



Houston County Board of Commissioners Meeting

Warner Robins, Georgia

May 18, 2021

5:00 P.M.

HOUSTON COUNTY COMMISSIONERS MEETING
Warner Robins, Georgia
May 18, 2021
5:00 P.M.

Call to Order

Turn Off Cell Phones

Invocation & Pledge of Allegiance – Chairman Stalnaker

City of Centerville Presentation to Board

Warner Robins High School Resolution

Approval of Minutes from May 4, 2021

New Business:

1. City of Warner Robins Annexation Request (Annie C. Ryals Trust / Tucker Road) – Commissioner Byrd
2. Change Order (LMIG / C.W. Matthews) – Commissioner Byrd
3. City of Perry Annexation Request (Perry Volunteer Outreach / Hwy. 41 & S. Perry Pkwy) – Commissioner Perdue
4. Board Appointments (Library Board & Board of Elections) – Commissioner Perdue
5. Timber Thinning Request (Firing Range / Landfill) – Commissioner Walker
6. Approval of Bid (Elko Road & Gilbert Road Waterline Improvements) – Commissioner Walker
7. Surplus Equipment Approval (Roads Dept. Equipment) – Commissioner Robinson
8. Professional Services Agreement (Lake Joy Road PH5 / R.K Shah) – Commissioner Robinson
9. Approval of Bills – Commissioner Byrd

Public Comments

Commissioner Comments

Motion for Adjournment

1

Oliver C. Bateman of the Bateman Group LLC, on behalf of the Annie C. Ryals Trust, has requested annexation into the City of Warner Robins for properties totaling 58.34-acres (Tax Parcel 00076A 066000 for 15.1-acres and Tax Parcel 00076A 07A000 for 43.24-acres) located off Tucker Road and situated to the east of Millpond Subdivision and to the north of Governor's Cove Subdivision. The property is currently zoned County R-1 Single-Family Residential and the proposed zoning upon annexation is Warner Robins R-2 Single-Family Residential. Although the property is contiguous to the Warner Robins city limits and will not create an unincorporated island staff have noted potential infrastructure impacts concerning traffic and road design and water flows for additional residences and fire protection.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for properties totaling 58.34-acres (Tax Parcel 00076A 066000 for 15.1-acres and Tax Parcel 00076A 07A000 for 43.24-acres) located off Tucker Road and situated to the east of Millpond Subdivision and to the north of Governor's Cove Subdivision.

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
"A CITY OF CHARACTER"

Received

April 22, 2021

APR 27 2021

MAYOR
Randy Toms

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088

Houston County Commissioners
Warner Robins, GA

**MEMBERS OF
COUNCIL**

Post 1
Derek Mack
Post 2
Charlie Bibb
Post 3
Keith Lauritsen
Post 4
Kevin Lashley
Post 5
Clifford Holmes, Jr.
Post 6
Larry Curtis, Jr.

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties, together totaling 58.34 acres, located and having frontage on Tucker Road and situated to the East of Millpond Subdivision and to the North of the Governor's Cove Subdivision - Tax Parcel No., [00076A 066000] totaling 15.10 acres and [00076A 07A000] totaling 43.24 acres.

Dear Commissioners:

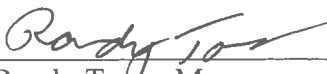
Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Annie C. Ryals Trust. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-1[Single-Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is R-2[Single-Family Residential District][City], under the zoning ordinance of the City of Warner Robins.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Julia Bowen Mize, City Attorney

APPLICATION

Property Owner(s) Name: Annie C. Ryals Trust Cellphone: _____

Company Name (if applicable): _____ Office Phone: _____

Property Owner(s) Address: _____

Applicant's Name: Oliver C. Bateman, III Cellphone: 478-972-6043

Company Name (if applicable): The Bateman Group, LLC Office Phone: 478-745-0008

Applicant's Address: 2885 Walden Rd Macon, Ga 31216

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA § 36-36-21, OF:

ADDRESS/LOCATION: Tucker Road
00076A 046000 15.1ac + 0076A 07A000 43.24ac

Tract#: _____ Parcel#: _____ Land Lot(s): _____ Land District#: _____

County: _____ Tax Parcel#: _____ Total Acres: _____

Survey Prepared by: Story Clarke & Assoc Dated _____

Recorded in Plat Book#: _____ Page#: _____

Present Zoning: R-1 Requested Zoning: R-2 (per email) D.C.

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

Annexing to obtain sanitary sewer for Residential Development + Rezone to R-2 (per email) D.C.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Houston Co / WR

Is sewer service available? Yes No Jurisdiction: Warner Robins

Authorization:

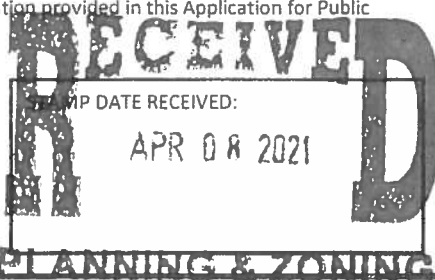
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Oliver C. Bateman, III, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 8 day of APRIL 2021

Owner/Applicant signature [Signature]

Print Name Oliver C. Bateman, III



Amended 4/22/21

The Bateman Group, LLC

Commercial Real Estate

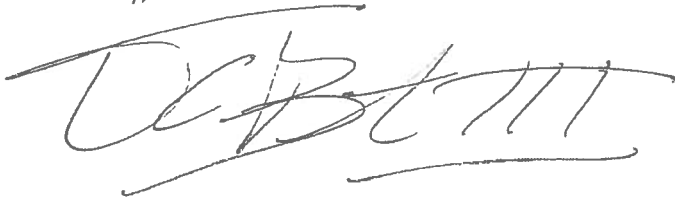
March 31, 2021

To: City of Warner Robins Planning and Zoning

RE: Annie C. Ryals Trust 58 acres Tucker Road

This letter is to serve as a Letter of Intent to include in the application for annexation for the property listed above. The owners wish to annex the property into the City of Warner Robins at Tucker Road to obtain sewer for Residential Development. I am the agent that will represent the Trust in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "OC Bateman III", with a horizontal line underneath.

Oliver C. Bateman, III

The Bateman Group, LLC

Darin Curtis

From: Oliver Bateman <oliver@thebatemangroup.com>
Sent: Thursday, April 22, 2021 11:34 AM
To: Darin Curtis
Subject: Ryals app

CAUTION: EXTERNAL EMAIL This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Darin
Please amend the application for the Ryals family to add in the request for R-2 zoning. I'll do whatever you guys need if anything to amend as the agent.
Thanks
Oliver

Sent from my iPhone



Overview



Legend

-  Parcels
-  Roads

Parcel ID	00076A 066000	Owner	RYALS ANNIE C TRUST	Last 2 Sales			
Class Code	Consv Use		C/O JOHN S RYALS, TRUSTEE	Date	Price	Reason	Qual
Taxing District	County		629 KLONDIKE RD	7/22/1997	35	U	
Acres	15.1		HAWKINSVILLE, GA 31036	6/19/1992	04	U	
		Physical Address	TUCKER RD				
		Assessed Value	Value \$177000				
		Land Value	Value \$177000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 4/22/2021
 Last Data Uploaded: 4/22/2021 6:05:18 AM



Developed by  **Schneider**
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID 00076A 07A000
 Class Code Consv Use
 Taxing District County
 Acres 43.24

Owner RYALS ANNIE C TRUST
 C/O JOHN S RYALS, TRUSTEE
 629 KLONDIKE RD
 HAWKINSVILLE, GA 31036

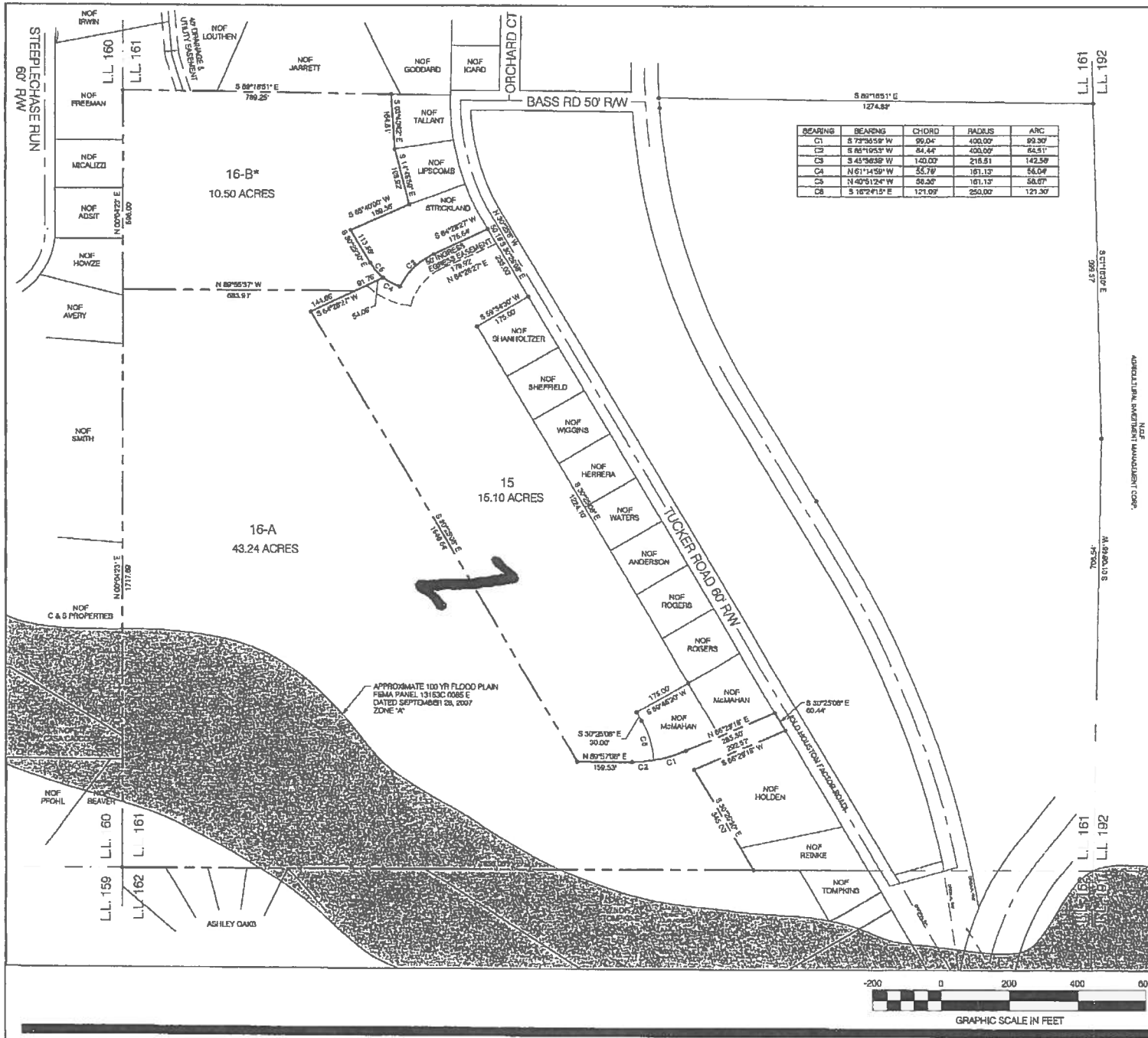
Last 2 Sales			
Date	Price	Reason	Qual
4/2/1998		35	U
7/22/1997		04	U

Physical Address TUCKER RD
 Assessed Value Value \$448000
 Land Value Value \$448000
 Improvement Value
 Accessory Value

(Note: Not to be used on legal documents)

Date created: 4/22/2021
 Last Data Uploaded: 4/22/2021 6:05:18 AM

Developed by  **Schneider**
 GEOSPATIAL



BEARING	BEARINGS	CHORD	RADIUS	ARC
C1	S 73°30'58" W	99.04'	400.00'	89.30'
C2	S 81°10'51" W	84.84'	420.00'	84.51'
C3	S 43°36'38" W	140.00'	218.51'	142.50'
C4	N 61°14'59" W	55.79'	181.13'	58.04'
C5	N 40°51'24" W	98.30'	161.13'	58.07'
C6	S 18°2'15" E	121.05'	250.00'	121.30'



REZONING PLAT

FOR
RYALS ANNIE C
TRUST

LAND LOT 161
HOUSTON COUNTY

10th DISTRICT
GEORGIA

SCALE: 1"=200'
DATE: 10 DEC 08
DRAWN BY: JCB
DWG: 08-125-C1



STORY CLARKE & ASSOCIATES

LAND SURVEYING
LAND PLANNING
LANDSCAPE ARCHITECTURE

233 CARL VINSON PKWY WADSWORTH, GA. 30086
TEL: 478.922.7724 FAX: 478.922.3409

WR.042721.Bateman.TuckerRD

Request for annexation received 04-27-2021 – Agenda 5-18-2021 – 30th Day 5-27-2021

Property Location: Tucker Road East of Millpond Subdivision; North of Governor’s Cove Subdivision

Parcel IDs:00076A 066000 15.10 acres; 00076A 07A000 43.24

Zone Change: Houston County R-1 to Warner Robins R-2

Sheriff Talton – Approves

Debra Presswood – No objection

Tom Hall –The property is contiguous to the Warner Robins City limits and the annexation does not create an unincorporated island. The current zoning is County R-1 and the requested zoning is City R-2. It will be necessary to preserve any County utilities and determine if Tucker Road and Kathryn Ryals Road is sufficient to handle the additional traffic.

Chief Stoner – A good portion of the larger parcel is inside of the 100 year flood plain.

Would recommend a water study in this area. Recent flow test data shows between 800 and 1000 gpm flow from existing main. Additional use at R2 density may reduce flows to existing county residences and fire protection.

Development would also create additional traffic on Tucker Rd and Bass Rd.

Tim Andrews – No comments or concerns

James Moore – These are currently in a Conservation Use Covenant entered into in 2018 to expire in 2027.

Public Works:

Robbie Dunbar – Predesign MTG should be convened to determine infrastructure impact.

Terry Dietsch – No comment.

Ronnie Heald – No comment.

Van Herrington – No comment.

Brian Jones – Currently: County R-1, 32670 SF Min (14,000 w/sewer, 90’ wide)

Proposed: WR R-2, 32670 SF Min (10,000 w/sewer, 75’ wide)

Both are 100’ wide w/septic, County has 6" w/m on Tucker.

Allen Mason – No comment.

Travis McLendon – Annex Bass, Tucker and Kathryn Ryals

Ken Robinson – No comment.

Jeff Smith – No comment.

Alan Smith – No comment.

Capt. Ricky Harlowe – No comment.

This change order adds additional resurfacing and striping on a portion of Dunbar Road so that Houston County could meet or exceed the minimum 30% required match under the GDOT LMIG program.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing Change Order #1 with C.W. Matthews Contracting Co. of Marietta, GA on the Local Maintenance and Improvements Grant (LMIG) increasing the original contract price of \$1,117,692.26 by \$103,856.76 for an amended contract total of \$1,221,549.02. There is no increase in contract time.

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

2018 Kings Chapel Road
Perry, Georgia 31069
(478) 987-4280 Fax (478) 988-8007



MEMORANDUM

To: Houston County Board of Commissioners

From: Jeff Smith, Civil Engineer *JLS*

OK
[Signature]

Date: Wednesday, May 11, 2021

CC: Robbie Dunbar, Director of Operations; Ronnie Heald, County Engineer

RE: 2020 Local Maintenance and Improvement Grant (LMIG) - Change Order #1

Please consider this request to approve the following change order to the **2020 LMIG** asphalt resurfacing contract.

CHANGE ORDER #1 -Additional resurfacing and striping was placed on Dunbar Rd so that Houston County could meet or exceed the 30% local match requirement under the GDOT LMIG Program.

Total Change Order - **\$103,856.76** and the addition of **0 days** to the contract length.

Change Order

No. 1

Project: **Houston County Local Maintenance
and Improvement Grant 2020**
Owner: **Houston County Board of Commissioners**

Date of Issuance: **May 11, 2021**

Contractor: **C.W. Matthews Contracting Company**

Engineer: **Jeff Smith**

You are directed to make the following changes in the Contract Documents.

Description: **As directed by the engineer, the Contractor provided asphalt resurfacing and striping for a portion of Dunbar Rd. (Carl Vinson Pkwy to General Lee Rd)**

Purpose of Change Order: **The purpose of the additional work was to ensure that Houston County met or exceeded the required 30% match as mandated by the terms of the GDOT LMIG Program.**

Attachments: **None.**

<u>Change in Contract Price:</u>	<u>Change in Contract Time</u>
Original Contract Price \$ <u>1,117,692.26</u>	Original Contract Time: <u>October 30, 2020</u> <small>Days or date</small>
Previous Change Orders No. <u>0</u> to No. <u>0</u> \$ <u>0.00</u>	Net Change from previous Change Orders: <u>0</u> <small>days</small>
Contract Price prior to this Change Order \$ <u>1,117,692.26</u>	Contract Time Prior to this Change Order: <u>0</u> <small>Days</small>
Net Increase of this Change Order \$ <u>103,856.76</u>	Net Increase of this Change Order: <u>0</u> <small>days</small>
Contract Price with all approved Change Orders \$ <u>1,221,549.02</u>	Contract Time with all approved Change Orders <u>October 30, 2020</u> <small>Days or date</small>

Recommended:

By Ronnie Neal
Engineer

Approved:

By _____
Owner

Approved:

By [Signature]
Contractor

Date: _____

Kelly G. Hillis, representing the Perry Volunteer Outreach, Inc., has requested annexation into the City of Perry for properties totaling 12.12-acres (Tax Parcel 000340 065000 for 3.33-acres; Tax Parcel 000340 015000 for 6.25-acres; and Tax Parcel 000190 010000 for 2.54-acres) located at US Hwy. 41 South and the South Perry Parkway. The property is currently zoned County C-2 and the proposed zoning upon annexation is Perry C-2 (General Commercial District). The property is contiguous to the Perry city limits and this will not create an unincorporated island. All three parcels are vacant land adjacent to the Perry Volunteer Outreach existing buildings and, according to the applicant, there are no current plans to develop the property.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Perry annexation request for properties totaling 12.12-acres (Tax Parcel 000340 065000 for 3.33-acres; Tax Parcel 000340 015000 for 6.25-acres; and Tax Parcel 000190 010000 for 2.54-acres) located at US Hwy. 41 South and the South Perry Parkway.



Where Georgia comes together.

Department of Community Development

Received

APR 27 2021

April 23, 2021

Houston County Commissioners

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, Georgia 31088

Warner Robins, GA

CERTIFIED MAIL

Dear Commissioners,

Please be advised the City of Perry, Georgia, has received an application requesting annexation into the City of Perry for the property listed below:

Property is located on US Hwy 41 South and South Perry Parkway

Parcel #000340 065000 3.33 acres; #000340 0015000 6.25 acres and
000190 010000 2.54 acres

Legal descriptions are attached.

Current zoning for the property within Houston County is C-2. The request is for annexation and zoning into the City of Perry for C-2, General Commercial District.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be annexed as noted above will be held at 6:00PM, July 6, 2021 at the Perry Events Center 1121 Macon Road, Perry. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director
Community Development

Enclosures



Where Georgia comes together.

Application # ANNX -
0117-2021

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Perry Volunteer Outreach, Inc	Perry Volunteer Outreach, Inc
*Title	by Kelly G Hillis, Treasurer	
*Address	PO Box 1824 Perry GA 31069	
*Phone	478-954-9797	
*Email	kghillis@yahoo.com	

Property Information

*Street Address or Location	See attached	
*Tax Map #(s)	See attached	[000340 015000 & 000340 065000] P31
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.	

Request

*Current County Zoning District	C-2	*Proposed City Zoning District	C-2 - No Change
*Please describe the existing and proposed use of the property ministry of Perry Volunteer Outreach, Inc. It includes housing as well as agricultural purposes. Property is currently used as part of the			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$137.00 plus \$16.00/acre (maximum \$1,650.00)
 - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
 - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No
 If yes, please complete and submit a Disclosure Form available from the Community Development office.

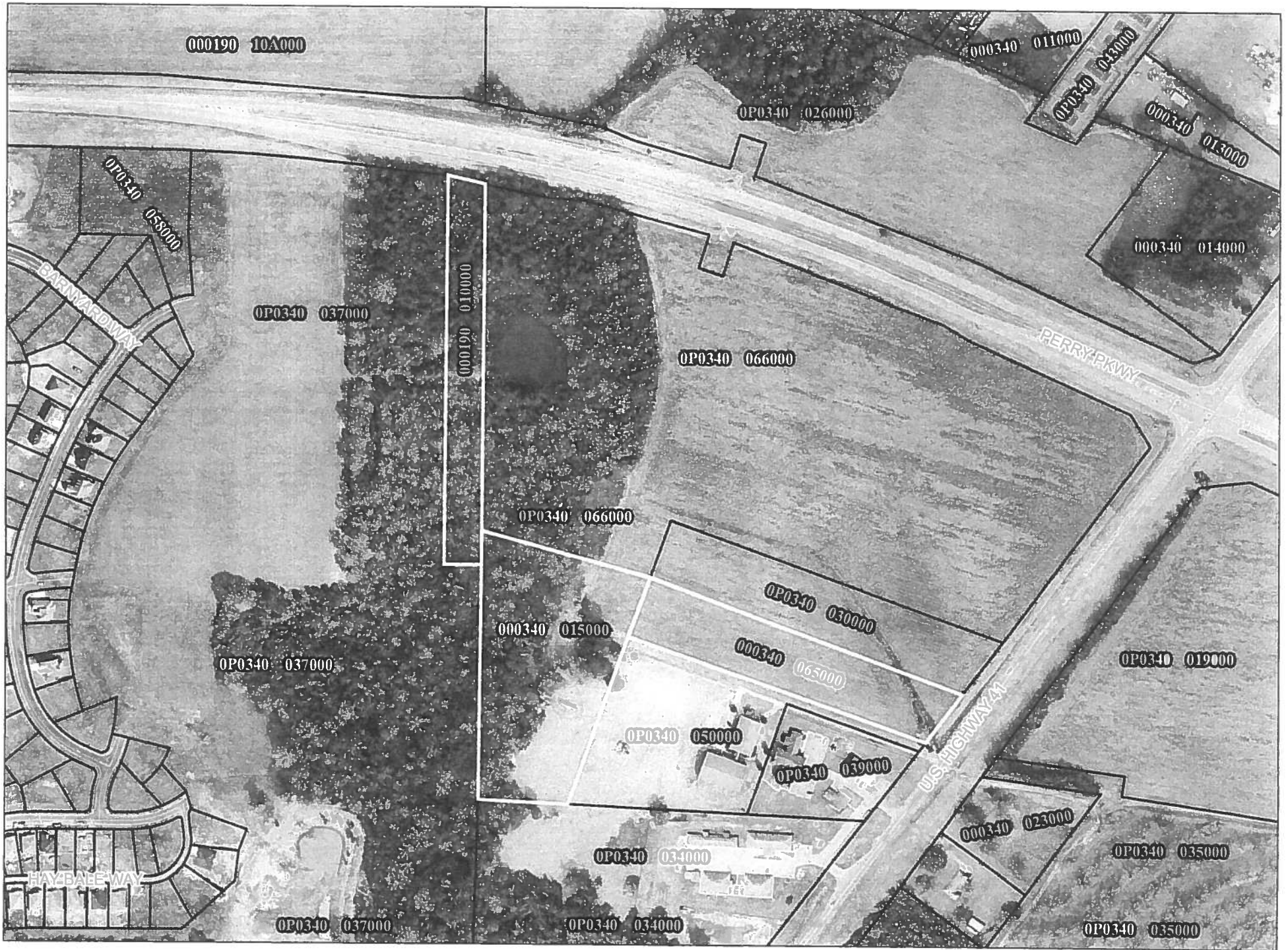
Street address or location - 1541 South end S Perry By Pass.
(see attached plat)

Tax map 1 - 3.33 ac 034 00650 ; 2 6.25 ac 0340 0150 ; 3 2.54 ac
01910 0100

Legal description - see attached plat


Standards for granting a zoning classification

1. There will be no change in current use as a result of the requested annexation. There are no current plans to develop property
2. To the extent there will be no change in use, there will be no impact
3. See # 2 above
4. As is understood by applicant, the current use is contemplated in the Comprehensive Plan
5. To the extent there will be no change in use, no additional burden is possible
6. There will be no change in use,



Return:
Robert T. Tuggle, III # 2383
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

14-24955-R


Doc ID: 013517140002 Type: GLR
Recorded: 08/18/2014 at 05:00:00 PM
Fee Amt: \$12.00 Page 1 of 2
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 6635 PG 61-62

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HOUSTON**

THIS INDENTURE, Made the 15th day of August, in the year two thousand fourteen,
between

**FRANK SHELTON, LARRY WOOD
AND BILLY THOMAS AS TRUSTEES OF
THE PERRY AREA COMMUNITY TRUST**

of the County of Houston and State of Georgia, as parties of the first part, hereinafter called
Grantor, and

PERRY VOLUNTEER OUTREACH, INC.

of the County of Houston and State of Georgia, as party of the second part, hereinafter called
Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and
assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted,
bargained, sold, alienated, conveyed and confirmed and by these presents do grant, bargain, sell,
alien, convey and confirm unto the said Grantees, all the following described property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 48 of the 14th Land
District of Houston County, Georgia and being known and designated as Parcel 1,
containing 2.535 acres as is more particularly shown on a Plat of Survey dated
February 9, 2008 prepared by Theodore W. Waddle, Jr., G.R.L.S. No. 2139. Said plat
being recorded in Plat Book 66, page 112, Clerk's Office, Houston Superior Court.
Said plat and the recorded copy thereof are hereby made a part of this description by
reference thereto for all purposes.

BOOK 6635 PAGE 062

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

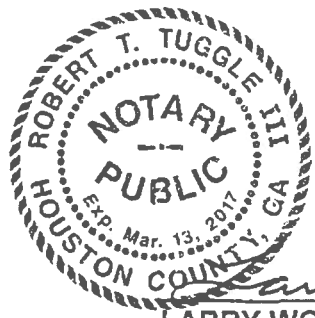
AND THE SAID Grantor warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

THE PERRY AREA COMMUNITY TRUST

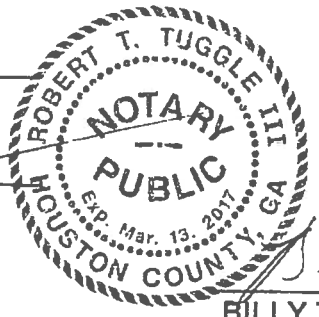
Frank Shelton (SEAL)
FRANK SHELTON, TRUSTEE

Signed, sealed and delivered
in the presence of:
Cindy C. Woodard
Witness
[Signature]
Notary Public



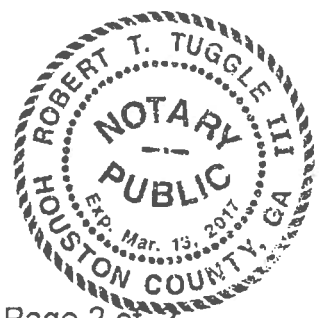
Larry Wood (SEAL)
LARRY WOOD, TRUSTEE

Signed, sealed and delivered
in the presence of:
Cindy C. Woodard
Witness
[Signature]
Notary Public



Billy Thomas (SEAL)
BILLY THOMAS, TRUSTEE

Signed, sealed and delivered
in the presence of:
Cindy C. Woodard
Witness
[Signature]
Notary Public




du

Return:
William R. Jerles, Jr.
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069
(478) 987-2622

99-16542-R

QUIT CLAIM DEED


Doc ID: 01916810002 Type: GLR
Filed: 04/29/2011 at 02:53:20 PM
Fee Amt: \$12.00 Page 1 of 2
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 5513 PG 25-26

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, made this 14th day of April, in the Year
of our Lord Two Thousand Eleven, between

FRANK SHELTON

of the State of Georgia, and County of Houston, of the first part, and

PERRY VOLUNTEER OUTREACH, INC.

of the State of Georgia, and County of Houston, of the second part,

WITNESSETH: That said party of the first part, for and in consideration DEED OF GIFT, in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, its heirs and assigns, all that tract or parcel of land, lying and being in Houston County and more particularly described as follows:

TRACT I: All that tract or parcel of land situate, lying and being in Land Lot 318 of the Thirteenth Land District, Houston County, Georgia and being more particularly known and designated as Parcel "C", containing 8.000 acres, as is more particularly shown on a plat of survey prepared by Lee R. Jones, Georgia Registered Land Surveyor, dated March 188, 1999, and recorded in Plat Book 54, Page 27, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

The above described property is identified in two (2) tax map and parcel numbers which are as follows: 000340 06500 (3.331 acres) and 0P0340 030000 (4.668 acres).

TRACT II: All that tract or parcel of land lying and being in Land Lot 318 of the Thirteenth Land District of Houston County, Georgia, and comprising 6.25 acres, more or less, and being a western portion of that tract or parcel of land lying in being in Land Lot 318 of the Thirteenth Land District of Houston County, Georgia, known and designated as Parcel "A", containing 18.883 acres, as shown in Plat Book 26, Page 212, Clerk's Office, Houston Superior Court. Said 6.25

acre parcel of property is bounded on the north by property now or formerly owned by Perry Volunteer Outreach, Inc.; on the west by lands of Perry Area Community Trust and lands of Greenway Developers, Inc.; on the south by lands of The City of Perry known as Grace Village; on the east by a parcel of property containing 5.27 acres now or formerly owned by SunTrust Bank and also on the east by other lands of the Grantor herein described as Tract I above.

Said 6.25 acres is designated as Houston County Tax Parcel 34-15.

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said party of the first part nor his successors or assigns, nor any other person or persons claiming under him shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal, the day and year above written.

Frank Shelton (SEAL)
FRANK SHELTON

Signed, sealed and delivered
in the presence of:

Cindy C. Woodard
Witness

Endrica Barfield
Notary Public



Daniei, Lawson, Tuggie & Jeries, LLP
Attorneys at Law
912 Main Street
Post Office Box 89
Perry, Georgia 31069
(478) 987-2622

L.L. 48 14TH DIST
L.L. 318 13TH DIST

N 89°34'00"W
100.07'

N 00°23'53"E 1111.65'
PARCEL 1 - 2.535 AC
PB 66 - PG 112

A=101.30'
R=5609.58'
S 80°05'45"E
101.30'

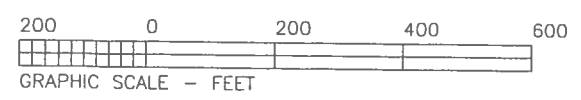
SOUTH PERRY BYPASS
R/W VARIES

PARCEL 'P'
6.28 ACRES

PERRY VOLUNTEER
OUTREACH INC

PARCEL 'C'
8.00 ACRES
PB 54 PG 27

U.S. HIGHWAY 341
200' R/W



ANNEXATION PLAT FOR

**PERRY VOLUNTEER
OUTREACH INC**

LAND LOT 318
HOUSTON COUNTY,
SCALE 1"=200'

13TH DISTRICT
GEORGIA
APRIL 6, 2021

JONES SURVEYING COMPANY
PERRY, GEORGIA (478) 987-2705

PR.042721.PVO.41South

Request for annexation received 04-27-2021 – Agenda 5-18-2021 – 30th Day 5-27-2021

Property Location: US HWY 41 South and South Perry Parkway

Parcel IDs: 000340 065000 3.33 acres; 000340 0015000 6.25 acres and 000190 010000 2.54 acres

Zone Change: None - Houston County C-2 to Perry C-2

Sheriff Talton – Approves

Debra Presswood – No objection

Tom Hall – The property is contiguous to the Perry city limits. Annexation does not create an unincorporated island. The requested zoning is the same as the current County zoning. Preserve any County utilities.

Chief Stoner – Per application there are no current plans to improve property after annexation.

Tim Andrews – No comments or concerns

James Moore – No objections

Public Works – No objections

Alan Smith – No comment.

Capt. Ricky Harlowe – No comment.

Board Appointments:

Board of Elections – Pamela Morgan to fill the unexpired term of Barbara Waddle expiring 12/31/22.

Library Board – Emily Silva to fill the unexpired term of Lane Briscoe expiring 6/30/23.

Library Board – Jean Jones to fill the unexpired term of Nicole Rosser-Fogle expiring 6/30/24.

Board Re-Appointments:

Library Board – Denisa Davis to a new term expiring 1/31/24.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the following appointments to the Library Board of Trustees:

Emily Silva term expiring 6/30/23.

Jean Jones term expiring 6/30/24.

Denisa Davis term expiring 1/31/24.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the following appointment to the Board of Elections:

Pamela Morgan term expiring 12/31/22.

5

Our timber consultant, American Forest Management (AFM), has recommended a thinning of the timber around the Sheriff's Firing Range of approximately 87 acres. This area has been impacted from pine beetles and poor overall forest health. AFM solicited bids for this project and recommends Woodard Land & Timber, LLC for the job. Staff and our Landfill consultants Atlantic Coast Consulting concur with this recommendation.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

awarding the timber thinning at the Houston County Firing Range (Landfill) site to Woodard Land & Timber, LLC of Rentz, GA at the following per ton prices:


Pine Pulpwood	\$13.05
Pine CNS / Sawtimber Blend	\$30.10
Hardwood Pulpwood	\$ 7.30



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road
Perry, Georgia 31069
(478) 987-4280 • Fax (478) 988-8007

Memo

To: Houston County Board of Commissioners
From: Robbie Dunbar, Director of Operations 
Date: May 12, 2021
Re: Timber Thinning at Houston County Firing Range

Please consider this request for American Forest Management, Inc. (AFM) to proceed with preparations to thin 87 acres around the Houston County Firing Range. AFM solicited bids and found one contractor, Woodard Land and Timber, who was willing to thin under our guidelines. Woodard Land and Timber submitted the following per ton prices:

Pine Pulpwood	\$13.05
Pine CNS / Sawtimber Blend	\$30.10
Hardwood Pulpwood	\$7.30

Thank you for your consideration of this request.

Attachments- Memo from Terry Dietsch, Solid Waste Superintendent
Recommendation from American Forest Management

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT



2018 Kings Chapel Road
Perry, Georgia 31069-2828
(478) 987-4280 • Fax (478) 988-8107

Memo

To: Robbie Dunbar, Director of Operations
From : Terry Dietsch, Solid Waste Superintendent *Terry Dietsch*
Date : May 10, 2021
Re : Houston County Sheriff Firing Range Timber Thinning

Mr. Dunbar please consider this request to proceed with timber sale of 87 acres to be thinned. The area around the Sheriff Firing Range is impacted from pine beetles. American Forest Management recommends we thin the area and remove some of the trees.

American Forest Management requested bids and recommends Woodard Land and Timber, LLC. See attached letter and map of sale area. There is a 200 foot buffer around the firing range and road must be maintained.

Mr. Brown of Atlantic Coast Consulting has reviewed the area to be thinned and concurs with the sale. The County engineering staff also reviewed the sale area because of the 100 year flood plain and also concurs with the sale.



May 5, 2021

Dear Houston County Board of Commissioners:

American Forest Management, Inc., along with Deputy Fussell and Terry Dietsch, visited the Houston County Landfill Shooting Range to look at a possible 2nd thinning. There were several concerns that need to be addressed. Safety of those using the range and those that may be in close proximity to the range was the first priority. Another area of concern was to discourage trespassing. Over the last several years, some of the trees have died due to Ips beetles and poor overall forest health. The last area of concern noticed was the access road. The access road needs to be accessible to the Sheriff's Department 24 hours a day and 7 days a week and drivable for cars and trucks. After looking at the tract, it was determined that a 2nd thinning with a 200 foot buffer around the range and a buffer at the highway would be sufficient to meet the concerns above. A map of the proposed thinning area is attached. Due to the concerns associated with this project, we wanted to talk with several buyers to gauge their interest. We did find one buyer that was willing to thin the stand under our guidelines. Woodard Land and Timber submitted the following per ton prices:

Pine Pulpwood	\$13.05
Pine CNS / Sawtimber Blend	\$30.10
Hardwood Pulpwood	\$7.30

I recommend that the thinning be sold to Woodard Land and Timber, LLC. American Forest Management, Inc. will hold in escrow a \$5,000 performance bond to ensure that the roads are left in good condition.

Please feel free to contact me with any questions you may have.

Sincerely,

Jason Alexander
American Forest Management, Inc.
GA Registered Forester #2477

WE'RE IN THIS
TOGETHER

Houston County Shooting Range Thinning +/- 87 Acres



6

Bids were solicited for the Elko Road and Gilbert Road Water System Improvements project with five contractors responding. Staff, along with our Water System consultants Carter & Sloope, recommend award to low bidder Gordy Construction Company.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

award of the Elko Road and Gilbert Road Water System Improvements project to Gordy Construction Company of Fortson, GA in the amount of \$434,152.25. This is a 2012 SPLOST-funded project.



MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Utility Engineer 

Date: Wednesday, May 12, 2021

RE: Water System Improvements, Phase 1, to Serve Elko Road and Gilbert Road

OK 

Please consider this recommendation to award the construction of the above referenced project to **Gordy Construction Company**, for a total of **\$434,152.25**.

On May 6th, 2021 at 10:00 A.M., Public Works received proposals from five (5) contractors for the construction of the project. Listed below is a summary of the results.

Gordy Construction Company	\$434,152.25
James Warren & Associates	\$452,506.00
John R. Walker, Inc.	\$457,513.20
Turner Brothers, LLC	\$466,583.00
Pyles Plumbing & Utility Contractors, Inc.	\$478,542.00

The bids above include the substitution of Ductile Iron Pipe in place of PVC for the 12” water main. This alternate bid item resulted in an increase of \$12,080.00 in the price of the low bid.

The proposals were evaluated by the Water Department and Carter & Sloope, the consultant engineers for the Water Department. After careful consideration of the characteristics of each contractor and the bids, proposals were ranked and Gordy Construction Company was selected as the recommendation.

Accompanying this memo you will find the Notice of Award by Carter & Sloope. This project will be paid for using SPLOST funds.

Thank you for your time and consideration of this matter.

BJ/bj

The Purchasing Department is requesting approval to declare surplus one flatbed dump truck, one wrecker truck, and a lowboy trailer as outlined in a memorandum by Mark Baker dated May 11, 2021. If approved, these items will be listed for an online auction on the GovDeals internet site.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the declaration of surplus equipment for the items listed in a memorandum from Director of Purchasing Mark Baker dated May 11, 2021. These items will be properly advertised and listed for online auction with GovDeals.



HOUSTON COUNTY BOARD OF COMMISSIONERS

2020 KINGS CHAPEL ROAD * PERRY, GA 31069-2828
TELEPHONE (478) 218-4800 * FACSIMILE (478) 218-4805

MARK E. BAKER
PURCHASING AGENT

To: Houston County Commissioners

From: Mark Baker

CC: Barry Holland

Date: May 11, 2021

Re: Surplus Road Construction Equipment – Online Auction

Approval is requested to declare the following items surplus and to hold an Online Auction on www.govdeals.com.

Contingent upon your approval, the online auction would be completed May 28, 2021.

2012 Ford F-350 w/Flatbed Dump 1FDRF3GT3CEC12708 (#306) Dept# 4200

1990 Wallace Lowboy Trailer LBT35270009001093 (#337) Dept# 4200

1985 Ford FT8000 Truck 1FDYL8OU6FVA34916 (#372) Dept# 4200

The Engineering Department has requested approval to enter into a professional services agreement with R.K. Shah & Associates for additional services on the Lake Joy Road Phase 5 widening project. The additional work is necessary to revise the existing plans to provide inline detention for the drainage system on a certain parcel along Lake Joy Road.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

entering into a professional services agreement with R.K. Shah & Associates of Suwanee, GA in the amount of \$11,630 on the Lake Joy Road Phase 5 widening project. This County-wide project is funded by the 2012 SPLOST.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road
Perry, Georgia 31069
(478) 987-4280 • Fax (478) 988 8007

MEMORANDUM

To: Houston County Board of Commissioners

From: Ronnie Heald *RJH*

OK R

CC: Robbie Dunbar

Date: Friday, May 7, 2021

RE: Agreement for Engineering Services
Lake Joy Road (CW12-02) Phase 5

The Engineering Department requests permission to enter into an agreement for additional services for Lake Joy Road in the amount of **\$11,630.00** from R. K. Shah & Associates. This additional work will take about 2 weeks to complete.

This additional work is to revise the existing plans to provide inline detention for the drainage system that outfalls at parcel 60. This revision will reduce the design flow rate to match the predesigned rate to ensure the road project does not contribute to the existing drainage conditions.

April 30, 2021

Mr. Ronnie Heald, RLS

County Engineer

Houston County Public works

2018 Kings Chapel Road

Perry, Ga, 31069

RE: Lake Joy Road Phase 5 Improvements – Parcel # 60

Sub: Additional Work Effort /Fee Estimate

Mr. Heald:

R. K. SHAH & ASSOCIATES, INC. (RKS&A) is please to submit estimate of required additional work effort 123-man hours and fee of \$ 11, 630 for redesign of Drainage system “H” to retain to maximum extent possible post construction storm water flow to preconstruction on Parcel # 60 by providing in pipe detention.

Please see attached detailed break-down of Manhour/Fee Estimate.

Please let me know. if you need any additional information/Clarification.

Yours Truly,

R. K. SHAH & ASSOCIATES, INC.



Raju (Rajendrakumar) K. Shah, P.E.

Project Manager

R.K. SHAH & ASSOCIATES, INC.

April 30 2021

RE: Lake Joy Road - Phase 5 - Stormwater Detention Design - Drainage system "H" Outfall

RE: Additionla work Effort

Task #	Description	Manhour/Fee Estimate				
		Project Manager	Seinior Engineer	Design Engineer	Technician	Cadd
1	Study Alternate for Drainage Sysstem "H" Outfall	2		8	0	
2	Revise drainage system H and J (H8 to J1)	1		4	0	2
3	Detention Design - Drainage System "H" Outfall	4		64	0	8
4	Revise Drainage Sysem "H" - Outfall Ditch (Parcel 60)	2		8	0	4
5	Prepare and Issue "Use On Construction" Revision	2		6	0	8
	Total	11	0	90	0	22
	Rate - \$/HR	\$140.00	\$100.00	\$95.00	\$80.00	\$70.00
	Amount	\$1,540.00	\$0.00	\$8,550.00	\$0.00	\$1,540.00
	Total			\$11,630.00		
				\$11,630.00		

Notes:

- 1.- Perforded Item # 1 performed, however not Invoiced due to Lake of fund.

9

Summary of bills by fund:

• General Fund (100)	\$ 502,860.22
• Emergency 911 Telephone Fund (215)	\$ 3,381.16
• Fire District Fund (270)	\$ 4,858.12
• 2006 SPLOST Fund (320)	\$ 517.40
• 2012 SPLOST Fund (320)	\$ 118,698.79
• 2018 SPLOST Fund (320)	\$ 64,407.42
• Water Fund (505)	\$ 162,368.43
• Solid Waste Fund (540)	\$ <u>152,799.63</u>
Total for all Funds	\$1,009,891.17

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
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the payment of the bills totaling \$1,009,891.17