

Houston County Commissioners Meeting

Perry, Georgia | September 1, 2026 | 9:00 A.M.

Call to Order

Invocation – Commissioner Gottwals

Pledge of Allegiance – Commissioner Byrd

Military Speaker – Mr. Joseph “Joe” Steadley

Distribution Deputy Commander, Defense Logistics Agency

Presentation – Proclamation Recognizing September as Suicide Prevention Month

Employee Recognition – Corporal Amanda Shell

Approval of Minutes from August 18, 2026 meeting

New Business

- 1. Special Exception Applications – Commissioner Gottwals**
- 2. Public Hearing (Rezoning Applications) – Commissioner Gottwals**
- 3. De-Annexation (City of Warner Robins) – Commissioner Gottwals**
- 4. Public Hearing (Abandonment of Right-of-Way) – Commissioner Talton**
- 5. Automatic Aid Agreement (Fire Department) – Commissioner Talton**
- 6. Donation of Right-of-Way (GDOT) – Commissioner Talton**
- 7. Grant Approval (Juvenile Court) – Commissioner Byrd**
- 8. Memorandum of Understanding (Juvenile Court) – Commissioner Byrd**
- 9. CHINS Contract (Juvenile Court) – Commissioner Byrd**
- 10. Bid Approval (Tractor) – Commissioner Robinson**
- 11. Bid Approval (Sheriff’s Office Vehicle) – Commissioner Robinson**
- 12. Approval of Bills – Commissioner Robinson**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Special Exception Applications – Commissioner Gottwals

			Recommendation	Vote
#2947	Greg Blackmon	Fraternity & Sorority Apparel	Approval	Unanimous
#2949	Shawn Wilkenson	Lawn Care	Approval	Unanimous
#2954	Pedro & Diana Banuelas	Concrete Construction	Approval	Unanimous
#2955	Wanda Scott	Crafts & Writing	Tabled	Unanimous
#2956	Jason & Pamela Marfell	Telehealth Therapy	Approval	Unanimous
#2957	Destinee Hicks	Mobile Coffee Trailer	Approval	Unanimous
#2958	Blake Horne	Dumpster Rental	Tabled	Unanimous
#2959	Nancy Hall	Interior Design & Custom Décor	Approval	Unanimous
#2962	John McLean	Pest Control	Approval	Unanimous
#2963	Jonathan Starnes	Handyman	Approval	Unanimous
#2964	Rosalyn Polk	Transitional Supportive Housing	Withdrawn	
#2965	Chris Reeves	Rental Property	Approval	Unanimous

Motion by _____, second by _____ and carried _____ to

☐ approve ☐ disapprove ☐ table

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

#2947	Greg Blackmon	Fraternity & Sorority Apparel
#2949	Shawn Wilkenson	Lawn Care
#2954	Pedro & Diana Banuelas	Concrete Construction
#2956	Jason & Pamela Marfell	Telehealth Therapy
#2957	Destinee Hicks	Mobile Coffee Trailer
#2959	Nancy Hall	Interior Design & Custom Décor
#2962	John McLean	Pest Control
#2963	Jonathan Starnes	Handyman
#2965	Chris Reeves	Rental Property

also to

☐ approve ☐ disapprove ☐ table

#2955	Wanda Scott	Crafts & Writing
#2958	Blake Horne	Dumpster Rental

2. Public Hearing (Rezoning Applications) – Commissioner Gottwals

			Recommendation	Vote
#2950	Chad Bryant	Pitts Road/R-AG to R-1	Withdrawn	
#2951	Chad Bryant	Highway 26/R-AG to R-1	Withdrawn	
#2960	W. Scott Wilson Properties LLC	Highway 96/R-1 – C-2	Approval	Unanimous
#2961	W. Scott Wilson Properties LLC	Highway 96/R-1 – C-2	Approval	Unanimous

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

Rezoning Applications #2960 and #2961 as recommended by the Houston County Planning Commission.

3. De-Annexation (City of Warner Robins) – Commissioner Gottwals

The County has received a request from John Kyle White for the approval of de-annexation from the City of Warner Robins of his property located at 101 Joy Drive, Warner Robins, Georgia, pursuant to O.C.G.A. § 36-36-22.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

**the de-annexation of the property located at 101 Joy Drive, Warner Robins, Georgia and
authorize the signing of the appropriate resolution to be sent to the City of Warner Robins.**

**A RESOLUTION
FOR DE-ANNEXATION OF PROPERTY**

WHEREAS, homeowner John Kyle White desires to de-annex from the City of Warner Robins his property located at 101 Joy Drive, Warner Robins, GA 31088; and

WHEREAS, O.C.G.A. § 36-36-22 requires county approval as a precondition for the voluntary de-annexation of land by a municipal governing authority;

NOW, THEREFORE, BE IT RESOLVED by the Houston County Board of Commissioners that the de-annexation of the property described below from the corporate boundaries of the City of Warner Robins, Georgia is hereby _____.

Parcel ID 0W1200 057000 more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 92 of the 5th Land District and in Land Lot 128 and the 10th Land District, Houston County, Georgia, being known and designated as Parcel “B-2”, comprising 1.00 acre, more or less, according to a plat of survey entitled “Survey for Lynn & Shane Lamontagne” prepared by Scarborough Land Surveys, Inc. Certified by Terry M. Scarborough, GRLS No. 2223, dated January 26, 2000, a copy of which is recorded in Plat Book 55, Page 75, Houston County Superior Court Clerk’s Office. Said plat is incorporated herein by this reference hereto for a more complete and accurate description.

The above-described property is conveyed subject to any and all restrictions, easements, covenants and rights-of-way of record, if any.

[Signatures on Next Page]

This 1st day of September 2026.

**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

4. Public Hearing (Abandonment of Right-of-Way) – Commissioner Talton

James R. Kerr, owner of 114 and 115 Julia Drive, Warner Robins, submitted an application requesting the Board of Commissioners abandon the portion of the right-of-way adjacent to his properties known as Julia Drive.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the Board of Commissioners approving Mr. Kerr's request and signing the Resolution of Right-of-Way Abandonment by the Board of Commissioners of Houston County. The conveyance of the property will be subject to any easements for drainage or utilities currently existing within the right-of-way and the relocation of two water meters at the expense of the property owner.

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

WHEREAS, James R. Kerr requested the abandonment of a portion of right-of-way designated as Julia Drive that sits adjacent to his properties located at 114 and 115 Julia Drive, Warner Robins, 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 Julia Drive 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 September 1, 2026, 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 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 right-of-way designated as Julia Drive 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 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 of the property that is located adjacent to said portion of right-of-way, their assigns, transferees and successors in interest after it is confirmed that the two water meters that sit within the current right-of-way to be abandoned are relocated to a new position within the County right-of-way and the fee of \$500.00 is paid to Houston County by James R. Kerr for the relocation of the two water meters.

This 1st day of September 2026.

**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 178 of the Fifth Land District of Houston County, Georgia, being known and designated as a portion of Julia Drive that is situated between Lots 9 and 10, on a land survey done by W. Henry Watterson dated May 7, 1960, G.R.L.S. No. 398 and a copy of which is recorded in Plat Book 6, Page 129, in the 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.

5. Automatic Aid Agreement (Fire Department) – Commissioner Talton

This request is for approval of an update to the Automatic Aid Agreement with Georgia State Prison – Dooly Fire Department. Under the agreement, the Georgia State Prison – Dooly Fire Department will provide automatic response to all structure fires occurring in areas of Houston County south of U.S. Highway 341. Upon execution of the agreement, both agencies will be dispatched simultaneously, eliminating the need for a separate verbal request for assistance for each incident. There are no monetary terms associated with this agreement.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the update to the Automatic Aid Agreement with Georgia State Prison – Dooly Fire Department.

Memo



To: Dan Perdue, Chairman
From: Christopher Stoner, Chief *CRS*
cc: Brian Jones, Director of Operations
Date: August 25, 2026
Re: Dooly CI Automatic Aid

Houston County Fire Department and GA State Prison - Dooly Fire Department have drafted a proposed Automatic Aid Agreement to enhance fire protection and response in South Houston County. The concept and terms of the agreement were kept simple and straight forward to ensure focus remained on the enhanced response. This is a revision / update to the previous Automatic Aid Agreement in place.

In summary, GA State Prison – Dooly Fire Department agrees to respond automatically into all areas of Houston County, South of US Highway 341, for structure fires. By completing this agreement both agencies would be dispatched simultaneously without the need for a verbal request for each incident.

This agreement has no monetary terms associated with it. This agreement also does not have an impact on the current Mutual Aid Agreement in place. Both Houston County and Department of Corrections Attorneys have reviewed the agreement and approved the language.

Thank you for your time and consideration of this request. If possible, I would ask this to be added to the September 1, 2026, agenda.

6. Donation of Right-of-Way (GDOT) – Commissioner Talton

This request from the Georgia Department of Transportation (GDOT) is for the donation of County-owned right-of-way at 10115 Hawkinsville Road (Hwy 247). This property is needed for work on the bridge spanning the Echeconnee Creek.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the donation, to the Georgia Department of Transportation, of 1,865.65 square feet of County-owned right-of-way, and 834.14 square feet of temporary construction easement for a driveway, at 10115 Hawkinsville Road.



Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, Georgia 31088
478-542-2115 ext. 4
478-923-5697 (fax)

From the desk of Jake Cox

Memorandum

To: Robbie Dunbar
From: Jake Cox
Date: August 20, 2026
Re: Donation of Right of Way to GA DoT

gc

This is a request by Georgia Department of Transportation (Ga DOT) staff for the donation of County-owned right of way at 10115 Hawkinsville Road.

Ga DOT will be conducting work on the bridge spanning the Echeconnee Creek and approximately 1,865.65 feet of property is needed for this project.

I am requesting that the Board authorize Chairman Perdue to sign the attached *Letter of Acknowledgement for Donation Request* donating this right of way property to Ga DOT for this project.

7. Grant Approval (Juvenile Court) – Commissioner Byrd

This request is to approve accepting the Juvenile Justice Incentive Grant funding for evidence-based treatment programs designed to keep troubled juveniles in their home communities.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

accepting Juvenile Justice Incentive Grant AW-JJIG-27-037-016, in the amount of \$300,000 for the award period of July 1, 2026, through June 30, 2027. No matching funds are required for this grant.



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

Memorandum

To: Robbie Dunbar
From: Jake Cox
Date: August 18, 2026
Re: Juvenile Court Grant Acceptance Request

jc

This is a request for the Board to approve and accept the Juvenile Justice Incentive grant for the Houston County Juvenile Court Clerk's Office in the amount of \$300,000.

The award period of this grant will be July 1, 2026 to June 30, 2027.

Program Objective

The Juvenile Justice Incentive Grant (JJIG) Program is a competitive funding opportunity administered by the Criminal Justice Coordinating Council (CJCC) in Georgia that provides resources to juvenile courts. Its primary goal is to keep youth in their home communities by funding evidence-based treatment programs to reduce recidivism and out-of-home placements.

The grant subaward number is AW-JJIG-27-037-016

8. Memorandum of Understanding (Juvenile Court) – Commissioner Byrd

This request is for approval of a memorandum of understanding, associated with the Juvenile Court's Criminal Justice Coordinating Council Grant AW-JJIG-27-037-016, to provide multi-systemic therapy for youth and families in conjunction with the Juvenile Court.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

signing the memorandum of understanding with Juvenile Court and Community Solutions, Inc., of Windsor, Connecticut.



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

Memorandum

To: Robbie Dunbar
From: Jake Cox JC
Date: August 20, 2026
Re: Services Contract and Memorandum of Understanding – Juvenile Court Grant AW-JJIG-27-037-016

This is a request for the Board authorize Chairman Perdue to sign the attached Services Contract and Memorandum of Understanding associated with the Juvenile Court's Criminal Justice Coordinating Council Grant AW-JJIG-27-037-016.

The Services Contract with Community Solutions, Inc. (CSI) is for multi-systemic therapy for 50 youth and families in Houston County in conjunction with the Juvenile Court.

The Memorandum of Understanding outlines the roles of the Houston County Juvenile Court, the role of the vendor, (CSI) and language regarding the modification or termination of the MOU.

9. CHINS Contract (Juvenile Court) – Commissioner Byrd

This request is to enter into a services contract to provide clinical and programmatic oversight to the youth who are participants of the Truancy 2 Triumph Program.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

signing the 2026 CHINS Grant services contract with Juvenile Court, Mental Health Matters of Middle Georgia, Inc., Bridge 2 Hope Assessments and Support Services, Triple C Solutions, LLC, and Results Anger Management, LLC for services in the Juvenile Court.

10. Bid Approval (Tractor) – Commissioner Robinson

This request, from Roads and Bridges, is for approval of a bid on one new tractor to replace a 2017 Kubota with high work hours and low dependability.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the bid from AgPro Macon, of Macon, Georgia, in the amount of \$93,242.82 for the purchase of an in-stock 2026 John Deere 5105M Tractor. This is a 2018 SPLOST funded purchase.



Houston County Public Works

Office

2018 Kings Chapel Road
Perry, Georgia 31069
478-987-4280
FAX 478-988-8007

Brian Jones, PE
Director of Operations

Nancy Lancaster
Senior Admin Coordinator

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

M E M O R A N D U M

To: Houston County Board of Commissioners

From: Brian Jones, Director of Operations

Date: Thursday, August 27, 2026

RE: Purchase Request for New Road & Bridges Mowing Tractor

Please consider this request to authorize the purchase of a 2026 John Deere 5105M Tractor. It will replace vehicle M#511, a 2017 Kubota MR-13 with 5192.2 hours. The Kubota has become increasingly unreliable and is currently in need of significant, costly repairs. Since we are in the core of mowing season for the County right-of-way, it is priority that the equipment be in stock and available for use as soon as possible. Bids were solicited from three suppliers and the results shown below.

Bidder	Cost
AgPro Macon	\$93,242.82
Flint Equipment	No stock
Blanchard Equipment	No bid

The Public Works Department recommends the purchase of a **2026 John Deere 5105M Tractor from AgPro Macon for \$93,242.82**. The cost of the equipment will be charged to account 320-4200-54.2500 (SPLOST 2018).

I appreciate your valuable time and consideration of this matter.

11. Bid Approval (Sheriff's Office Vehicle) – Commissioner Robinson

This request, from the Sheriff's Office, is for approval of a bid on a vehicle to replace a 2008 GMC Yukon with high mileage that is in need of repair.

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the bid on one 2026 Chevrolet Tahoe 2WD LS from Hamby Chevrolet, of Perry, Georgia, in the amount of \$61,415. This purchase will be funded by the Sheriff's Drug Fund.

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: Chairman Dan Perdue
From: Sheriff Matt Moulton
Date: August 26, 2026
Re: Purchase Request

Dear Chairman Perdue,

In regard to purchasing a new 2026 Chevrolet Tahoe LS to replace a 2008 GMC Yukon with 153,000 miles and a non-functioning air conditioning system, a vehicle was located by Hamby Chevrolet. Since this vehicle was not budgeted in FY27 for replacement, I purchased the vehicle using funds from the Sheriff's Office Drug Account. The purchase price was \$61,415.00 and we took delivery of the vehicle on August 14, 2026.

Respectfully,



Matt Moulton
Sheriff, Houston County

12. Approval of Bills – Commissioner Robinson

Summary of bills by fund:

General Fund (100)	\$2,601,805.09
Drug Abuse Treatment & Edu. (212)	\$9,946.76
Opioid Fund (213)	\$1,500.00
Emergency 911 Telephone Fund (215)	\$63,312.57
American Rescue Plan Act (230)	\$15,000.00
Fire District Fund (270)	\$55,873.04
2006 SPLOST Fund (320)	\$11,297.62
2018 SPLOST Fund (320)	\$777,331.22
2024 SPLOST Fund (320)	\$1,358,265.24
Water Fund (505)	\$280,348.84
Solid Waste Fund (540)	\$1,478,538.31
Total	\$6,653,218.69

Motion by _____, second by _____ and carried _____ to

☐

approve

☐

disapprove

☐

table

☐

authorize

the payment of the bills totaling \$6,653,218.69.