

Houston County Commissioners Meeting

Perry, Georgia | March 4, 2025 | 9:00 A.M.

Call to Order

Invocation – Commissioner Gottwals

Pledge of Allegiance – Commissioner Gottwals

Military Speaker – MSgt Nathan Larios
Air Force Reserve Command Headquarters

Special Presentation – Mayor Harley

United Way Raffle

Approval of Minutes from February 18, 2025 meeting

New Business

- 1. Special Exception Applications – Commissioner Talton**
- 2. Amendment to Water Purchase Agreement (City of Perry) – Commissioner Talton**
- 3. Approval of Timber Harvest – Commissioner Gottwals**
- 4. Approval of Rate Adjustment – Commissioner Gottwals**
- 5. Annual Road Race to Benefit Central GA Alzheimer’s Association – Commissioner Byrd**
- 6. Software Services Agreement (Tax Assessors) – Commissioner Byrd**
- 7. Change Order (2024 LMIG) – Commissioner Robinson**
- 8. Approval of Bills – Commissioner Robinson**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Special Exception Applications – Commissioner Talton

			Recommendation	Vote
#2817	Dylan & Hannah Swafford	Landscaping Business	Denied	Unanimous
#2825	James Pierce	Construction Business	Denied	Unanimous
#2826	Timothy Winn	Withdrawn		
#2832	Jessica Gaston	Plant Sales Business	Approved	Unanimous
#2833	Daniel and Michelle Matthews	Property Inspection Business	Approval	Unanimous
#2834	Nicholas Maddox	Cleaning Service Business	Approval	Unanimous
#2835	Kevin Ford	Sale of Commodities Raised on Premises Business	Approval	Unanimous
#2836	Leslie and Jenna Scott	Heating and Air Conditioning	Approval	Unanimous
#2837	Dusin Riner	Heating and Air Conditioning	Approval	Unanimous
#2838	Scott and Stacy Peterman	Plant Nursery Business	Approval	Unanimous
#2839	Stuart and Jennifer Slappey	Veterinary Medicine Business	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:

#2832	Jessica Gaston	Plant Sales Business
#2833	Daniel and Michelle Matthews	Property Inspection Business
#2834	Nicholas Maddox	Cleaning Service Business
#2835	Kevin Ford	Sale of Commodities Raised on Premises
#2836	Leslie and Jenna Scott	Heating and Air Conditioning Business
#2837	Dusin Riner	Heating and Air Conditioning Business
#2838	Scott and Stacy Peterman	Plant Nursery Business
#2839	Stuart and Jennifer Slappey	Veterinary Medicine Business

And to

approve disapprove table

the following Special Exception Applications:

#2817	Dylan & Hannah Swafford	Landscaping Business
#2825	James Pierce	Construction Business

2. Amendment to Water Purchase Agreement (City of Perry) – Commissioner Talton

The City of Perry is requesting an addition to the Water Purchase Agreement between the Houston County Board of Commissioners and the City of Perry. This request for an 8-inch municipal master meter was reviewed by the Water Department, and the County consultant, to verify flow and pressure in the development.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the addition of property located at Agricultural Estates – Moss Oaks Road, Perry, to the Water Purchase Agreement between the Houston County Board of Commissioners and The City of Perry with the following stipulations:

- **That the developer posts a bond covering 125% of construction cost for work performed on the Houston Water System.**
- **Adherence of 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 Perry based on all conditions being met according to “Houston County Utility Accommodations”.**



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

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Terry Dietsch, Utilities Director

TJD BJ

Date: February 13, 2025

Re: Water Purchase Request – City of Perry

Please consider this request below from the City of Perry to serve a development under our city/county water purchase agreement.

**1. Agricultural Estates- Moss Oaks Road, Perry,
Georgia Parcel No. 0P0340 068000
8-Inch Municipal Master Meter**

This development was reviewed by the Water Department and our consultants to verify flow and pressure. There is an adequate water supply to meet the needs of this development. This request is contingent upon the developer posting a bond of 125 percent of the construction cost for work performed on the Houston County Water System. *In keeping with the Water Use Agreement between the Houston County Board of Commissioners and the City of Perry, please consider approval.*

3. Approval of Timber Harvest – Commissioner Gottwals

This request from Public Works is for approval of timber harvesting.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the harvest and sale of timber at the Landfill including 86 acres of saw timber pine to be replanted after harvest and to harvest 20 acres of non-merchantable timber for future landfill expansion. American Forest Management, Inc., of Charlotte, NC will handle the timber sale.



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

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Terry Dietsch, Utilities Director

TJD BJ

Date: February 13, 2025

Re: Timber Harvest – Landfill Tract

Public Works staff and American Forest Management, Inc. recommends the sale of timber at the Landfill to include 86 acres to be clearcut of mature saw timber pine. This area is to be replanted after harvest. Also, it is recommended we harvest 20 acres of nonmerchantable timber that will be in the future landfill expansion.

Estimated revenue from sale - \$275,000

Estimated reforestation cost - \$310 per acre

American Forest Management, Inc. will monitor local timber markets and bid the timber sale accordingly. The sale area was reviewed by Atlantic Coast Consulting, and they concur with the sale. A recommendation letter from American Forest Management, Inc. and map are attached. Staff recommends proceeding with the timber sale.

4. Approval of Rate Adjustment – Commissioner Gottwals

This request from Public Works is for an adjustment to disposal rates.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the increase in solid waste collection and landfill disposal rates by 5.2%, or \$1.20 which will be effective April 1, 2025 based on the *U.S. Department of Labor Consumer Price Index (CPI)* for water, sewer, and trash. Landfill disposal rates will also increase by 5.2% per ton for all categories effective the first billing cycle after July 1, 2025. Landfill disposal rates will be adjusted annually thereafter based on the current rate for the January Consumer Price Index for sewer, water and trash.



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

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Terry Dietsch, Utilities Director

Date: February 12, 2025

Re: CPI Adjustments - Waste Management and Landfill

Based on our current amendment to the Solid Waste Collection Service Agreement, Exhibit "A", the compensation payable to the contractor shall be annually adjusted by the same percentage as the Consumer Price Index for water, sewer and trash.

Public Works staff recommend using the current rate of 5.2% for January 2025 from the U.S. Department of Labor Consumer Price Index for water, sewer and trash. **It is further recommended that the increase of \$1.20 effective April 1, 2025, not be passed through to the customers currently. This agreement is set to expire on June 30, 2025.**

Subsequently all Landfill disposal rates will also increase by 5.2% per ton for all categories effective the first billing cycle after July 1, 2025. **It is further recommended that the Landfill disposal rates be adjusted annually thereafter based on the current rate for January each year based on the Consumer Price Index for sewer, water and trash.**

5. Annual Road Race to Benefit Central GA Alzheimer’s Association – Commissioner Byrd

A request was received from Mr. John Rowlands, Race Director of the Annual “Run 2 End Alzheimer’s at the Landings” to benefit Alzheimer’s, for approval of a race on Saturday, April 5, 2025. The Landing Pointe Plaza in Bonaire will serve as both the start and finish for the 5K and 10K runs. The Statham’s Landing Homeowners' Association and the owners of the Landing Pointe shopping center have both approved the event and the date; additionally, the Central Georgia Alzheimer's Association supports and endorses this event. The Sheriff’s Department has agreed to help with traffic control. Last year’s event raised \$48,000 for the Alzheimer's Association, which is a direct reflection of our generous and concerned community.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

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 5, 2025. 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.

6. Software Services Agreement (Tax Assessors) – Commissioner Byrd

This is a request by the Tax Assessors' Office to enter into an agreement for software services.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

entering into an agreement with TrueRoll of Chicago, Il, for auditing of homestead exemptions. This contract will begin March 1, 2025 with an annual cost of \$48,084 along with a one-time setup fee of \$1,500. The first year will be prorated bringing the total cost to \$112,561.00. This agreement will be funded by professional services.

Houston County Board of Tax Assessors

201 Perry Parkway

Perry, Georgia 31069

(478) 218-4750

www.houstoncountyga.com

Main Number
(478) 218-4750
Fax (478) 218-4755

Personal Property:
(478) 218-4760
Fax (478) 218-4775

Mapping / GIS
(478) 218-4770

Assessors

William E. Fowler Jr., Chairman
Joyce J. Herndon, Vice-Chairman
Ronald B Grace
Bill Phelps
Stephen Thublin

Dan Perdue, Chairman
Houston County Board of Commissioners

Dear Mr. Perdue,

I would like to request an item to be added to the next available Board meeting agenda. TrueRoll is a service for auditing homestead exemptions. This service will help our office qualify and monitor homestead applications and status of homesteaded properties in the future.

I appreciate the consideration given for approval of this contract. A copy of the contract is attached.

Respectfully,

James Moore, Chief Appraiser

7. Change Order (2024 LMIG) – Commissioner Robinson

This request is for a change order for the 2024 LMIG.

approve

disapprove

table

authorize

Change Order No. 1 with Reams and Son Construction Company, Inc. of Valdosta, Ga. for the 2024 LMIG in the amount of \$39,020.53. This change to cover the cost of the addition of Church Street and Smithville Church Road will bring the contract total to \$3,137,507.52. There is no change in the contract time.



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

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

MEMORANDUM

To: Houston County Board of Commissioners

From: Ken Robinson, Senior Civil Engineer *KER*

Date: February 20, 2025

CC: Brian Jones, Director of Operations *BJ*
Ronnie Heald, County Engineer *RH*

RE: Change Order- 2024 Houston County Local Maintenance and Improvement Grant

Please consider this request to approve Change Order No. 1 for the above-referenced project. The change order is an adjustment to increase the contract price from \$3,098,486.99 to \$3,137,507.52. This change order is recommended by the staff due to the addition of Church Street and Smithville Church Road to the contract.

The **increase** in cost for the change order is **\$39,020.53** with no change in contract time.

Thank you for your time and consideration of this matter.

8. Approval of Bills – Commissioner Robinson

Summary of bills by fund:

General Fund (100)	\$1,549,029.38
Drug Abuse Treatment & Educ (212)	\$1,077.56
Emergency 911 Telephone Fund (215)	\$27,337.29
American Rescue Plan Act (230)	\$56,000.05
Fire District Fund (270)	\$38,449.30
2006 SPLOST Fund (320)	\$312.00
2012 SPLOST Fund (320)	\$5,250.55
2018 SPLOST Fund (320)	\$105,087.41
2024 SPLOST Fund (320)	\$1,218,849.00
Water Fund (505)	\$168,192.93
Solid Waste Fund (540)	\$328,387.03
Total	\$3,497,972.50

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the payment of the bills totaling \$3,497,972.50.