



**Houston County Board of Commissioners Meeting**

**Warner Robins Georgia**

**October 18, 2022**

**5:00 p.m.**

HOUSTON COUNTY COMMISSIONERS MEETING  
Warner Robins, Georgia  
October 18, 2022  
5:00 P.M.

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Robinson

**Pledge of Allegiance** –Commissioner Robinson

**Presentation of Resolution** – Chairman Stalnaker

**Approval of Minutes from October 4, 2022**

**New Business:**

1. City of Warner Robins Annexation Request (1012 HWY 96) – Commissioner Byrd
2. City of Warner Robins Annexation Request (HWY 127 & Roberts Road) – Commissioner Byrd
3. City of Warner Robins Annexation Request (SR96 1.1 acre) – Commissioner Byrd
4. Board Appointments (Board of Elections) – Commissioner Byrd
5. City of Warner Robins Annexation Request (700 HWY96) – Commissioner Robinson
6. Mutual Aid Agreement (City of Centerville) – Commissioner Robinson
7. Intergovernmental Agreement (City of Perry) – Commissioner Robinson
8. Second Reading Alcohol License (Pines on Parkway) – Director of Administration Robbie Dunbar
9. Agreement Amendment (Woodard Land & Timber, LLC) – Commissioner Talton
10. Approval of a Bid (Water System Improvements) – Commissioner Talton
11. Update Houston County Radar List – Commissioner Talton
12. City of Warner Robins Covenant (Sewer Service)– Commissioner Walker
13. Personnel Request (Public Defender’s Office) – Commissioner Walker
14. Personnel Request (District Attorney’s Office) – Commissioner Walker
15. Correction to the minutes (March 15, 2022) – Commissioner Walker
16. Approval of Bills – Commissioner Walker

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**



## A Resolution Recognizing Aurmoni Robertson for His Accomplishment in the Dual Achievement Program

**WHEREAS**, The Dual Achievement Program through the Technical College System of Georgia is a program that offers qualified students an alternate path to high school graduation by earning a high school diploma and two technical certificates of credit, a technical diploma, or a college associate degree in a specific career pathway in order to meet high school graduation requirements, and;

**WHEREAS**, Aurmoni Robertson, a Central Georgia Technical College Academy student, has become the first student to complete the newly established Dual Achievement Program (DAP) Pathway in the State of Georgia after enrolling in the program in June 2022 and completing the requirements to earn his credential, making CGTC the first college in the Technical College System of Georgia (TCSG) to award a high school diploma, and;

**WHEREAS**, Robertson earned his remaining high school credits, and college credit for three technical certificates of credit in welding and completed his college credit courses at CGTC's Georgia VECTR Center in accelerated programming in just 15 weeks and is well on his way to achieving his goal of a career in the field of welding.

**NOW THEREFORE, BE IT RESOLVED** that the Chairman and Commissioners of Houston County recognize, congratulate and applaud Aurmoni Robertson for being the first graduate of the Dual Achievement Program in the State of Georgia.

**AND, BE IT FURTHER RESOLVED** that the Chairman and Commissioners of Houston County also recognize the determination, focus and commitment Aurmoni exhibited to achieve this goal and wish him all the best in his career and thank him for being a great example for other students to look up to in making their life and career decisions.

**SO PROCLAIMED** this 18<sup>th</sup> day of October 2022

Attested By:

Robbie Dunbar  
Director of Administration

Tommy Stalnaker, Chairman

Gail Robinson

Mark Byrd

Tal Talton

H. Jay Walker, III

# 1

The City of Warner Robins on behalf of Scott Free/Edward C. and Sara M. Forbes has requested annexation of property located at 1012 HWY 96, also known as Tax Parcel 000780 231000 totaling 9.83 acres. Property is currently zoned county R-AG and proposed zoning is City of Warner Robins C-2.

This property is contiguous to the Warner Robins city limits and will not create an unincorporated island.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- nonconcur
- table
- authorize

**the City of Warner Robins request for annexation of property located at 1012 HWY 96, also known as a Tax Parcel 000780 231000 totaling 9.83 acres. Property is currently zoned county R-AG and proposed zoning is City of Warner Robins C-2, with the stipulation that all County utilities remain with the County.**

02/11/22

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

September 14, 2022

R E C E I V E D  
SEP 23 2022

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

Houston Cty Commissioners  
Warner Robins, GA

**MAYOR**  
LaRhonda W. Patrick

**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.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

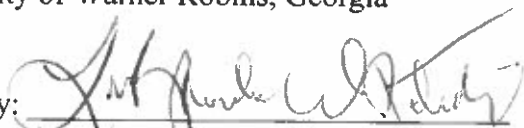
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins –properties totaling 10.0 acres, located at 1012 Lake Joy Road also known as Tax Parcel No., [000780 231000]

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 Edward C. and Sara M. Forbes. 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-AG [Residential Agricultural District] [County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District] [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

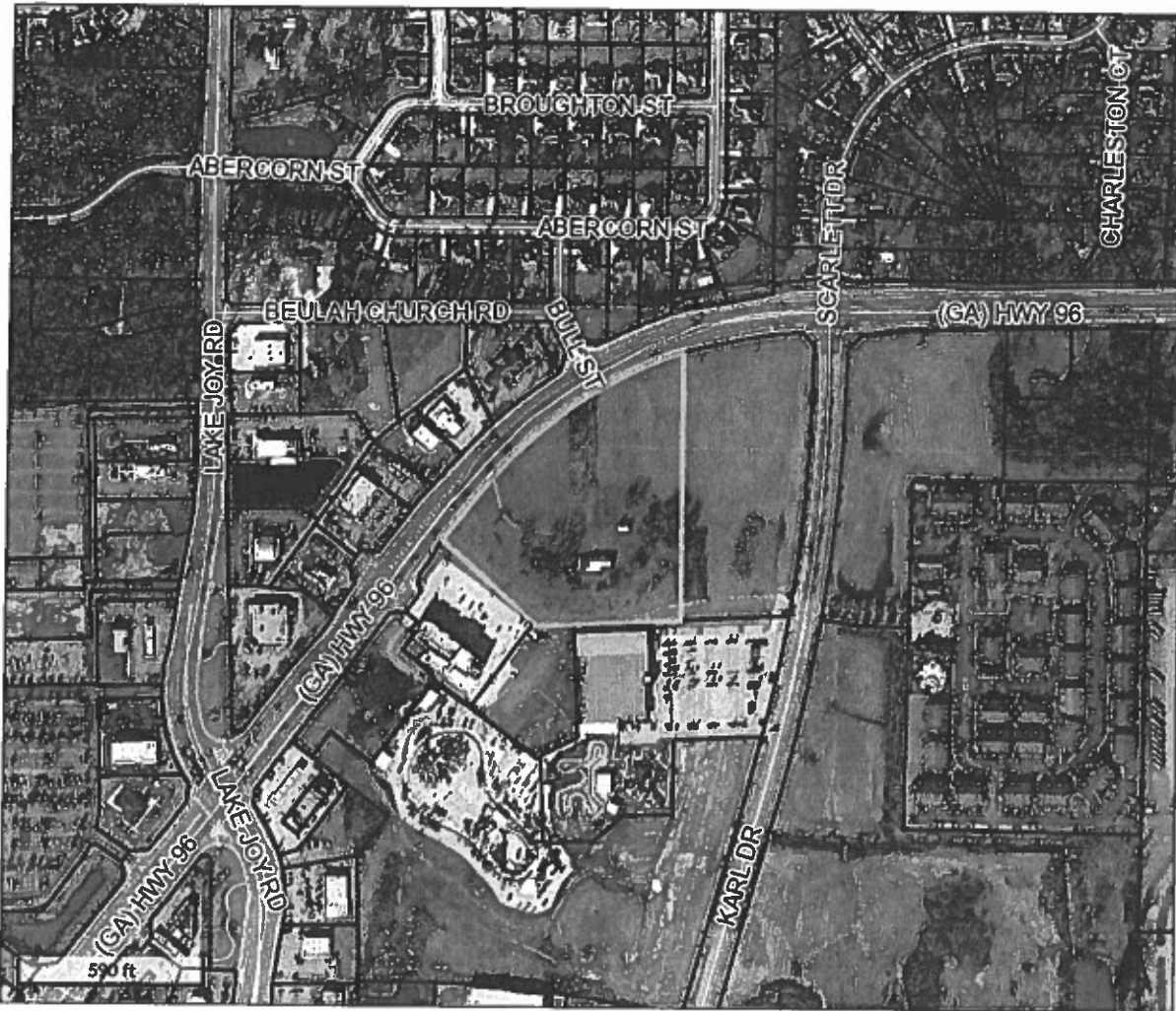
By:   
LaRhonda W. Patrick, Mayor  
For the Mayor and Council

cc: Robbie Dunbar, County Administrator  
Julia Bowen Mize, City Attorney

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov

Exhibit A



Overview



Legend

-  Parcels
-  Roads

Parcel ID	000780 231000	Owner	FORBES EDWARD C	Last 2 Sales			
Class Code	Residential		FORBES SARAH M	Date	Price	Reason	Qual
Taxing District	County		308 A LAKE JOY RD	12/19/2012		30	U
Acres	9.88		PERRY, GA 31069	4/11/2003		23	U
		Physical Address	1012 HWY 96				
		Assessed Value	Value \$489100				
		Land Value	Value \$377200				
		Improvement Value	Value \$83800				
		Accessory Value	Value \$28100				

(Note: Not to be used on legal documents)

Date created: 9/14/2022  
Last Data Uploaded: 9/14/2022 6:02:03 AM

Developed by  Schneider GEOSPATIAL

APPLICATION

Property Owner(s) Name: Edward C. + Sara M. Forbes Cellphone: 478-397-5222

Company Name (if applicable): \_\_\_\_\_ Office Phone: Home 478-987-1701

Property Owner(s) Address: 308A Lake Joy Road, Perry GA 31069

\*\*\*\*\*  
Applicant's Name: Scott Free Cellphone: 478-951-3333

Company Name (if applicable): Coldwell Banker Free Realty Office Phone: 478-218-2600

Applicant's Address: 1271 S. Houston Lake Rd Warner Robins 31088

Property Information

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

ADDRESS/LOCATION: 1012 Highway 96

Tract#: 2 Parcel#: \_\_\_\_\_ Land Lot(s): 133 Land District#: 10th

County: Houston Tax Parcel#: 000780 231000 Total Acres: 9.83

Survey Prepared by: South eastern Surveying Inc Dated 10/10/02

Recorded in Plat Book#: 59 Page#: 168

Present Zoning: R-AG Requested Zoning: C-2

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

We are in the process of engineering the entire 10 Acres to subdivide into smaller parcels, we have applied for two driveways from G-DOT. Engineering sewer, water and storm water for the entire parcels.

Infrastructure Information:

Is water available to this site?  Yes \_\_\_\_\_ No Jurisdiction: City of Warner Robins/Houston

Is sewer service available?  Yes \_\_\_\_\_ No Jurisdiction: City of Warner Robins/Houston

Authorization:

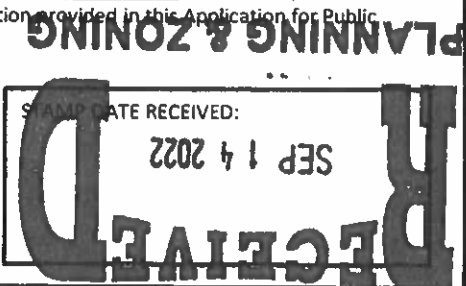
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event 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, Scott Free, 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 13 day of September 2022

Owner/Applicant Signature Scott Free

Print Name Scott Free



10/10/02

59/168

**BOUNDARY SURVEY FOR:  
THE MCGEE FAMILY  
LIMITED PARTNERSHIP**  
BEING IN LAND LOT 133 OF THE 10th  
LAND DISTRICT, HOUSTON COUNTY, GEORGIA  
DATE: AUGUST 29, 2002



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	453.35	1382.92	N 80°22'26" E	451.33
C3	331.40	1382.92	N 64°07'03" E	330.61
C4	381.05	1382.92	S 81°52'18" W	379.84
C5	762.86	2680.00	N 77°41'43" W	760.29
C6	244.51	3260.00	N 71°41'22" W	244.45
C7	841.99	3260.00	N 82°28'03" W	839.85
C8	833.78	2880.00	N 77°50'04" W	830.87
C9	207.71	3060.00	N 71°29'08" W	207.87
C10	31.06	20.00	S 28°56'30" E	28.03
C11	31.06	20.00	N 80°02'07" E	28.03
C12	109.29	3060.00	N 74°27'12" W	109.29
C13	768.54	3060.00	N 82°40'18" W	766.52



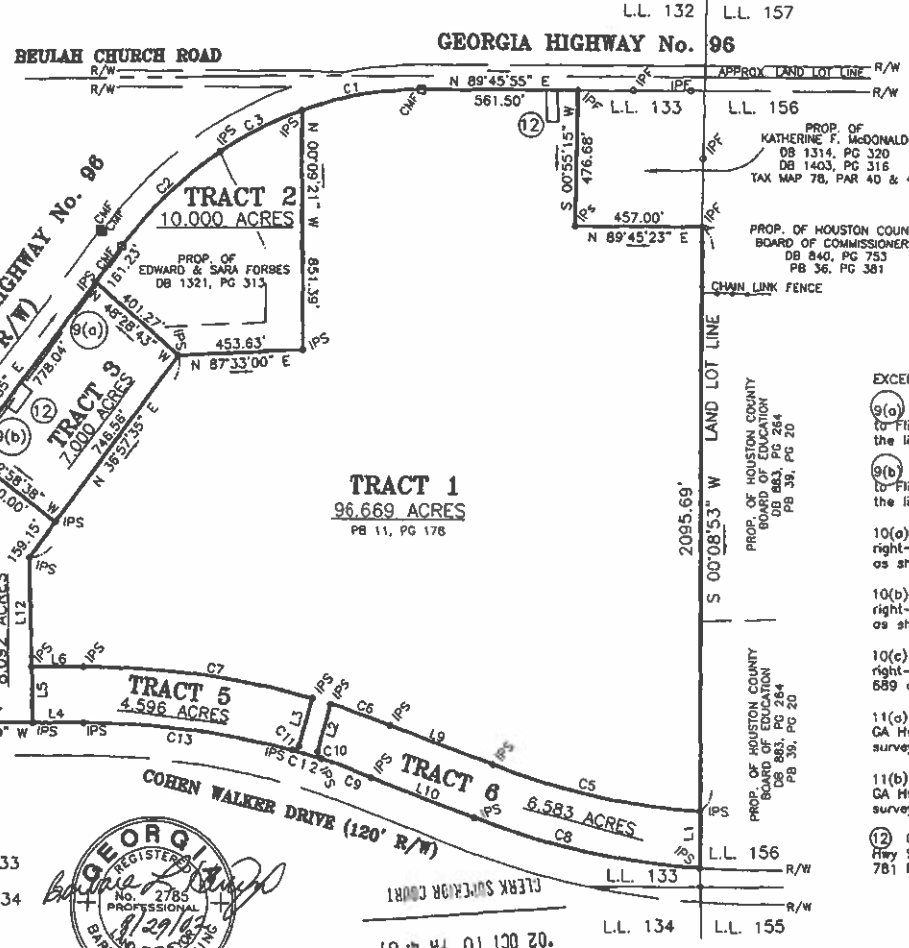
**LEGEND**

I.P.S. - IRON PIN SET - 5/8" REBAR  
I.P.F. - IRON PIN FOUND  
G.P.F. - GALVANIZED PIPE FOUND  
C.M.F. - CONCRETE MONUMENT FOUND  
R/W - RIGHT OF WAY  
C/L - CENTERLINE  
OU - OVERHEAD UTILITY  
UE - UNDERGROUND ELECTRIC

EQUIPMENT USED: TOPCON AP-L1A "TOTAL STATION"  
FIELD CLOSURE: 1" / 75,035  
ANGLE ERROR: 2" / pt  
METHOD OF ADJUSTMENT: LEAST SQUARES  
PLAT CLOSURE: 1" / 2,190,872  
BEARINGS SHOWN WERE CALCULATED FROM  
FIELD ANGLES TURNED REFERENCED TO  
PLAT BOOK 11, PAGE 178

**Southeastern  
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455  
Valdosta, GA 31601 Fax: 229-259-9926  
E-mail: bherring@sessurveying.com



**LINE TABLE**

LINE	LENGTH	BEARING
L1	200.45	S 00°08'53" W
L2	180.30	S 15°32'48" W
L3	180.30	N 15°32'48" E
L4	184.24	N 89°52'00" W
L5	200.05	N 01°07'51" W
L6	188.65	N 89°52'00" W
L7	94.39	N 17°41'09" E
L8	100.37	S 36°57'35" W
L9	399.99	N 69°32'27" W
L10	399.99	N 89°32'27" W
L11	400.00	N 89°52'00" W
L12	390.27	S 01°07'51" E
L13	247.73	S 36°57'35" W
L14	353.93	S 53°02'26" E
L15	939.70	S 36°57'35" W
L16	400.00	N 25°14'31" W
L17	237.75	S 00°52'52" W

Approved  
10/10/02  
Houston County Planning Commission  
*[Signature]*  
Secretary

**EXCEPTIONS AND OBJECTIONS**

- 9(a) Transmission and Distribution Line Right of Way Easement to Flint Electric Membership Corporation located within 10 feet of the line or system, recorded in DB 283, PG 349.
- 9(b) Transmission and Distribution Line Right of Way Easement to Flint Electric Membership Corporation located within 10 feet of the line or system, recorded in DB 311, PG 256.
- 10(a) Right-of-way deed to Houston County for 80' right-of-way for Lake Joy Road recorded in DB 95, PG 590 and as shown on survey.
- 10(b) Right-of-way deed to Houston County for 80' right-of-way for Lake Joy Road recorded in DB 444 PG 58 and as shown on survey.
- 10(c) Right-of-way deed to Houston County for 80' right-of-way for Cohen Walker Road recorded in DB 1460 PG 689 and as shown on survey.
- 11(a) Right-of-way deed to Georgia Dept. of Transportation for GA Hwy. 96 recorded in DB 799 PG 775 and as shown on survey.
- 11(b) Right-of-way deed to Georgia Dept. of Transportation for GA Hwy. 96 recorded in DB 809 PG 527 and as shown on survey.
- 12 Construction and Maintenance agreement for drainage along Hwy 96 to the Georgia Dept. of Transportation recorded in DB 781 PG 217 and shown on survey.

**GEORGIA REGISTERED**  
No. 2785  
PROFESSIONAL  
SURVEYOR  
10/29/02  
BARBARA L. HERRING

CLERK SUPERIOR COURT  
02 OCT 10 PM 4:07  
HOUSTON COUNTY

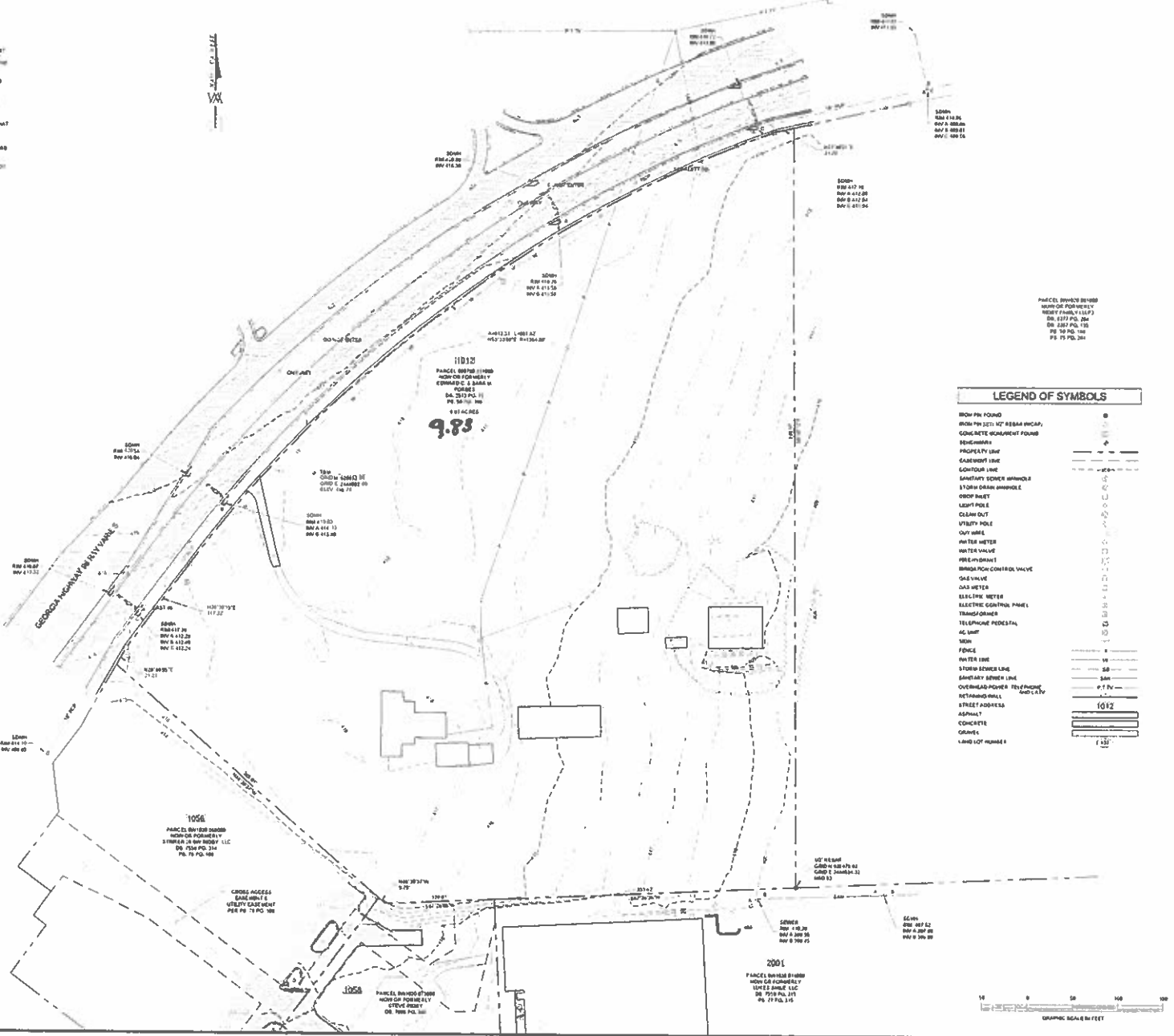
Doc ID: 00552080001 Type: PLA  
Filed: 10/10/2002 at 04:07:46 PM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 59 Pg 168

9/168



**MISCELLANEOUS NOTES**

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THE MEDIA PROVIDED IS COMPLIANCE A CERTIFIED DOCUMENT. THIS IS A PUBLIC DOCUMENT. IT SHALL BE KEPT IN THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, L.L.C. AUTHORITY: 10-1-14, § 14-2-1.
- THE UNRECORDED UTILITIES SHOWN ON THIS DRAWING WERE COPIED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITY LOCATED BY OTHERS WITHOUT BENEFIT OF EDUCATION. WELLSTON ASSOCIATES LAND SURVEYORS, L.L.C. DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE APPLICANT PRIOR TO ANY CONSTRUCTION.
- WELLSTON ASSOCIATES LAND SURVEYORS, L.L.C. DOES NOT GUARANTEE THAT ALL ADJACENTS WHICH MAY AFFECT THIS SUBJECT TRACT ARE SHOWN.
- ALL FOOT COORDINATE INTERVALS SHOWN IN BRACKETED SHOW ARE INTERIORS UNLESS OTHERWISE NOTED.
- PROPERTY LINES SHOWN HEREON WERE TAKEN FROM MATTERS OF RECORD AND SURVEY RECORDS IN THE FIELD. THE SURVEY'S ACCURACY EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS AND THE TOPOGRAPHIC SURVEYING AND CONSTRUCTION OF THE PROPERTY. THIS REPORT IS NOT TO BE REPRODUCED AND COPIED FOR ANY OTHER PURPOSE.



PARCEL BOUNDARY  
 NORTH OF PARCELS 9.83  
 NORTH PROPERTY LINE  
 DE 1375 PG. 304  
 DE 1387 PG. 135  
 PG. 15 PG. 304  
 PG. 15 PG. 304

**LEGEND OF SYMBOLS**

- IRON PIN FOUND
- IRON PIN WITH 1/2" REBAR ANCHOR
- CONCRETE ANCHORAGE FOUND
- BOUNDARY LINE
- PROPERTY LINE
- CAUTION LINE
- CONTOUR LINE
- SAFETY SCOPER ANCHORS
- 1/4" DIA. ANCHOR
- ROOF ANCHOR
- LEFT POLE
- DOWN OUT
- UTILITY POLE
- OUT WIRE
- WATER METER
- WATER VALVE
- WIRE MOUNT
- BRASS PIN CONTROL VALVE
- SEALED VALVE
- SEA METER
- ELECTRIC METER
- ELECTRIC CONTROL PANEL
- TRANSFORMER
- TELEPHONE PEDESTAL
- AC UNIT
- SEW
- FENCE
- WATER LINE
- STEEL SERVICE LINE
- SAFETY SCOPER LINE
- OVERHEAD POWER TELEPHONE
- RETAINING WALL
- STREET INTERSECTION
- ASPHALT
- CONCRETE
- GRAVEL
- LAND LOT NUMBER

Parcel No.	Area (Ac.)	Owner
9.83		
1056		
2001		

**WELLSTON ASSOCIATES  
 LAND SURVEYORS, L.L.C.**  
 10000 WOODBRIDGE ROAD, SUITE 2  
 WASHINGTON, MISSISSIPPI 39206  
 PHONE (601) 931-1302  
 WWW.WELLSTONASSOCIATES.COM



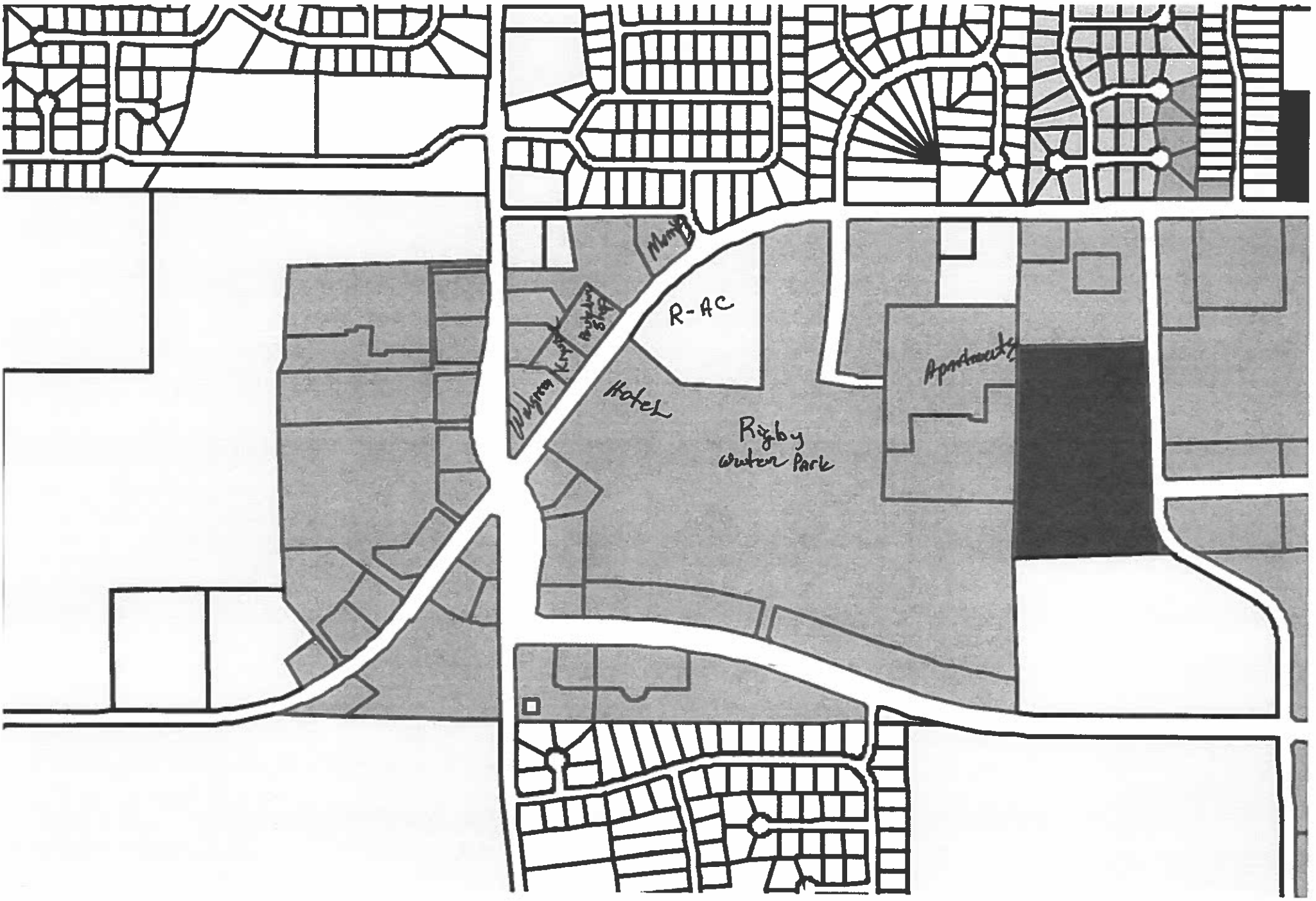
TOPOGRAPHIC SURVEY  
 LOTS OF  
**EDWARD C. AND SARA M. FORBES**  
 100TH LAND DISTRICT  
 HOUSTON COUNTY  
 WARNER ROBINS  
 GEORGIA

Parcel No. 1281-017  
 Drawing No. 1056  
 Drawn By S.J.H.  
 Checked By S.J.H.  
 R.L.S. No. 2171



Date 3/10/22  
 Scale 1"=50'  
 Sheet No 1 of 1





Monty

R-AC

Hotel

Rigby  
water park

Apartments

Walgreen  
Kroger  
Rigby  
Strip

# 2

The City of Warner Robins on behalf of ASIL Group, LLC has requested annexation of property located at HWY 127 and Roberts Road, also known as Tax Parcels 001050 13A000; 001050 128000; 001050 127000; 001050 071000 totaling 185.44 acres. Property is currently zoned county R-AG and proposed zoning is City of Warner Robins R-3.

This property is contiguous to the Warner Robins city limits and will not create an unincorporated island. Street access into development from Roberts Road will not be permitted.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- nonconcur
- table
- authorize

**the City of Warner Robins request for annexation of property located at HWY 127 and Roberts Road, also known as Tax Parcels 001050 13A000; 001050 128000; 001050 127000; 001050 071000 totaling 185.44 acres. Property is currently zoned county R-AG and proposed zoning is City of Warner Robins R-3, with the stipulation that street access into development from Roberts Road will not be permitted.**

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

09/09/2022

RECEIVED  
SEP 23 2022

**MAYOR**  
LaRhonda W. Patrick

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

Houston City 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 – 4 properties totaling 185.45 acres, located on the north side of HWY. 127, and, Roberts Road, west of Old Perry Road, also known as Tax Parcel No., [001050 127000] [001050 128000] [001050 13A000] [001050 071000]

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 ASIL Group, LLC. 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 areas is attached as Exhibit "A". The present zoning for these tracts, is R-AG [Agricultural Residential District] [County], and the proposed zoning and land use for these tracts upon annexation is R-3 [General 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:   
LaRhonda W. Patrick, Mayor  
For the Mayor and Council

cc: Robbie Dunbar, County Administrator  
Julia Bowen Mize, City Attorney

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov

APPLICATION

Property Owner(s) Name: ASIL Group, LLC Cellphone: \_\_\_\_\_

Company Name (if applicable): \_\_\_\_\_ Office Phone: 478-953-1100

Property Owner(s) Address: 3528 US Hwy 41 N, Byron 31008

\*\*\*\*\*  
Applicant's Name: ASIL Group, LLC Cellphone: 478-256-9477

Company Name (if applicable): \_\_\_\_\_ Office Phone: \_\_\_\_\_

Applicant's Address: 3528 US Hwy 41 A, Byron 31008

**Property Information**

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

ADDRESS/LOCATION: north of Hwy 127, west of Roberts Rd, Kathleen

Tract#: \_\_\_\_\_ Parcel#: \_\_\_\_\_ Land Lot(s): 234 & 235 Land District#: 10

County: Houston Tax Parcel#: 001050-13A000, 001050-128000, and 001050-127000, 001050-071000 Total Acres: 180

Survey Prepared by: see letter of intent Dated \_\_\_\_\_

Recorded in Plat Book#: \_\_\_\_\_ Page#: \_\_\_\_\_

Present Zoning: see letter of intent Requested Zoning: \_\_\_\_\_

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):  
expand continuous development of The Woodlands residential subdivision

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: City of Warner Robins

Is sewer service available?  Yes  No Jurisdiction: City of Warner Robins

**Authorization:**

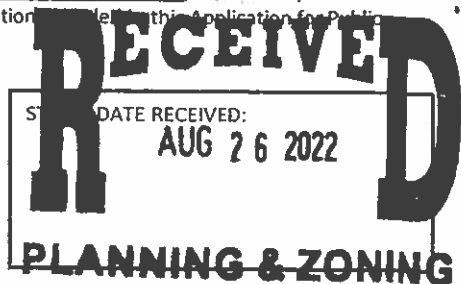
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event 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, Keith Newton, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information furnished in this Application for Public Hearing is true and correct and contains no misleading information.

This 25 day of August, 2022

Owner/Applicant Signature [Signature]

Print Name Keith Newton



ASIL Group, LLC  
 3528 Hwy 41 North  
 Byron, GA 31008  
 (478) 953-1100 | Fax: (478) 953-1101

Department of Community Development  
 City of Warner Robins  
 700 Watson Blvd  
 Warner Robins, GA 31093  
 (478) 929-1118

August 25, 2021

**Re: Letter of Intent, Annexation & Rezoning Request for Woodlands (4 tracts)**


To Whom It May Concern:

This is our formal letter of intent to request annexation for the below referenced properties, approximately 180 acres, for annexation in the City of Warner Robins and the rezoning to R-3.

<u>Tract Description</u>	<u>Plat Description</u>	<u>Current Zoning</u>	<u>Current Use</u>	<u>Requesting</u>
Tract "A" - 70.69 acres Parcel ID: 001050-127000	Book: 82/ Page: 316 Date: 8/12/2021	RAG	Vacant/ Timber	Annexation & Rezone R3
Tract "B" - 101.34 acres Parcel ID: 001050-128000	Book: 83 / Page: 85 Date: 12/17/2021	RAG	Vacant/ Timber	Annexation & Rezone R3
Tract "A" - 2.73 acres Parcel ID: 001050-071000	Annexation & Rezoning Map for ASIL Group Prepared by McLeod Surveying Date: 8/23/22	RAG	Vacant/ Timber	Annexation & Rezone R3
Tract "B" - 10.68 acres Parcel ID: 001050-13A000		RAG	Vacant/ Pecan Orchard	Annexation & Rezone R3

We intend to include all these contiguous tracts in The Woodlands Subdivision as part of the ongoing planned community in the City of Warner Robins. This request is the same as all previous zoning requests (all zoned R-3) for The Woodlands Subdivision.

Sincerely,



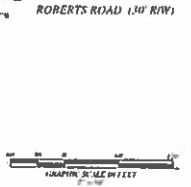
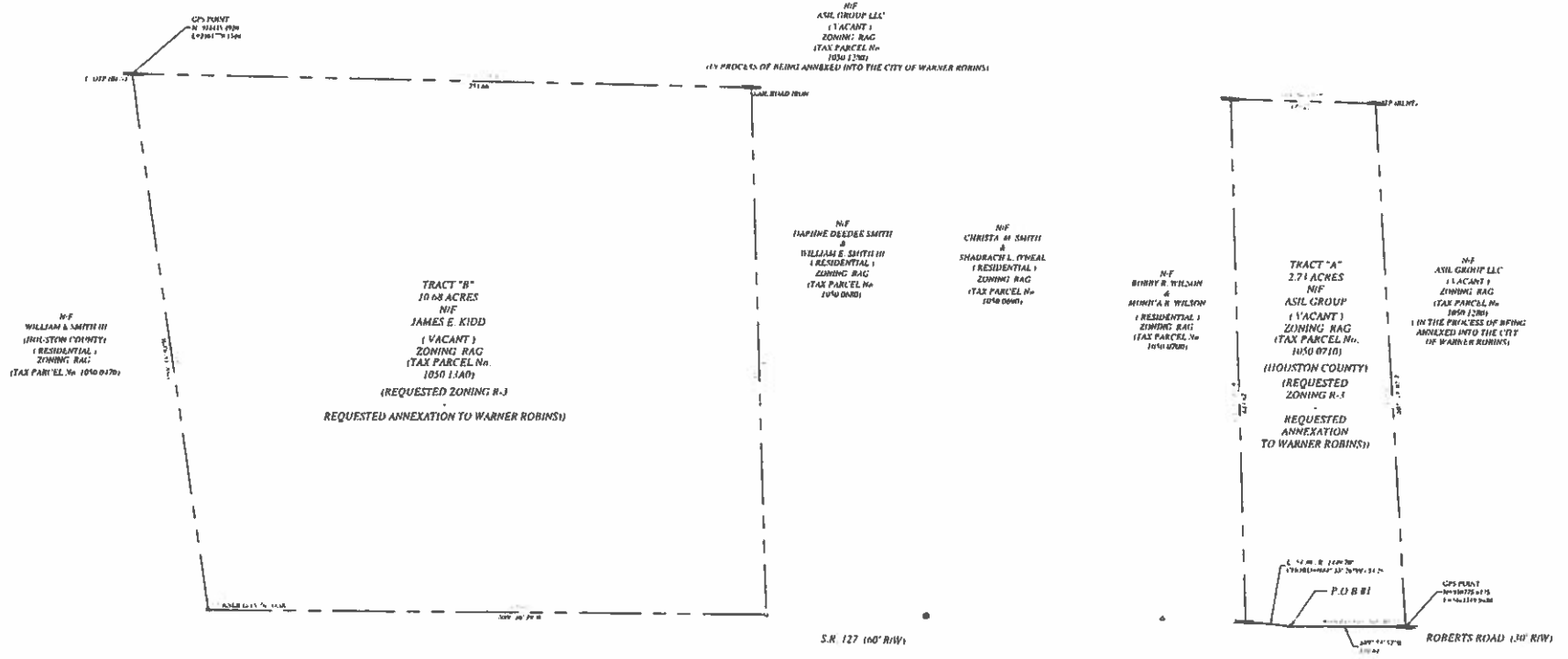
Keith Newton

**LEGEND**  
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 26. ...  
 27. ...  
 28. ...  
 29. ...  
 30. ...  
 31. ...  
 32. ...  
 33. ...  
 34. ...  
 35. ...  
 36. ...  
 37. ...  
 38. ...  
 39. ...  
 40. ...  
 41. ...  
 42. ...  
 43. ...  
 44. ...  
 45. ...  
 46. ...  
 47. ...  
 48. ...  
 49. ...  
 50. ...

THESE  
 ARE THE ONLY LOTS OF THIS BLOCK THAT WERE SEPARATED FROM THE ORIGINAL BLOCK  
 AND ARE BEING REUNITED  
 (SEE PLAT FOR DETAILS) THIS PLAT IS A PART OF THE  
 RECORDS OF THE COUNTY CLERK OF HOUSTON COUNTY, GEORGIA  
 RECORDS BOOK 11, PAGE 1111  
 THESE LOTS ARE BEING REUNITED TO THE ORIGINAL BLOCK  
 AND ARE BEING REUNITED TO THE ORIGINAL BLOCK  
 (SEE PLAT FOR DETAILS) THIS PLAT IS A PART OF THE  
 RECORDS OF THE COUNTY CLERK OF HOUSTON COUNTY, GEORGIA  
 RECORDS BOOK 11, PAGE 1111  
 THESE LOTS ARE BEING REUNITED TO THE ORIGINAL BLOCK  
 AND ARE BEING REUNITED TO THE ORIGINAL BLOCK  
 (SEE PLAT FOR DETAILS) THIS PLAT IS A PART OF THE  
 RECORDS OF THE COUNTY CLERK OF HOUSTON COUNTY, GEORGIA  
 RECORDS BOOK 11, PAGE 1111

THESE LOTS ARE BEING REUNITED TO THE ORIGINAL BLOCK  
 AND ARE BEING REUNITED TO THE ORIGINAL BLOCK  
 (SEE PLAT FOR DETAILS) THIS PLAT IS A PART OF THE  
 RECORDS OF THE COUNTY CLERK OF HOUSTON COUNTY, GEORGIA  
 RECORDS BOOK 11, PAGE 1111

TOTAL AREA: 13.41 ACRES



906 Ball Street  
 Perry, Georgia 31069  
 Office (478) 224-7070  
 Fax (478) 224-7072  
 WWW.MCLEODSURVEYING.COM

PROJECT	DATE	DRAWN	CHECKED

**ASIL GROUP LLC.**  
 HOUSTON COUNTY, GEORGIA







Overview

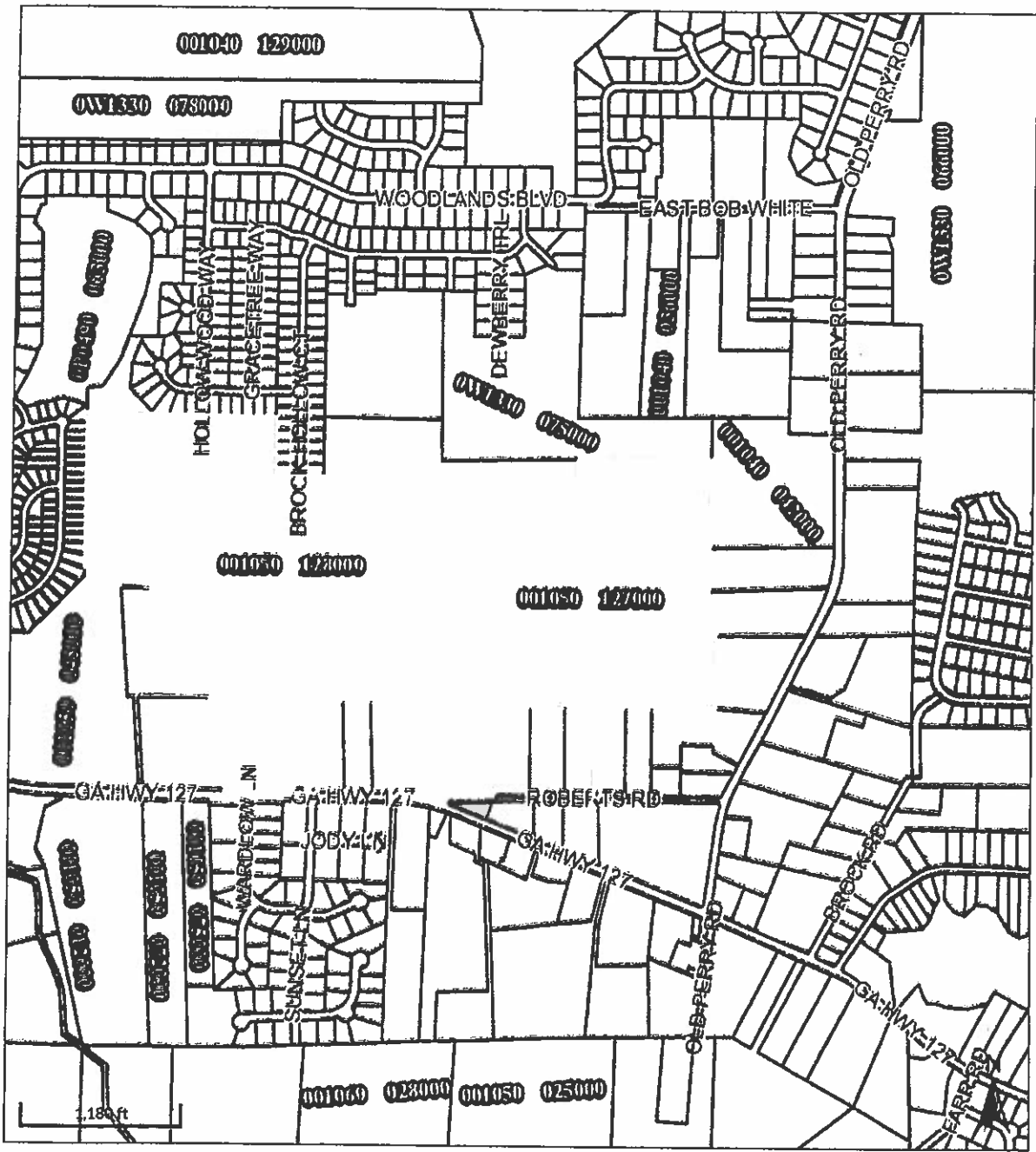


Legend

- Parcels
- Roads

Date created: 9/8/2022  
Last Data Uploaded: 9/8/2022 6:05:57 AM

Developed by  Schneider  
GEOSPATIAL

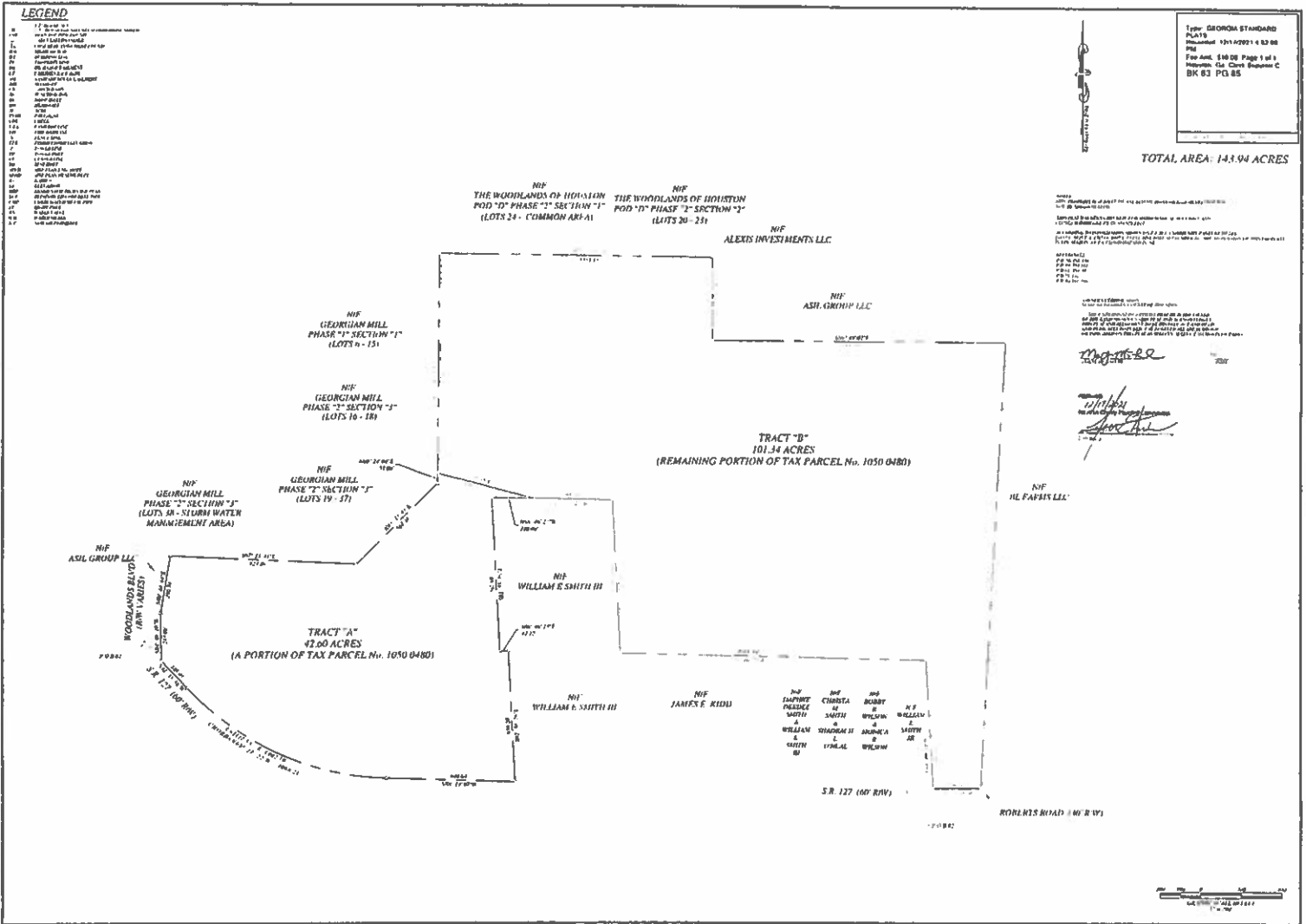


Legend  
□ Parcels  
— Roads

Date created: 9/8/2022  
Last Data Uploaded: 9/8/2022 6:05:57 AM

Developed by  Schneider  
GEO SPATIAL

201702



# 3

The City of Warner Robins on behalf of Kirk Farrelly/NBR, Inc. has requested annexation of property located at SR 96 Bonaire, also known as Tax Parcel 000770 075000 totaling 1.1 acres. Property is currently zoned County C-2 and proposed zoning is City of Warner Robins C-2.

This property is contiguous to the Warner Robins city limits and will not create an unincorporated island.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- nonconcur
- table
- authorize

**the City of Warner Robins request for annexation of property located at SR 96 Bonaire, also known as Tax Parcel 000770 075000 totaling 1.1 acres. Property is currently zoned county C-2 and proposed zoning is City of Warner Robins C-2, with the stipulation that all County utilities remain with the County.**

CCJ T.H.

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

09/09/2022

RECEIVED  
SEP 23 2002

Houston County Commissioners  
Warner Robins, GA

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

**MAYOR**  
LaRhonda W. Patrick

**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.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

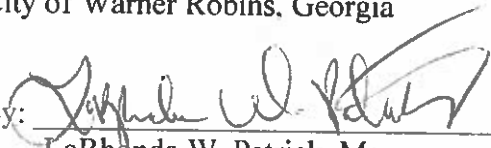
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins –properties totaling 1.10 acres, northeast corner intersection of Hwy 96, and Starlight Drive also known as Tax Parcel No., [000770 075000]

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 NBR incorporated. 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 C-2 [General Commercial District] [County], and the proposed zoning and land use for this tract upon annexation is C-2 [General Commercial District] [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By:   
LaRhonda W. Patrick, Mayor  
For the Mayor and Council

cc: Robbie Dunbar, County Administrator  
Julia Bowen Mize, City Attorney

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov



APPLICATION

Property Owner(s) Name: Oliver Balestian Cellphone: (478) 972-6043

Company Name (if applicable): NBR, INC c/o Oliver Balestian Office Phone: \_\_\_\_\_

Property Owner(s) Address: 6639 Buckeye Road, Perry, GA 31089

\*\*\*\*\*  
Applicant's Name: Kirk Farrelly Cellphone: (504) 256-5770

Company Name (if applicable): Capital Growth Buchalter Office Phone: \_\_\_\_\_

Applicant's Address: 381 Summit Blvd, Suite 110, Birmingham AL 35243

Property Information

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

ADDRESS/LOCATION: SR 96, Bonaire, GA 31005

Tract#: \_\_\_\_\_ Parcel#: 000770 075000 Land Lot(s): 189 Land District#: 10

County: Houston County Tax Parcel#: \_\_\_\_\_ Total Acres: 1.1 Acres

Survey Prepared by: \_\_\_\_\_ Dated: \_\_\_\_\_

Recorded in Plat Book#: \_\_\_\_\_ Page#: \_\_\_\_\_

Present Zoning: G-2 Requested Zoning: G-2

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

Sewer lines are under City jurisdiction, need to annex in order to use these lines.

Infrastructure Information:

Is water available to this site?  Yes  No Jurisdiction: Houston County

Is sewer service available?  Yes  No Jurisdiction: Warner Robins

Authorization:

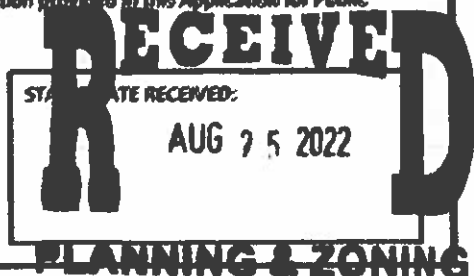
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event 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, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Owner/Applicant Signature \_\_\_\_\_

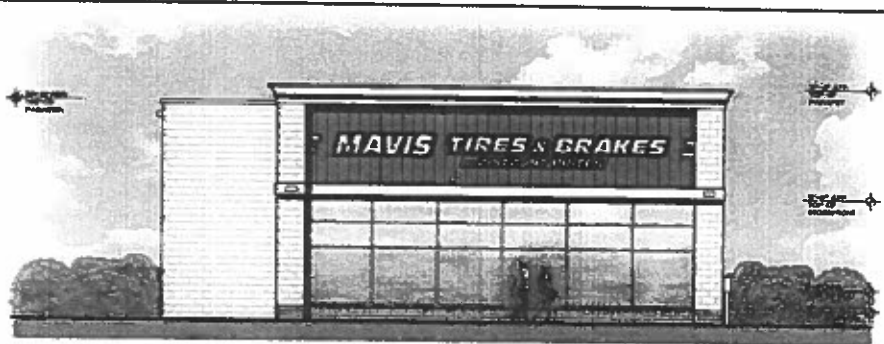
Print Name \_\_\_\_\_



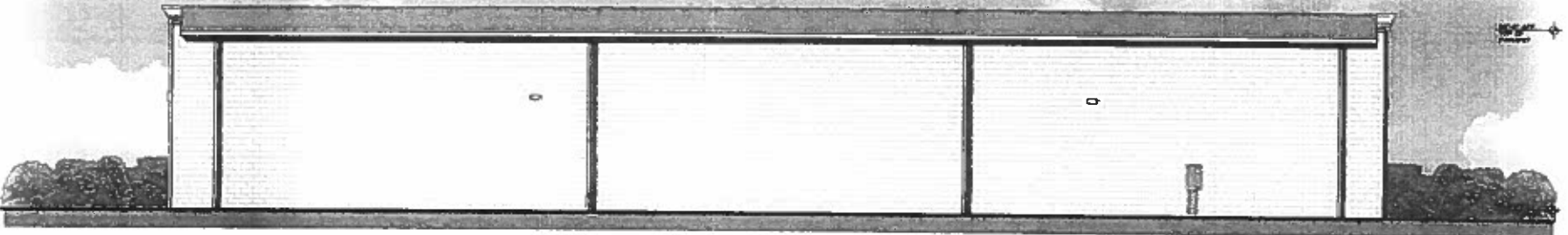


4 EAST ELEVATION  
Scale: 3/8" = 1'-0"

1 SOUTH ELEVATION  
Scale: 3/8" = 1'-0"



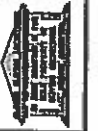
3 WEST ELEVATION  
Scale: 3/8" = 1'-0"



2 NORTH ELEVATION  
Scale: 3/8" = 1'-0"

REVISIONS	BY

A4-0000  
 Division of Architecture  
 2000 Highway 96, Georgia 31005  
 Phone: 770-371-1122  
 www.goodyear.com

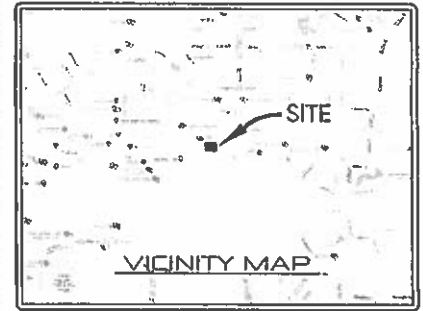
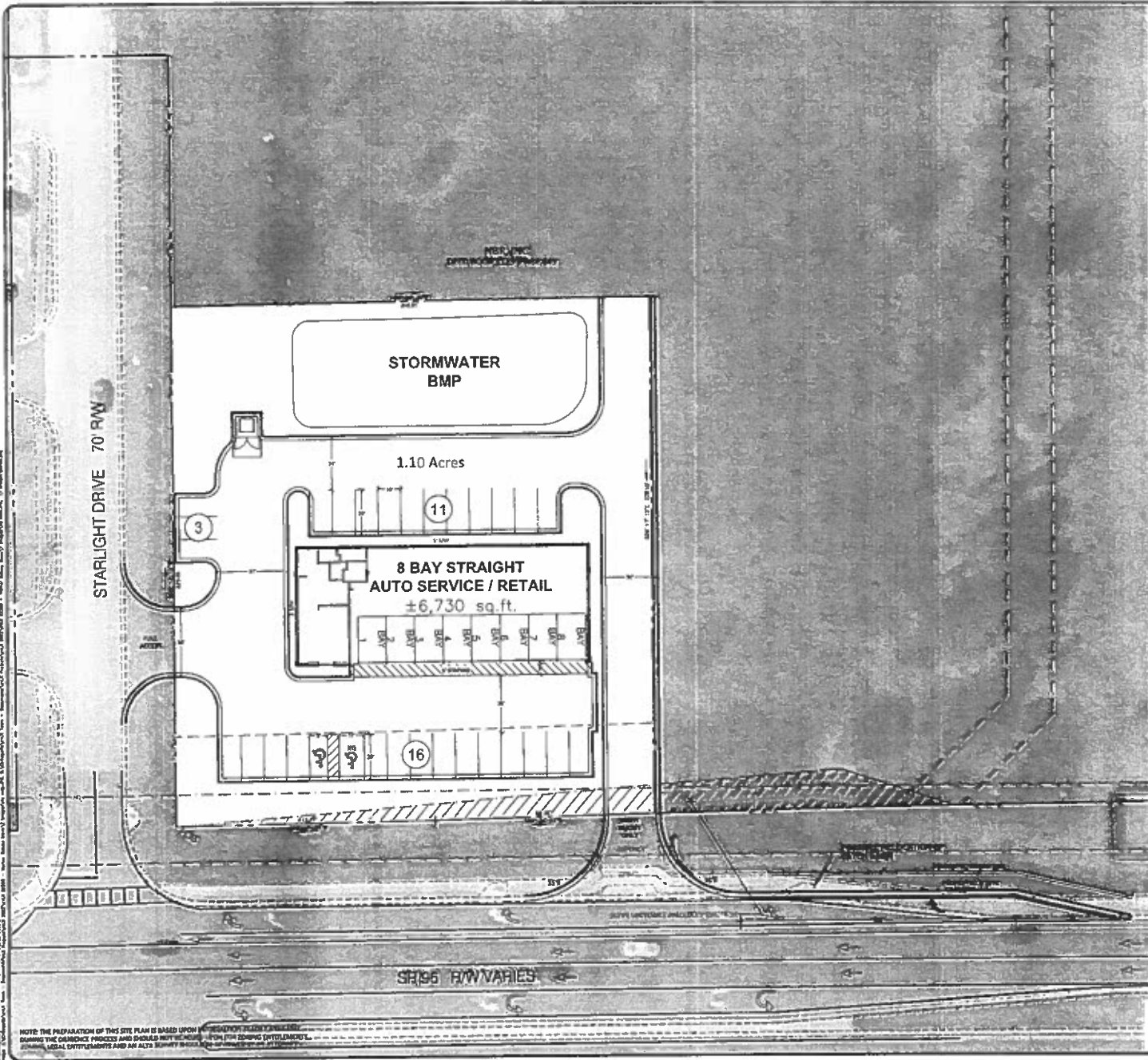


DESIGN  
 DEVELOPMENT  
 SCHEME 'A'

New Free-standing  
**MAVIS TIRES & BRAKES**  
 Highway 96 and Starlight Dr.  
 Warner Robins, Georgia 31005  
 Houston County

Date: 09.24.22  
 Scale: AS NOTED  
 Project: Mgr 05  
 Drawn: GFM  
 Job: 22-143  
 Sheet





GROUND LEVEL & DEMO  
PROF. CONTINUED ON SHEET 10

**civilogistix**  
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076  
(404) 594-4403 • civilogistix.com

PRELIMINARY SITE PLAN  
WARNER ROBINS MAVIS  
WARNER ROBINS, GEORGIA 31005

CP9

22206

AUGUST 25, 2022

REVISIONS



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON THE PRELIMINARY PLANS PROVIDED BY THE CLIENT. CIVILOGISTIX HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE. CIVILOGISTIX DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. CIVILOGISTIX IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN.





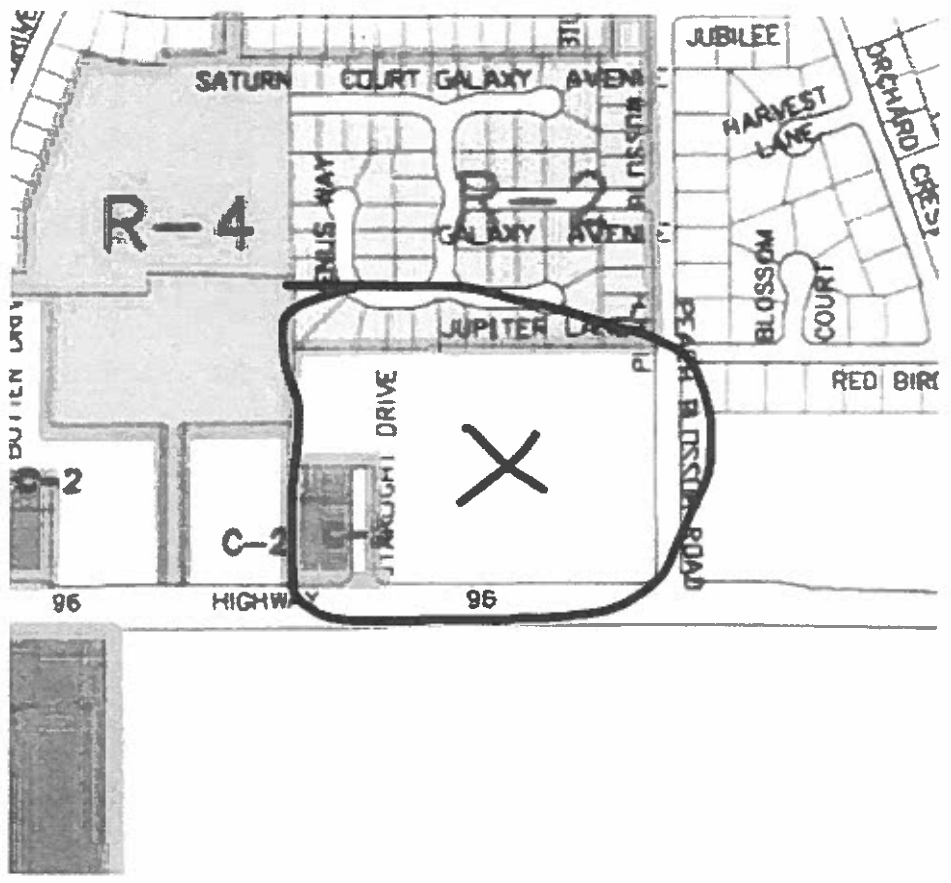
**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	000770 075000	<b>Owner</b>	NBR INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		6639 BUCKEYERD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County	<b>Physical Address</b>	PERRY, GA 31069	5/9/2001	30	U	
<b>Acres</b>	15.52	<b>Assessed Value</b>	HWY 96	4/16/2001	29	U	
		<b>Land Value</b>	Value \$2483200				
		<b>Improvement Value</b>	Value \$2.4832e+006				
		<b>Accessory Value</b>					

(Note: Not to be used on legal documents)

Date created: 9/8/2022  
 Last Data Uploaded: 9/8/2022 6:05:57 AM

Developed by Schneider  
 GEOSPATIAL



Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**The following Board Appointments:**

**Board of Elections:**

<b>Henry Childs</b>	<b>1/01/2023 thru 12/31/2027</b>
<b>Sherman Falana</b>	<b>1/01/2023 thru 12/31/2027</b>
<b>Pamela Morgan</b>	<b>1/01/2023 thru 12/31/2027</b>

# 5

The City of Warner Robins on behalf of Oliver Bateman, III/NK Properties East, LLC has requested annexation of property located at 700 HWY 96, also known as Tax Parcel 000780 335000 totaling 2.37 acres. Property is currently zoned county C-2; R-1; R-AG and proposed zoning is City of Warner Robins C-2.

This property is contiguous to the Warner Robins city limits and will not create an unincorporated island.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- nonconcur
- table
- authorize

**the City of Warner Robins request for annexation of property located at 700 HWY 96, also known as Tax Parcel 000780 335000 totaling 2.37 acres. Property is currently zoned county C-2; R-1; R-AG and proposed zoning is City of Warner Robins C-2, with the stipulation that all County utilities remain with the County.**

cy 1.H.

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

09/09/2022

RECEIVED  
SEP 23 2022

Houston City Commissioners  
Warner Robins, GA

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

**MAYOR**  
LaRhonda W. Patrick

**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.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

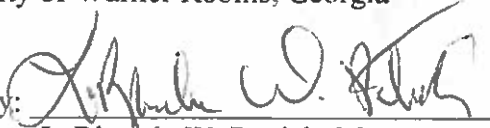
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – a portion of the property totaling 2.37 acres, located at 700 Highway 96, also known as Tax Parcel No., [000780 335000]

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 NK Properties East, LLC. 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 areas is attached as Exhibit "A". The present zoning for this tract, is C2 [General Commercial District] [County], R-1 [Single Family Residential District] [County], and R-AG [Agricultural Residential District] [County], and the proposed zoning and land use for this tract upon annexation is C-2 [General Commercial District] [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By:   
LaRhonda W. Patrick, Mayor  
For the Mayor and Council

cc: Robbie Dunbar, County Administrator  
Julia Bowen Mize, City Attorney

APPLICATION

Property Owner(s) Name: NK Properties East, LLC Cellphone: 478-972-6043

Company Name (if applicable): \_\_\_\_\_ Office Phone: \_\_\_\_\_

Property Owner(s) Address: 751 Van Dorn Colenwood Springs, CO 81601

\*\*\*\*\*  
Applicant's Name: Oliver Bateman, III Cellphone: 478-972-6043

Company Name (if applicable): \_\_\_\_\_ Office Phone: \_\_\_\_\_

Applicant's Address: 2885 Walden Rd Macon, GA 31214

Property Information

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

ADDRESS/LOCATION: 2.3 +/- ac of Parcel 000780 335000

Tract#: \_\_\_\_\_ Parcel#: \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Land District#: \_\_\_\_\_

County: \_\_\_\_\_ Tax Parcel#: \_\_\_\_\_ Total Acres: 2.3 +/- ac

Survey Prepared by: \_\_\_\_\_ Dated \_\_\_\_\_

Recorded in Plat Book#: \_\_\_\_\_ Page#: \_\_\_\_\_

Present Zoning: \_\_\_\_\_ Requested Zoning: \_\_\_\_\_

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

ANNEX or REZONE for Commercial use

Infrastructure Information:

Is water available to this site?  Yes \_\_\_ No Jurisdiction: Houston Co

Is sewer service available?  Yes \_\_\_ No Jurisdiction: City of WR

Authorization:

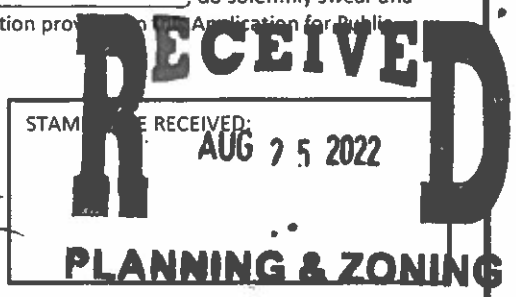
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event 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, \_\_\_\_\_, 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 24 day of August 2022

Owner/Applicant Signature [Signature]

Print Name Oliver Bateman III



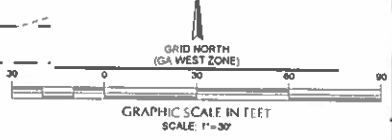


**SITE BORING TABLE-UTILITIES**

BORING NUMBER	SURFACE ELEVATION	CUT TO CROWN	CROWN ELEVATION	UTILITY TYPE
PH-1	366.98	5.06	361.92	24" Ductile Iron Water-Main
PH-2	362.06	6.24	375.62	24" Ductile Iron Water-Main



N OF NK PROPERTIES EAST LLC.  
 700 HWY. 96  
 P.L.N 000780 335000  
 ZONE: C-2, R-1 & RAC  
 PB.71 PG.162



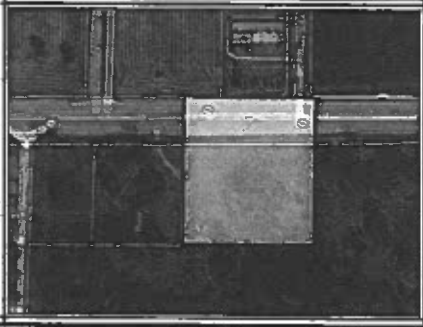
**LEGEND**

- IPF - PROPERTY CORNER SET (REBAR)
- IPF - PROPERTY CORNER FOUND
- CMF - CONCRETE MONUMENT FOUND
- CMF - CONCRETE MONUMENT SET
- SC - SURVEY CONTROL POINT
- 3" - CHISELED 3"
- LL - LAND LOT LINE
- BSL - BUILDING SETBACK LINE
- SSL - SANITARY SEWER EASEMENT
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- DUE - DRAINAGE & UTILITY EASEMENT
- LL - LAND LOT
- POB - POINT OF BEGINNING

**LEGEND**

- IPF - PROPERTY CORNER SET (REBAR)
- IPF - PROPERTY CORNER FOUND (REBAR)
- BSL - BUILDING SETBACK LINE
- PROPERTY LINE
- LL - LAND LOT LINE
- EASEMENT
- OWP - OVER HEAD POWER
- CLF - CHAIN LINK FENCE
- WV - WATER VALVE
- FH - FIRE HYDRANT
- CO - CLEAN OUT
- HP - HANDICAP PARKING
- WM - WATER METER
- UTP - UTILITY TELEPHONE PEDESTAL
- BPH - BORE-HOLE/POT-HOLE LOCATION
- SD - STORM DRAINAGE DROP HOLE
- UPF - UTILITY POWER POLE
- SSM - SANITARY SEWER MANHOLE
- LF - LIGHT POLE

**VICINITY MAP**



**STORY CLARKE & ASSOCIATES**  
 SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTURE  
 263 CARL WILSON PARKWAY  
 WARNER ROBINS, GA. 31088  
 OFFICE: 478.822.7724  
 STCLCA.COM

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GSWCC L2 Design Professional  
 Certification No. 416

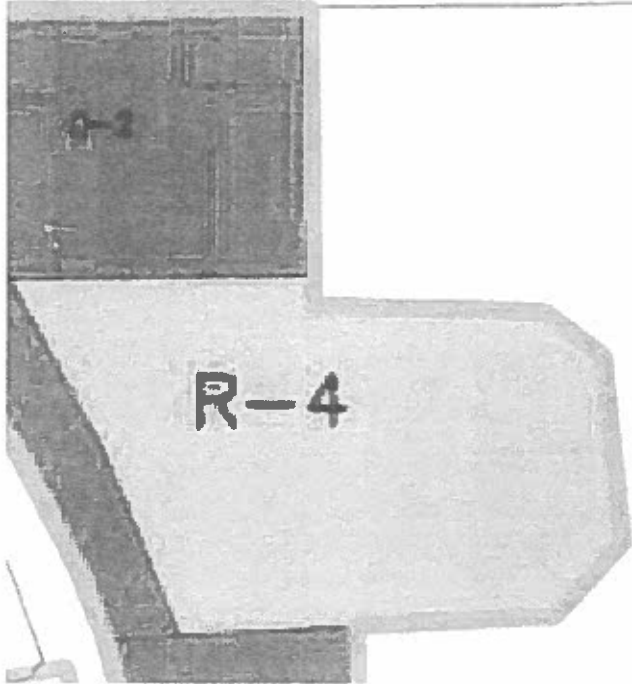
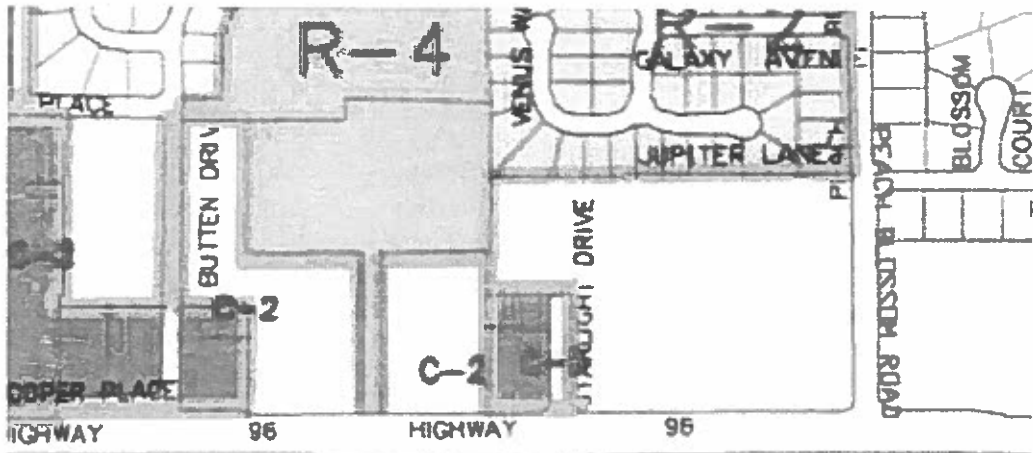
**HALPERN ENTERPRISES INC.**  
 13th DISTRICT  
 GEORGIA

Topographic Survey File:

PN:	18008.00
DN:	22-06
DRAWN BY:	BHL
FIELD DATA BY:	JMR
FIELD DATE:	22.07.20
REVIEW BY:	MLC
DATE:	22.06.18
SCALE:	1"=30'

REVISIONS	DATE	COMMENT





# 6

**This is a renewal of a mutual aid agreement for fire and police protection in the event of major disaster or in the case of unusual circumstances. This is unchanged from the previous agreement with the City of Centerville.**

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to**

- approve**
- disapprove**
- table**
- authorize**

**Chairman Stalnaker signing a renewal of a Mutual Aid Agreement for fire and police protection with the City of Centerville.**

STATE OF GEORGIA  
COUNTY OF HOUSTON

AGREEMENT FOR MUTUAL AID IN FIRE AND POLICE PROTECTION

THIS AGREEMENT, entered into the \_\_\_\_ day of \_\_\_\_\_, 2022, between **Houston County, Georgia**, referred to hereinafter as “Houston County”, and the Mayor and Council of the **City of Centerville**, referred to hereinafter as “Centerville”, is for the purpose of securing to each the benefits of a mutual aid in fire protection and police protection of life and commercial or industrial property from fire and in firefighting and from violations of the law and in police protection.

**IT IS AGREED THAT:**

- (1) Upon the request to the County Commission Chairman, County Administrator or Sheriff of Houston County, by the Mayor or Police Chief of the City of Centerville, for assistance in a local emergency, as defined in O.C.G.A. § 36-69-2, in the prevention or detection of violations of any law, in the apprehension or arrest of any person who violates a criminal law of Georgia or in any criminal case, law enforcement equipment and personnel of the Houston County Sheriff’s Department will be dispatched to any point within the area for which the Centerville Police Department normally provides police protection as designated by a representative of the Centerville Police Department.
- (2) Upon the request to the Mayor or Police Chief of Centerville, by the County Commission Chairman, County Administrator or Sheriff of Houston County, for assistance in a local emergency, as defined in O.C.G.A. § 36-69-2, in the prevention or detection of violations of any law, in the apprehension or arrest of any person who violates a criminal law of Georgia or in any criminal case, law enforcement equipment and personnel of the Centerville Police Department will be dispatched to any point within the area for which the Houston County Sheriff’s Department normally provides protection as designated by a representative of the Houston County Sheriff’s Department.
- (3) Upon the request to the County Commission Chairman, County Administrator, Fire Chief or EMA Director of Houston County by the Mayor or Fire Chief for the City of Centerville, for assistance in a local emergency, as defined in O.C.G.A. § 36-69-2, in preventing or suppressing a fire, or in protecting life and property, firefighting

equipment and personnel of the Houston County Fire Department will be dispatched to any point within the area for which the City of Centerville Fire Department normally provides fire protection as designated by a representative of the Centerville Fire Department.

- (4) Upon request to the Mayor or Fire Chief of the City of Centerville, by the County Commission Chairman, County Administrator, Fire Chief or EMA Director of Houston County for assistance in a local emergency, as defined in O.C.G.A. § 36-69-2, in preventing or suppressing a fire, or in the protecting life and property, firefighting equipment and personnel of the Centerville Fire Department will be dispatched to any point within the area for which the Houston County Fire Department normally provides fire protection as designated by representative of the Houston County Fire Department.
- (5) Any dispatch of equipment and personnel pursuant to this agreement is subject to the following conditions:
  - (a) Any request for aid hereunder shall include a statement of the amount and type of equipment and number of personnel requested and it shall specify the location to which the equipment and personnel are to be dispatched, but the amount and type of equipment and number of personnel to be furnished shall be determined by a representative of the responding organization.
  - (b) The responding organization shall report to the officer in charge of the requesting organization that the location to which the equipment is dispatched and shall be subject to the orders of that official.
  - (c) The responding organization shall be released by the requesting organization when the services of the responding organization are no longer required or when the responding organization is needed within the area for which it normally provides fire or police protection.
  - (d) Neither party herein shall place their equipment or personnel in jeopardy, but shall only send the equipment or personnel which the responding organization considers expendable and necessary.
- (6) Each party waives all claims against every other party for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this agreement.

- (7) No party shall be reimbursed by any other party for any cost incurred pursuant to this agreement.
- (8) All equipment used by responding organization in carrying out this agreement, will, at the time of action hereunder, be owned by it; and all personnel acting for the responding organization, under this agreement, will, at the time of such action, be an employee or volunteer member of the responding organization.
- (9) This agreement shall be effective for a period of ten (10) years from date of full and final execution by all parties with the right of either party to terminate the agreement by thirty (30) days written notice to the other party.
- (10) Nothing contained herein to the contrary withstanding, the parties shall at all times comply with the provisions of Chapter 69 of Title 36 of the Official Code of Georgia Annotated in carrying out the terms of this agreement.
- (11) This agreement shall not be construed as creating a duty on the part of either party to respond to a request from the other party as authorized by this agreement or by Section 3 of Chapter 69 of Title 36 of the Official Code of Georgia Annotated.
- (12) This agreement shall not be construed as creating a duty on the part of either party to stay at the scene of assistance for any length of time when such party is rendering assistance extraterritorially.
- (13) This agreement shall not be construed as limiting the right of a party rendering assistance extraterritorially to depart the scene of assistance at any time at the discretion of the officer in command of such party at such scene.

IN WITNESS WHEREOF, the parties have signed and sealed this agreement the day and year above written.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**HOUSTON COUNTY, GEORGIA**

By: \_\_\_\_\_  
Tommy Stalnaker, Chairman

Attest: \_\_\_\_\_  
Robbie Dunbar, Director of Administration

[COUNTY SEAL]

**CITY OF CENTERVILLE, GEORGIA**

By: \_\_\_\_\_  
John R. Harley, Mayor

Attest: \_\_\_\_\_  
Krista Bedingfield, City Clerk

[CITY SEAL]

**HOUSTON COUNTY SHERIFF**

By: Cullen Talton  
Sheriff Cullen Talton

Attest: William H. Rape, Jr.  
Chief Deputy William H. Rape, Jr.



7

**This is a renewal of an intergovernmental agreement for emergency use of county fuel supply by the City of Perry. This agreement is unchanged from the previous agreement with the City of Perry.**

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to**

- approve**
- disapprove**
- table**
- authorize**

**Chairman Stalnaker signing an Intergovernmental Agreement for emergency use of county fuel supply by the City of Perry.**

**INTERGOVERNMENTAL AGREEMENT  
FOR THE EMERGENCY USE OF COUNTY  
FUEL SUPPLY BY THE CITY OF PERRY**

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2022, is by and between THE BOARD OF COMMISSIONERS OF HOUSTON COUNTY on behalf of Houston County, Georgia (hereinafter "County") and THE MAYOR AND COUNCIL OF THE CITY OF PERRY on behalf of the City of Perry (hereinafter "City").

**WHEREAS**, the City and the County recognize an increasing possibility of the occurrence of emergencies or disasters resulting from manmade or natural causes or enemy attack that could disrupt the commercial fuel supply system the City relies on in its day to day operation; in order to ensure that preparation and response will be adequate to deal with such emergencies and protect the public peace, health, and safety; and to preserve lives and property, it is found and declared to be necessary that both parties enter into this Agreement in order for the County to provide emergency fuel assistance to the City:

**NOW, THEREFORE**, in consideration of the promises, covenants, agreements and stipulations herein set forth and other good and valuable consideration, the parties do hereby agree as follows:

1.

It is the express intent of the parties in executing this Agreement that the County shall provide the City emergency fuel assistance only in the event of a genuine major disaster that disrupts the commercial fuel supply system.

2.

The parties agree that it is not the intent of this Agreement to provide routine fuel support.

3.

The County upon request of the City shall provide the City access to the County fuel supply system at the rate of the cost of fuel plus one percent (1%).

4.

Each party waives all claims against the other for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement.

5.

This Agreement shall remain in force until October 20, 2024. Subsequent Agreements may be made for periods not to exceed two (2) years upon the approval of the City and the County. Either party may terminate this Agreement with thirty (30) days written notice to the other. This Agreement may be altered or modified by amendment thereto provided any amendment must be in writing signed by both Parties.

BOARD OF COMMISSIONERS  
OF HOUSTON COUNTY

BY: \_\_\_\_\_  
TOMMY STALNAKER, CHAIRMAN

ATTEST:

\_\_\_\_\_  
ROBBIE DUNBAR, DIRECTOR OF  
ADMINISTRATION

CITY OF PERRY, GEORGIA

BY: \_\_\_\_\_  
RANDALL WALKER, MAYOR

ATTEST:

\_\_\_\_\_  
R. LEE GILMOUR, CITY MANAGER

# 8

Director of Administration Robbie Dunbar will present the second reading of an Alcohol License Application submitted by Lisa Tutherow representing Pines on Parkway for the sale and consumption of beer and wine at 400 B Perry Parkway, Perry. The property is zoned C-2.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**an alcohol license for the sale and consumption of beer and wine submitted by Lisa Tutherow representing Pines on Parkway located at 400 B Perry Parkway, Perry**

# 9

**This is a second amendment to the agreement with Woodard Land & Timber, LLC, for the thinning of timber at the Sheriff's Firing Range. The first amendment approved at the June 21, 2022 meeting added +/- 31 acres at the Landfill entrance. In efforts to not damage the entrance road to the Firing Range the work has been limited during wet weather.**

**To finish harvesting the timber, staff recommends extending the date of the contract to end on December 31, 2022.**

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to**

- approve**
- disapprove**
- table**
- authorize**

**Chairman Stalnaker to sign an amendment extending the agreement, with Woodard Land & Timber, LLC, to December 31, 2022.**



# 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

Jordan Kelley  
Office Manager

Michael Phillips  
Facilities Superintendent

Christopher Stoner  
Fire Chief EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Solid Waste Superintendent

## MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Brian Jones, Director of Operations *BJ*

**Date:** Thursday, October 6, 2022

**RE:** Houston County Landfill – Timber Thinning – Amendment #2

---

Please consider this request for a second amendment to the agreement with Woodard Land & Timber, LLC, for the thinning of the timber. The original agreement was approved by the Board at the May 28, 2021 meeting for thinning  $\pm 87$  acres at the Sheriff's Firing Range. The agreement was then amended at the June 21, 2022 meeting to add  $\pm 31$  acres at the Landfill entrance. In efforts to not damage the entrance road to the Firing Range, the work has been limited during wet weather.

To finish harvesting the timber, extra time is needed, necessitating the extension of the agreement from its current end on September 22, 2022, through the end of the year on December 31, 2022.

Landfill staff and its timber consultant, American Forest Management, concur with this request. For your reference, you will find attached a memorandum from Terry Dietsch, Solid Waste Superintendent, and the proposed Amendment #2.

I appreciate your time and consideration of this request.



# Houston County Public Works

## Memo

### Office

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

Brian Jones, PE  
Director of Operations

Jordan Kelley  
Office Manager

Michael Phillips  
Facilities Superintendent

Christopher Stoner  
Fire Chief/EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Solid Waste Superintendent

**To :** Brian Jones, Director of Operations

**From :** Terry Dietsch, Solid Waste Superintendent *Terry Dietsch*

**Date :** October 5, 2022

**Re :** Timber Sale Agreement

For your consideration, staff recommends amending the timber sale agreement to extend the time for harvesting to December 31, 2022. The current agreement expired on September 22, 2022.

This timber sale agreement with Woodard Land and Timber, LLC is for thinning 87 acres of the Sheriff's Firing Range and for thinning 31 acres just south of the Landfill entrance. Wet conditions prevailed and prohibited the harvest.

**Houston County Board of Commissioners  
AMENDMENT # 2**

KNOW ALL MEN BY THESE PRESENT that, for and in consideration of the mutual agreements, undertakings and consideration to be paid and received, the receipt and adequacy of which the parties hereby acknowledge, it is UNDERSTOOD and AGREED by and between Houston County Board of Commissioners, and Woodard Land and Timber, LLC that the Timber Sale Agreement Contract # 03-21-65 (the "Agreement"), executed by and between the parties hereto on the 22<sup>nd</sup> day of June, 2021, and the same hereby is, amended as follows:

ARTICLE 4, Section 1

Amend the "Timber Sale Agreement" to change:

The term of the "Agreement" to be extended and expire on December 31<sup>st</sup>, 2022.

Except as altered, modified, and amended to the extent and in the particulars set forth above, the said parties do hereby ratify and confirm all and singular the other provisions of the Agreement which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed on this \_\_\_ day of October, 2022.

WITNESSES:

Houston County Board of Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

WITNESSES:

Woodard Land and Timber, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



# 10

The Public Works department is requesting approval of a bid on the construction of the Water System Improvements, Phase 2, to serve Gilbert Road. Four proposals were received. Staff and Carter & Sloope, the consultant engineers, recommend John R. Walker Inc., in the amount of \$937,305.32.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the award of the bid on the Water System Improvements, Phase 2, to serve Gilbert Road to John R. Walker Inc., of Macon Georgia, in the amount of \$937,305.32. This project will be funded from ARPA funds.**



# 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

Jordan Kelley  
Office Manager

Michael Phillips  
Facilities Superintendent

Christopher Stoner  
Fire Chief EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Solid Waste Superintendent

**To:** Houston County Board of Commissioners

**From:** Brian Jones, Director of Operations *BJ*

**Date:** Friday, October 7, 2022

**RE:** Water System Improvements, Phase 2, to Serve Gilbert Road

Please consider this recommendation to award the construction of the above referenced project to **John R. Walker, Inc.**, for a total of **\$937,305.32**. On September 29<sup>th</sup>, 2022 at 11:00 A.M., Public Works received proposals from four (4) contractors for the construction of the project. Listed below is a summary of the results.

John R. Walker, Inc.	\$937,305.32
RDJE, Inc.	\$968,751.00
SCI Construction, Inc.	\$1,084,749.00
Pyles Plumbing & Utility Contractors, Inc.	\$1,437,472.80

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 John R. Walker, Inc., was selected as the recommendation.

Accompanying this memorandum, you will find the Notice of Award by Carter & Sloope. This project will be paid for using ARPA funds (230-4400-54.1400 SFR1).

Thank you for your time and consideration of this matter.



Carter & Sloop  
CONSULTING ENGINEERS

October 4, 2022

Mr. Brian Jones  
Houston County Public Works  
2018 Kings Chapel Road  
Perry, GA 31069

SUBJECT: Houston County, Georgia  
Water System Improvements Phase II  
To Serve Gilbert Road  
C&S Project No.: H9500.122 (Rebid)

Dear Brian:

As you are aware, bids were received and opened for the above subject project on September 29, 2022 at 11:00 am. A total of four (4) responsive bids were received out of the four (4) companies listed on the plan-holders list. John R. Walker, Inc. out of Macon, Georgia with a base bid of \$937,305.32 was determined to be the low bidder. We have checked and tabulated the base bids received as follows:

<u>Contractor</u>	<u>Total Base Bid</u>	<u>% Over Low Bid</u>
1. John R. Walker	\$937,305.32	--
2. RDJE, Inc.	\$968,751.00	3.4%
3. SCI Construction, Inc.	\$1,084,749.00	15.7%
4. Pyles Plumbing & Utility Con., Inc.	\$1,437,472.80	53.4%

As required in the bid documents, the low bidder submitted with his bid a 10% bid bond from the Westfield Insurance Company, which is listed in the U.S. Treasury Circular #570. The Westfield Insurance Company is shown as being licensed in the state of Georgia with an underwriting limitation that is greater than the bond amount. The Westfield Insurance Company has a current A.M. Best rating of "A" which meets the requirements of the contract documents.

Based on our findings, the low bidder appears to have adequate experience, technical ability, and financial capability to complete this project. **Carter & Sloop therefore recommends the project be awarded to John R. Walker, Inc. at a Total Base Bid amount of \$937,305.32.**

We are enclosing one (1) copy of the certified "Bid Tabulation" for your records. We are also enclosing four (4) copies of the Notice of Award for this project. Please execute all four (4) copies of the Notice of Award and return them to our office as soon as possible. We will prepare four (4) originals of the Agreement and forward them to you when the Contractor has executed the Agreement and delivered all the necessary Payment and Performance Bonds and Certificates of Insurance.



If you have any questions or need any additional information, please call us.

Sincerely,

CARTER & SLOOPE, INC.

A handwritten signature in black ink, appearing to read "Chad Sipe". The signature is fluid and cursive, with the first name "Chad" and last name "Sipe" clearly distinguishable.

Chad Sipe, PE

Encl: Certified Bid Tabulation – 1 copy  
Notice of Award – 4 copies

Cc: Mr. Riley Scarborough, Houston County Public Works (w/ 1 copy of each)  
File (w/ 1 copy of each)

**NOTICE OF AWARD**

**PROJECT DESCRIPTION:**

**Water System Improvements Phase II to Serve Gilbert Road**

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids dated September 29, 2022, and Instructions to Bidders.

You are hereby notified that your BID has been accepted for items in the amount of

**Nine Hundred Thirty-Seven Thousand, Three Hundred Five and 32/100 Dollars (\$937,305.32).**

You are required by the Instructions to Bidders to execute the Agreement and furnish the required CONTRACTOR's Performance BOND, Payment BOND and Certificates of Insurance with fifteen (15) calendar days from the date of the Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within fifteen (15) days from the date of this notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE of AWARD to the OWNER.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Houston County Board of Commissioners**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ACCEPTANCE OF NOTICE**

Receipt of the above NOTICE OF AWARD is hereby acknowledged by **John R. Walker, Inc.** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Houston County Board of Commissioners  
Water System Improvements Phase II  
to Serve Gilbert Road

C & S Project No. H9500.122  
Houston County Bid No.: 23-10  
September 2022

The Georgia Department of Transportation has requested that Houston County resubmit the Houston County Radar List. This request was made to update the On-System Routes.

The City of Perry will install the Automated Traffic Enforcement Safety Devices.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the following updates to the Houston County Radar List On-System Routes:**

- **Perry Middle School located on SR11 in Perry has been upgraded to allow an Automated Traffic Enforcement Safety Device (ATESD).**
- **Matt Arthur Elementary School located on SR127 in Perry has been upgraded to allow an ATESD.**



# 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

Jordan Kelley  
Office Manager

Michael Phillips  
Facilities Superintendent

Christopher Stoner  
Fire Chief EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Solid Waste Superintendent

## Memo

**Date:** October 7, 2022  
**To:** Houston County Board of Commissioners  
**From:** Ken Robinson, Senior Civil Engineer *KER*  
**CC:** Captain Clay Chambers, HCSO  
Brian Jones, P.E., Director of Operations  
**RE:** Update Houston County Radar List

The Georgia Department of Transportation has requested that Houston County resubmit the Radar List for Houston County. The request was made to update the On-System Routes. The updates are listed below:

- Perry Middle School located on SR11 in Perry has been upgraded to allow an Automated Traffic Enforcement Safety Device (ATESD).
- Matt Arthur Elementary School located on SR 127 in Perry has been upgraded to allow an ATESD.

The above referenced Automated Traffic Enforcement Safety Devices are being installed by the City of Perry.

The Houston County Sheriff's Office and Houston County Public Works agree with the changes.



# 12

The City of Warner Robins has requested Houston County enter a Covenant for Sewer Service. This Covenant will be for the new Bonaire Fire Station Location which is located outside the City Limits.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker signing a Covenant for Sewer Service at the new Bonaire Fire Station location.**

STATE OF GEORGIA

**COVENANT**

THIS AGREEMENT, made and entered into this \_\_\_ day of October, 2022, by and between **BOARD of COMMISSIONERS of HOUSTON COUNTY** party of the first part, and **THE CITY OF WARNER ROBINS**, party of the second part.

WITNESSETH: That,

WHEREAS, said party of the first part owns property now located in the unincorporated areas of Houston County, Georgia more fully described as follows:

*All that tract or parcel of land situate, lying and being in Land Lot 21 of the Eleventh (11<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Tract 14, containing 6.12 acres according to a plat of survey for Thomas L. Mason, Inc. prepared by Brent Cunningham, Surveyor on July 11, 1996, a copy of said plat being of record in Plat Book 49, Page 46, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.*

*LESS AND EXCEPT that portion of the above described property condemned as additional right of way for State Route 96 as evidenced by a copy of the order recorded in Deed Book 6148, Page 197, Clerk's Office, Houston Superior Court.*

LOCATION: Old Hwy 96 north of the intersection of Elm Street and Old Hwy 96, Bonaire, Georgia 31005.

WHEREAS, said described real estate, while in the vicinity of the Warner Robins city limits, is not presently contiguous to the City but may become contiguous at some time in the future; and

WHEREAS, said party of the first part has requested certain services be provided to the above-described property by the said party of the second part.

NOW, THEREFORE, in consideration of the City agreeing to furnish utility service to the above-described premises, the undersigned hereby covenants and agrees to voluntarily annex said property into the City of Warner Robins immediately upon said property becoming contiguous to the corporate limits of the City and further agrees as follows:

- (1) party of the first part shall comply with all pertinent City of Warner Robins building codes, requirements and regulations in the construction and/or development of the above-described property;
- (2) this covenant shall run with the land and be binding upon the heirs, grantees, successors and assigns of the undersigned; and
- (3) if successors in interest shall refuse to petition for, or agree to annex into the corporate limits of the City after the aforesaid property becomes contiguous, then the said party of the second part may remove said

utilities and discontinue such service without payment of any compensation to the successors in interest of the party of the first part.

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals on the date first above written.

BOARD of COMMISSIONERS of HOUSTON COUNTY

Signed, sealed and delivered  
in the presence of:

By: \_\_\_\_\_  
Tommy Stalnaker, Chairman

\_\_\_\_\_  
Witness

Attest: \_\_\_\_\_  
Robbie Dunbar, Director of Administration

\_\_\_\_\_  
Notary Public

CITY OF WARNER ROBINS, GEORGIA

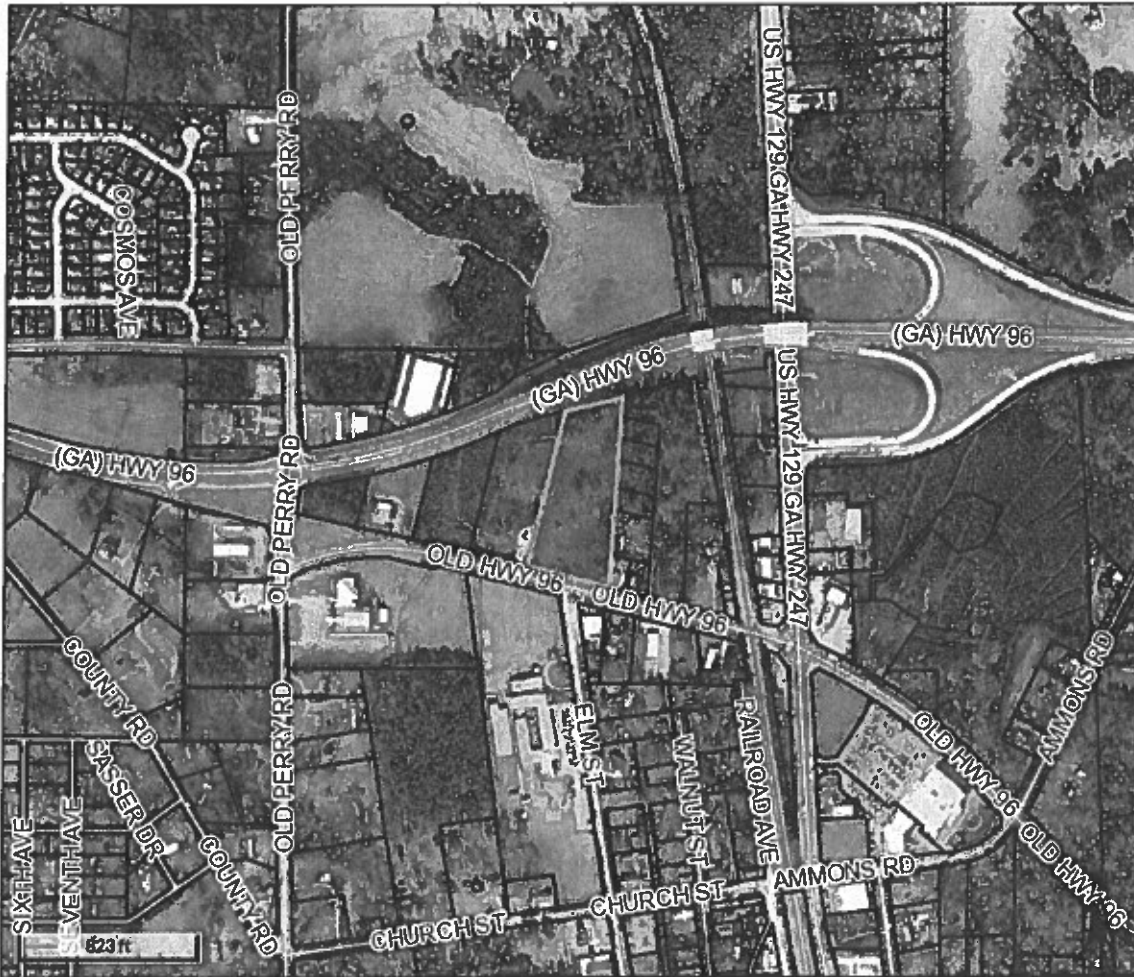
Signed, sealed and delivered  
in the presence of:

By: \_\_\_\_\_  
LaRhonda W. Patrick, Mayor

\_\_\_\_\_  
Witness

Attest: \_\_\_\_\_  
Mandy Stella, City Clerk

\_\_\_\_\_  
Notary Public



Overview



Legend

- Parcels
- Roads

<p>Parcel ID    001250 114000</p> <p>Class Code    Exempt</p> <p>Taxing District    County</p> <p>Acres    5.07</p>	<p>Owner</p> <p>BOARD OF COMMISSIONERS OF HOUSTON COUNTY</p> <p>200 CARL VINSON PKWY</p> <p>WARNER ROBINS, GA 31088</p>	<p>Physical Address</p> <p>OLD HWY 96</p>	<p>Assessed Value</p> <p>Value \$190100</p> <p>Land Value</p> <p>Value \$190100</p> <p>Improvement Value</p> <p>Value</p> <p>Accessory Value</p> <p>Value</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>5/16/2018</td> <td>\$148000</td> <td>01</td> <td>U</td> </tr> <tr> <td>3/4/2013</td> <td></td> <td>30</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	5/16/2018	\$148000	01	U	3/4/2013		30	U
Date	Price	Reason	Qual													
5/16/2018	\$148000	01	U													
3/4/2013		30	U													

(Note: Not to be used on legal documents)

Date created: 9/27/2022  
 Last Data Uploaded: 9/27/2022 6:54:44 AM

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

September 14, 2022

**MAYOR**  
LaRhonda W. Patrick

**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.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

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

**RE: Parcel 001250 114000**  
**Old HWY 96 & Old Perry Road**  
**Sanitary Sewer Availability**

The City of Warner Robins Utility Department has reviewed your request for availability to the above referenced property. As of the date of this letter, water and sanitary sewage are available. The City has adequate transport capacity for the handling of the wastewater and is willing to accept the domestic wastewater for treatment.

**Note: Sanitary sewer available capacity to be determine once design plans are submitted and approved.**

The property owner and/or developer will be responsible for all surveying, design and installation of the sanitary lines within the development, including utility extensions and the acquisition and recording of any easements that may be required.

If annexation is required, the property owner must file a petition for annexation with Darin Curtis at the Planning and Zoning Office at City Hall, 478-302-5517.

If you have any questions or need other information, please do not hesitate to contact our office at (478) 302-5449.

**Note, this letter is valid for 6 months from date of issue.**

Sincerely,

*City of Warner Robins*



William Abarca, P.E.  
Utilities Engineer

**RECEIVED**

**SEP 15 2022**

**CITY CLERK'S OFFICE**



# HOUSTON COUNTY COMMISSIONERS

*Serving All of Houston County*

OFFICE

209 Carl Vinson Parkway  
Warner Robins, GA 31068  
478-542-2115  
Fax 478-923-5591

COMMISSIONERS

TOMMY STALNAKER  
Chairman

MARK BYRD  
GAIL ROBINSON  
TAL TALTON  
H. JAY WALKER, III

September 8, 2022

Honorable LaRhonda Patrick  
Mayor, City of Warner Robins  
700 Watson Blvd  
Warner Robins, GA 31093

RE: Sanitary Sewer Service Request for New Public Safety/Medical Facilities

Dear Mayor Patrick;

This letter is a request for sanitary sewer service to be provided by the City of Warner Robins for a proposed Houston County Public Safety/Medical Facilities. The facilities will be located on Old Highway 96, more specifically on the parcel designated with the Tax ID 001250 114000. The parcel consists of 5.07 acres. The facilities will consist of a Fire Station, EMS facility, Sheriff's Precinct, and Medical Office Building.

These projects have been in planning for many years and now Houston County is ready to begin construction. Once completed, these projects will provide public safety and medical services to citizens in Warner Robins and unincorporated Houston County areas. We will be removing the old County fire station on Church Street thus eliminating the existing sewer capacity at that location.

Thanking you in advance for your consideration to this request.

Sincerely,

Tommy Stalnaker, Chairman  
Houston County Board of Commissioners

TS/dw

CC: Monte Walters  
Vic Savage, PLE  
William Abarca, PE

**RECEIVED**  
SEP 15 2022  
CITY CLERK'S OFFICE



Doc ID: 015189680002 Type: GLR  
Recorded: 05/17/2018 at 10:47:48 AM  
Fee Amt: \$12.00 Page 1 of 2  
Transfer Tax: \$0.00  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 7852 PG 220-221

Rtn: Tom NALL, AIT,  
Charge

**WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF HOUSTON**

This indenture, made this 16 day of May, 2018, between **DEBORAH C. MASON** of the State of Georgia, County of Houston, hereinafter called Grantor, and **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of the State of Georgia, County of Houston, as party of the second party, hereinafter called Grantees (the words "Grantor" and "Grantee" include the singular and the plural, the neuter, masculine and feminine genders, and their respective heirs, executors, administrators, legal representatives, successors and assigns where the context requires or permits)

**WITNESSETH that:** Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**All that tract or parcel of land situate, lying and being in Land Lot 21 of the Eleventh Land District of Houston County, Georgia, being known and designated as Tract 14, containing 6.12 acres according to a plat of survey for Thomas L. Mason, Inc. prepared by Brent Cunningham, Surveyor on July 11, 1996, a copy of said plat being of record in Plat Book 49, Page 46, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.**

**LESS AND EXCEPT that portion of the above described property condemned as additional right of way for State Route 96 as evidenced by a copy of the order recorded in Deed Book 6148, Page 197, Clerk's Office, Houston Superior Court.**





Page 2  
Warranty Deed


To have and to hold the said property above described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.


Except for any matters shown on any plat referred to herein and except for any other matters set out above, if any; the said Grantors will Warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever and all legal entities whatsoever.

In witness whereof, the Grantor has signed and sealed this deed, the day and year written above.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

 (Seal)  
\_\_\_\_\_  
Deborah C. Mason

  
\_\_\_\_\_  
Notary Public



**Summary**

**Parcel Number** 001250 114000  
**Location Address** OLD HWY 96  
**Legal Description** TRACT 14 5.071 ACRES LL 21 11TH LD  
 (Note: Not to be used on legal documents)  
**Class** E1-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** R1  
**Tax District** County (District 1)  
**Millage Rate** 24.47  
**Acres** 5.07  
**Homestead Exemption** No (50)  
**Landlot/District** 21 / 11

[View Map](#)

**Owner**

BOARD OF COMMISSIONERS OF HOUSTON COUNTY  
 200 CARL VINSON PKWY  
 WARNER ROBINS, GA 31088

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	HWY 96/RUS/MO 50,000	Acres	220,849	0	0	5.07	0

**Sales**

Sale Date	Sale Price	Grantor	Grantee
5/16/2018	\$148,000	MASON DEBORAH C	BOARD OF COMMISSIONERS OF HOUSTON COUNTY
3/4/2013	\$0	RIGHT OF WAY	MASON DEBORAH C

**Valuation**

	2022	2021	2020	2019
Previous Value	\$190,100	\$190,100	\$190,100	\$190,100
Land Value	\$190,100	\$190,100	\$190,100	\$190,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$190,100	\$190,100	\$190,100	\$190,100

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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# 13

The Public Defenders Office is requesting to hire Kindall Browning-Rickie to fill the vacant Assistant Public Defender position at a Grade 27 Step D, effective October 19, 2022. Staff has reviewed Ms. Browning-Rickie's qualifications and she does meet the requirement for the D Step.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the hiring of Kindall Browning-Rickie to fill the vacant Assistant Public Defender position at a Grade 27 Step D effective October 19, 2022.**



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## 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)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: October 11, 2022  
Re: Request to Hire, Assistant Public Defender

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Sara Meyers is requesting to hire Kindall Browning-Rickle for the vacant Assistant Public Defender position at Grade 27 Step D. I have reviewed Ms. Browning-Rickle's qualifications and she does meet the requirements for the "D" Step. I recommend approval to hire Ms. Browning-Rickle at Grade 27 D effective October 19, 2022.

The District Attorney's Office is requesting to hire Stephanie Howard to fill the vacant reception/secretary position at a Grade 8 Step E, effective October 5, 2022. Staff has reviewed Ms. Howard's qualifications and she does meet the requirement for the E Step.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the hiring of Stephanie Howard to fill the vacant reception/secretary position at a Grade 8 Step E, effective October 5, 2022.**





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## 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)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: September 28, 2022  
Re: District Attorney New Hire

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District Attorney William Kendall is requesting to hire Stephanie Howard to the vacant reception/secretary position in the District Attorney's Office. Mr. Kendall would like to hire Ms. Howard at grade 8-E and her experience does meet the requirements to be hired at this step. If approved this request will be effective October 5, 2022. Please consider this request.

# 15

At the March 15, 2022 meeting the board approved the award of a bid to Reames & Sons Construction Inc., of Valdosta Georgia, the joint LMIG contract. The contract, dated April 7, 2022, is in the total amount of \$3,218,074.97. Houston County's portion approved at the meeting was \$1,147,888.87. The actual amount of Houston County's portion is \$1,232,864.47, for a difference of \$84,975.60. This error necessitates a correction to the minutes.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**a correction to the official minutes of the March 15, 2022, meeting whereby the stated \$1,147,888.87 total for Houston County's portion of the 2022 Joint Local Maintenance Improvement Grant (LMIG) Road Improvement Project, with Reames & Sons Construction Inc., is amended to read \$1,232,864.47**



## Houston County Commissioners Meeting Continued from Page 29

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Chairman Stalnaker signing a one-year option with Dixie Lawn & Landscaping, Inc. of Cochran, GA in the total amount of \$17,300 effective May 1, 2022 and expiring April 30, 2023.

Ms. Robinson presented a renewal on the mutual aid agreement between the Houston County Fire Department and Robins Air Force Base.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing the Agreement for Mutual Aid in Fire and Emergency Services between the Houston County Fire Department and Robins AFB effective immediately and expiring March 2, 2027.

Ms. Robinson presented a request for approval of a bid on the repair of the Fire Station #4 (Henderson) roof.

Motion by Ms. Robinson, second by Mr. Byrd and carried unanimously by all to approve the award of the Fire Station #4 (Henderson) roofing project to Crosby Roofing and Seamless Gutter in the total amount of \$17,450. SPLOST 2012 will fund this project.

Ms. Robinson presented a request for approval of a Change Order on the Detention Center HVAC Upgrade project.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing Change Order #2 with J.M. Clayton Co. of Thomaston, GA on the Detention Center HVAC Upgrade project. The current contract sum of \$3,171,533 will increase by \$48,510 for a new contract total of \$3,220,043. The contract time will increase by 70 days.

Mr. Byrd presented a request for approval of a bid on the Joint 2022 LMIG road resurfacing and repair projects.

Motion by Mr. Byrd, second by Ms. Robinson and carried unanimously by all to approve a bid award for the Joint 2022 LMIG road resurfacing and repair projects to Reames and Son Construction in the total amount of \$3,218,074.97 of which Houston County's portion is \$1,147,888.87. The cities of Warner Robins, Centerville, Perry and Byron will be responsible for the balance of \$2,070,186.10.

Mr. Byrd commented that four bids were received with a 20% difference between the successful low bidder and the second low bidder proving that the bid process is favorable for the citizens.

Mr. Byrd presented a bond tax resolution requested by the Houston County School District.

Motion by Mr. Byrd, second by Mr. Walker and carried unanimously by all to approve the Resolution providing for the levy and collection of an annual tax to provide funds for the payment of the principal and interest on \$40,000,000 in aggregate principal amount of Houston County School District (Georgia) general obligation (sales tax) Bonds series 2022, should the sales and use tax be insufficient to pay the same.

**Summary of bills by fund:**

• General Fund (100)	\$ 857,282.19
• Emergency 911 Telephone Fund (215)	\$ 10,278.27
• American Rescue Plan Act (230)	\$ 831,268.38
• Fire District Fund (270)	\$ 7,242.15
• 2006 SPLOST Fund (320)	\$ 1,450.85
• 2012 SPLOST Fund (320)	\$ 431,504.77
• 2018 SPLOST Fund (320)	\$1,187,762.20
• Water Fund (505)	\$ 255,618.28
• Solid Waste Fund (540)	<u>\$ 804,496.84</u>
Total for all Funds	\$4,386,903.93

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the payment of the bills totaling \$4,386,903.93**