, second by _____ and carried _____ to

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the quote from CDW – Government, under the State of Georgia contract, of Chicago, Illinois, in the amount of \$28,887.20 each for a total cost of \$57,774.40. Funding will be through the 2018 SPLOST, and this project is included in the County's Five-Year Capital Improvement Plan.



Houston County Board of Commissioners

Management Information Systems

Will Davis, Director

200 Carl Vinson Parkway
Warner Robins, GA 31093
Phone: 478-542-2030

MEMORANDUM

To: Houston County Board of Commissioners

From: Will Davis – Director of Management Information Systems

Date: 07/24/2026

Re: Firewall Replacement – WR Annex & Perry Courthouse

The Information Technology Department requests approval to purchase two replacement firewalls for the Warner Robins Annex and Perry Courthouse. The existing firewalls have reached the end of their supported life cycle and must be replaced to maintain reliable and secure network operations.

These appliances are critical components of Houston County's network infrastructure. They provide secure connectivity between the County's primary facilities and satellite locations while protecting County systems, applications, and data from unauthorized access, cyberattacks, and other cybersecurity threats.

Staff recommends purchasing two SonicWALL NSA 5800 appliances from CDW-Government under the State of Georgia contract at a cost of \$28,887.20 each, for a total purchase price of \$57,774.40.

Funding is available through the 2018 SPLOST, and the project is included in the County's Five-Year Capital Improvement Plan.

Respectfully,

A handwritten signature in black ink, appearing to read "Will Davis", is written over a horizontal line.

Will Davis

8. Personnel Request (Tax Commissioner) – Commissioner Gottwals

This request, from Tax Commissioner Mark Kushinka, is to restructure his office's leadership to align it with current operations.

Motion by _____, second by _____ and carried _____ to

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the restructuring of the Tax Commissioner's Office by eliminating one Tax/Tag Supervisor position (Pos. #0045) and adding one Deputy Tax Commissioner position (Pos. #0047). Due to the vacancies within the department, this restructuring will have no impact on the FY2027 budget.



Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, Georgia 31088

(478) 542-2005 Fax (478) 542-2118

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: July 22, 2026
Re: Request to Restructure

Mark Kushinka, Tax Commissioner, requests approval to restructure the leadership of the Tax Commissioner's Office by eliminating one Tax/Tag Supervisor position (Pos. #0045) and adding one Deputy Tax Commissioner position (Pos. #0047). This change better aligns the department's leadership structure with current operations, as all clerks now perform both tax and tag functions rather than specializing in one area. A broader level of supervision is needed to effectively oversee the cross-trained workforce. Due to existing vacancies within the department, this restructuring will have no impact on the FY 2027 budget.

9. Personnel Request (Public Works) – Commissioner Gottwals

This request is for the restructuring of several positions in the Public Works Department.

Motion by _____, second by _____ and carried _____ to

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the following restructure of the following positions in the Public Works Department:

General Fund Positions

- Eliminate one Laborer position in Roads and Bridges (-\$52,823.53).
- Eliminate one Senior HVAC Technician position (Pos. #3026) and add one Building Engineer Technician position (Pos. #3088) in Public Buildings (+\$6,152.33).
- Reclassify the Engineer positions as follows (+\$32,552.97):
 - County Engineer from Grade 30 to Grade 32.
 - Senior Civil Engineer from Grade 29 to Grade 31.
 - Civil Engineer from Grade 25 to Grade 27.
- Eliminate the Office Manager position (Pos. #0015) and add one Public Works Senior Administrative Coordinator position (Pos. #3016) (+\$6,339.26).
- Net savings: \$7,778.98. The Laborer position will be removed from position control.

Solid Waste Fund

- Eliminate the Crew Supervisor position (Pos. #3027) in Solid Waste Collections. This position is funded at 50% for FY 2027 (-\$32,804.45).
- Convert the part-time Clerk position (Pos. #0005) in Solid Waste Collections to a full-time Clerk position (Pos. #0008) (+\$29,307.18).
- Net savings: \$3,497.28. The Crew Supervisor position will remain in position control but will be unfunded.

This proposal accomplishes the requested personnel changes while producing an overall budget savings of \$11,276.26. Personnel has reviewed and verified the projected net savings and recommends approval retroactive to August 3, 2026, to coincide with the beginning of the current pay period.



Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, Georgia 31088

(478) 542-2005 Fax (478) 542-2118

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: July 22, 2026
Re: Request to Restructure

Brian Jones, Director of Operations, requests approval to restructure several positions within the Public Works Department. The proposal is as follows:

• **General Fund Positions**

- Eliminate one Laborer position in Roads and Bridges (-\$52,823.53).
- Eliminate one Senior HVAC Technician position (Pos. #3026) and add one Building Engineer Technician position (Pos. #3088) in Public Buildings (+\$6,152.33).
- Reclassify the Engineer positions as follows (+\$32,552.97):
 - County Engineer from Grade 30 to Grade 32.
 - Senior Civil Engineer from Grade 29 to Grade 31.
 - Civil Engineer from Grade 25 to Grade 27.
- Eliminate the Office Manager position (Pos. #0015) and add one Public Works Senior Administrative Coordinator position (Pos. #3016) (+\$6,339.26).
- **Net savings:** \$7,778.98. The Laborer position will be removed from position control.

• **Solid Waste Fund**

- Eliminate the Crew Supervisor position (Pos. #3027) in Solid Waste Collections (-\$32,804.45). This position is funded at 50% for FY 2027.
- Convert the part-time Clerk position (Pos. #0005) in Solid Waste Collections to a full-time Clerk position (Pos. #0008) (+\$29,307.18).
- **Net savings:** \$3,497.28. The Crew Supervisor position will remain in position control but will be unfunded.

This proposal accomplishes the requested personnel changes while producing an overall budget savings of **\$11,276.26**. I have reviewed and verified the projected net savings and recommend approval effective **August 3, 2026**, to coincide with the beginning of the current pay period.

10. Personnel Request (Public Works) – Commissioner Gottwals

This request is to fill the vacant Equipment Operator position in the Roads and Bridges Department, as well as the vacant Equipment Operator position at the Landfill.

Motion by _____, second by _____ and carried _____ to

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the hiring of Darrie Rumph to fill the vacant Equipment Operator position in the Roads and Bridges Department and the hiring of De'Exter Bawn to fill the vacant Equipment Operator position at the Landfill, effective August 5, 2026. Both will be hired at Grade 10, Step B. Personnel has reviewed both applicants' qualifications and confirmed they meet the requirements for the grade and step.



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: July 22, 2026
Re: Request to Hire

Travis McLendon requests approval to hire Darrie Rumph for the vacant Equipment Operator position in the Roads and Bridges Department. Based on Mr. Rumph's prior experience with concrete work, Mr. McLendon is requesting that he be hired at Grade 10, Step B.

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

Please consider this request effective August 5, 2026.



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: July 22, 2026
Re: Request to Hire

Terry Dietsch requests approval to hire De'Exter Bawn for the vacant Equipment Operator position at the Landfill. Based on Mr. Bawn's prior experience operating equipment, Mr. Dietsch is requesting that he be hired at Grade 10, Step B.

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

Please consider this request effective August 4, 2026.

11. Bid Approval (Warrants Division Vehicle) – Commissioner Talton

This request is for approval of a bid for a Police Pursuit Vehicle for use in the Sheriff's Office.

Motion by _____, second by _____ and carried _____ to

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the bid from Brannen Motors of Unadilla, Georgia, for the purchase of one 2024 Chevrolet Silverado Crew Cab 4WD one-half ton Police Pursuit Vehicle pickup truck in the amount of \$49,330. This vehicle will replace a high-mileage 2019 Dodge Ram 1500. This is a 2018 SPLOST purchase.



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 the Warrants Division

DATE: July 21, 2026

The Purchasing Department solicited bids for one one-half ton Police Pursuit Vehicle (PPV) pickup truck for the Sheriff's Office Warrants Division. This vehicle will replace a 2019 Dodge Ram 1500 (Maintenance #926), which currently has 132,902 miles. The lowest responsive bid was submitted by Brannen Motors of Unadilla. The total purchase price of \$49,330.00 for the 2024 Chevrolet Silverado Crew Cab 4WD PPV will be charged to account 320-3300-54.2200 (SPLOST 2018).

Company	Cost
Brannen Motors of Unadilla	\$49,330.00
Hardy Chevrolet	No stock
Wingate Ford	No stock

12. Health Services Agreement – Commissioner Talton

This request is to ratify the new Health Services Agreement at the Detention Center.

Motion by _____, second by _____ and carried _____ to

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the Health Services Agreement with Southern Health Partners, Inc., of Chattanooga, Tennessee, to provide health care, dental care, and basic mental health services at the Houston County Detention Center for a term of July 1, 2026, through June 30, 2027.

13. Board Appointment (DBHDD) – Commissioner Talton

Motion by _____, second by _____ and carried _____ to

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reappointment of Katie Barrs to the Department of Behavioral Health and Developmental Disabilities Region 6 Board for the term of 08/04/2026 – 11/03/2028.

14. Approval of Bills – Commissioner Talton

Summary of bills by fund:

General Fund (100)	\$1,639,205.59
Drug Abuse Treatment & Edu. (212)	\$1,608.67
Emergency 911 Telephone Fund (215)	\$50,226.91
Fire District Fund (270)	\$46,219.58
2018 SPLOST Fund (320)	\$132,623.23
2024 SPLOST Fund (320)	\$1,348,975.57
Water Fund (505)	\$357,634.03
Solid Waste Fund (540)	\$1,409,667.16
Internal Service Fund (600)	\$3,500.00
Total	\$4,989,660.74

Motion by _____, second by _____ and carried _____ to

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the payment of the bills totaling **\$4,989,660.74**.