



Houston County Board of Commissioners Meeting

Warner Robins, Georgia

November 16, 2021

5:00 P.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Warner Robins, Georgia**  
**November 16, 2021**  
**5:00 P.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation & Pledge of Allegiance** – Commissioner Byrd

**Approval of Minutes from November 2, 2021**

**New Business:**

1. Personnel Request (Engineering / Civil Engineer) – Commissioner Walker
2. Board Appointments – Commissioner Walker
3. Professional Agreement (Robinson Paving / State Court Expansion Project) – Commissioner Walker
4. Change Order (Thompson Mill Road Widening Project) – Commissioner Perdue
5. Change Order (Spot Overlay Project) – Commissioner Perdue
6. Surplus Vehicle Donation (Vac Truck / City of Centerville) – Commissioner Perdue
7. Warner Robins Water Purchase Request (Pete's Hollandia Greenhouse) – Commissioner Byrd
8. Right of Way Agreement (Flournoy Road) – Commissioner Byrd
9. Correction to Minutes of June 1, 2021 – Commissioner Byrd
10. Approval of Bid (Public Buildings / Service Truck) – Commissioner Robinson
11. Approval of Bid (Juvenile Court Building Roof) – Commissioner Robinson
12. Approval of Bills – Commissioner Robinson
13. Holiday Schedule – Chairman Stalnaker

**Public Comments**

**Commissioner Comments**

14. Executive Session for Attorney-Client Matters per O.C.G.A. § 50-14-2(1)

**Motion for Adjournment**

County Engineer Ronnie Heald is requesting permission to hire Chad Foreman to fill the vacant Civil Engineer position at a Grade 25-C. Staff agrees that Mr. Foreman possesses the requisite qualifications and experience to qualify for the C-step.

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

- approve
- disapprove
- table
- authorize

**hiring Chad Foreman for the Civil Engineer position in the Engineering Department at a Grade 25-C effective November 17, 2021.**



---

---

## Houston County Personnel Department

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478/542-2005 (Office) 478/542-2118 (Fax)

---

---

To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: November 8, 2021  
Re: Chad Foreman – Civil Engineer

---

Ronnie Heald is requesting to hire Chad Foreman for the vacant Civil Engineer Position at Grade 25 Step C. This position is vacant due to a resignation. Mr. Foreman has the experience necessary to exceed the qualifications for the "C" step. This will be effective November 17, 2021.



# Houston County Public Works

## Memorandum

### Office

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

Robbie Dunbar  
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

Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

**To:** Ken Carter  
**From:** Ronnie Heald *RJH*  
**Date:** November 4, 2021  
**CC:** Robbie Dunbar  
**RE:** Civil Engineer Position

*OK*  
A handwritten signature in blue ink, appearing to be "R", with the word "OK" written above it.

I would like to hire Mr. Chad Foreman at the 25(C) step for the **Civil Engineer** position being vacated by the promotion of Ken Robinson. Mr. Foreman has 20 years' experience in Public Works and has been working as a consultant for the County for about a year now.

Thank you very much for your time and consideration with this request.

# HOUSTON COUNTY APPLICATION FOR EMPLOYMENT

It is the policy of Houston County to select new employees and to promote current employees without regard to race, sex, religion, national origin, marital status or disability.

**INSTRUCTIONS:** You must answer all items on this application fully and accurately. The information that you give will be used in determining your qualifications and rating for employment. If an item does not apply to you, or if there is no information to be given, write the letters "N/A" for Not Applicable. **PRINT IN INK OR TYPE.** A resume may be attached **BUT WILL NOT** be accepted in lieu of this application. In order to be assured consideration for employment, your application must be received no later than the closing date of the vacancy announcement.

Position(s) Desired: (1) Civil Engineer (2) (3)	Date: 8/6/2020
<input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Temporary	Salary Desired: \$54,891.20

### PERSONAL DATA

Name:	Last	First	Middle	Social Security Number
	Foreman Chad Alan			[REDACTED]

Address:	No. & Street	Apt. No.	City, State, Zip
	[REDACTED]		Warner Robins, Georgia, 31088

Telephone Numbers:	Are you between the ages of 17 and 70?
Home: [REDACTED] Business: [REDACTED]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

U. S. Citizen or Permanent VISA  
 Yes     No    If no, give work permit number: \_\_\_\_\_

Have you ever been convicted of a crime other than a minor traffic violation? (A conviction does not automatically exclude you from employment consideration) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain on a separate sheet: _____	Do you have a relative working for the county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - If yes, give name(s) and relationship.
---	--

Have you ever been employed by Houston County?  Yes     No    If yes, give dates, location and job classification: \_\_\_\_\_

Do you possess a valid motor vehicle Driver's License?  Yes     No    Class: \_\_\_\_\_ Lic No. [REDACTED]

### EDUCATION

	Name and Location	From Mo/Yr	To Mo/Yr	Highest Grade Completed	Did You Graduate	Type Degree	Major	Date Degree Obtained or To Be Obtained
High School	Northside High School	1985	1987	12	Yes	CP	CP	1987
College(s) (Other if Applicable)	Southern Tech	1990	1993	BS	Yes	BS	MET	1993
Graduate School								

### MILITARY

Branch of U.S. Service N/A    From Mo/Yr. \_\_\_\_\_ To Mo/Yr. \_\_\_\_\_ Rank \_\_\_\_\_

Major Duties: (Explain on separate sheet) \_\_\_\_\_

Honorable Discharge: \_\_\_\_\_ Yes \_\_\_\_\_ No (If no, explain on separate sheet)

Service Schools or special training (Explain on separate sheet) \_\_\_\_\_

Do you have a Reserve Obligation? \_\_\_\_\_ Yes \_\_\_\_\_ No (If yes, please describe) \_\_\_\_\_

EMPLOYMENT HISTORY: Please provide a complete employment history, listing all positions held, including **military**, part-time, summer, and volunteer. It is most important that you provide exact dates of employment, exact title or position, and detailed description of duties. If you held more than one position with an employer, please treat each position separately. This information will help determine eligibility. If submitting a resume, complete all information except Job Duties.

Were you ever discharged or asked to resign from any position?  Yes  No May we contact your present employer  Yes  No

(Begin with your present or most recent employer)				
Name of Employer Glacier Zone		Address 220 Silver Circle Warner Robins 31093		
Employment Dates (mo/yr)	Salary <u>Varies</u> hrs/wk	Name and Title of Supervisor	Telephone Number	
from <u>05</u> / <u>2019</u>	Starting: \$ <u>30</u> per <u>Hour</u>	Mark Crouch	[REDACTED]	
to <u>Present</u> / _____	Present: \$ <u>30</u> per <u>Hour</u>	Job Duties See Resume		
Position Title Maintenance Mechanical Engineer				
Reason for Leaving Currently Employed				
Name of Employer City of Warner Robins- Engineering Dept.		Address Watson Blvd		
Employment Dates (mo/yr)	Salary <u>40</u> hrs/wk	Name and Title of Supervisor	Telephone Number	
from <u>06</u> / <u>2016</u>	Starting: \$ <u>68K</u> per <u>Year</u>	Forrest Walker		
to <u>04</u> / <u>2019</u>	Present: \$ <u>68K</u> per <u>Year</u>	Job Duties See Resume		
Position Title Assistant City Engineer- Plan Review/Permits				
Reason for Leaving Seek better oportunities				
Name of Employer City of Warner Robins- Public Works		Address Bay Street		
Employment Dates (mo/yr)	Salary <u>40</u> hrs/wk	Name and Title of Supervisor	Telephone Number	
from <u>05</u> / <u>1999</u>	Starting: \$ <u>38k</u> per <u>Year</u>	George Brannon		
to <u>06</u> / <u>2016</u>	Present: \$ <u>58k</u> per <u>Year</u>	Job Duties See Resume		
Position Title Project Engineer				
Reason for Leaving Advancement				

**REFERENCES**

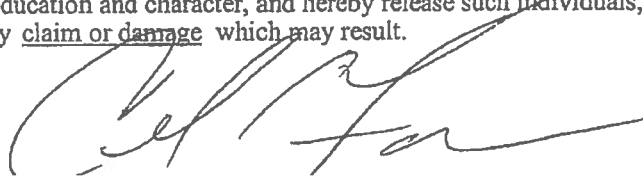
List three references (NOT minors, relatives or former employers) who have known you well during the past few years.

NAME	ADDRESS	OCCUPATION	PHONE NO.	NO. YEARS KNOWN
Susan Rushing	128 Penny Lane, WR	Business Owner	[REDACTED]	10
Joe Musselwhite	Corbin Ave., WR	Retired	[REDACTED]	20
Violet Martin	Perry, Georgia	Robins AFB	[REDACTED]	10

**CERTIFICATION AND AUTHORIZATION FOR RELEASE OF INFORMATION**

I CERTIFY that the information given by me in this application is true and complete to the best of my knowledge knowing that any false information, misrepresentation, or concealment of fact is sufficient grounds for my application to be rejected or, if employed, my employment terminated.

I UNDERSTAND AND AGREE that all information furnished in this application may be verified by the County. I further understand that any offer of employment may be revoked in the event a drug test, given by the County discloses information on me which is considered disqualifying. I hereby authorize all individuals and organizations named or referred to in this application and any law enforcement organization to give the Houston County Government all information relative to my employment, education and character, and hereby release such individuals, organizations, and Houston County from any liability for any claim or damage which may result.



8/16/2020

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

- approve
- disapprove
- table
- authorize

**the following re-appointments:**

<b>Airport Authority</b>	<b>Dr. Perry Melvin</b>	<b>1/01/22 thru 12/31/23</b>
<b>Board of Tax Assessors</b>	<b>Joyce Herndon</b>	<b>1/01/22 thru 12/31/24</b>
	<b>Brian Jones</b>	<b>1/01/22 thru 12/31/24</b>
<b>Board of Health</b>	<b>Archie Thompson</b>	<b>1/01/22 thru 12/31/27</b>
<b>Board of Elections</b>	<b>John Applegate</b>	<b>1/01/22 thru 12/31/22</b>



# 3

The Engineering Department has requested approval to enter into a professional agreement with Robinson Paving Company to grade the County's existing detention pond at the courthouse to accommodate the new State Court Expansion project. Robinson Paving agrees to grade the pond to a certain contour line and retrofit the outlet device in exchange for the dirt which will be used on several ongoing county road improvement projects.

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

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

**entering into a professional services agreement with Robinson Paving Company for the grading of the County's detention pond at the courthouse site in Perry.**



# Houston County Public Works

## Memorandum

### Office

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

Robbie Dunbar  
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

Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

**To:** Houston County Board of Commissioners

**From:** Ronnie Heald

**Date:** November 8, 2021

**CC:** Robbie Dunbar

**RE:** Court House Detention Pond

A handwritten signature in black ink, appearing to be "R. Heald".

The engineering department requests permission to enter into an agreement with Robinson Paving Company to grade the detention pond for the *House County Courthouse Expansion* project. Robinson Paving will grade the pond to the 342-contour line in exchange for the dirt and retrofit the outlet device per the plans.

Thank you very much for your time and consideration with this request.



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**


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

**Agreement Between Houston County and Robinson Paving Company**

This agreement between Houston County Board of Commissioners and Robinson Paving Company is for partial excavation for the enlargement of the detention pond at the *Houston County Courthouse Expansion* project on the Perry Parkway.

The scope of the work in this agreement involves the excavation of dirt from the site for Robinson Paving Company's use on projects nearby including but not limited to *Lake Joy Road Phase 5 Improvement*, and *State Route 127/ Houston Lake Road Widening*.

Robinson Paving Company agrees to excavate and remove soil from the pond to an elevation of plus or minus of contour 342. Robinson Paving agrees to construct and maintain a haul road, construct and maintain a construction exit, control dust, provide their own construction stakeout, and installation of a steel plate to the face of the existing outlet structure as detailed on plans. Robinson Paving Company shall maintain positive drainage with the excavation.

By:   
Jonathan Mack  
For: Robinson Paving Company  
Date: 5 Nov 2021

By: \_\_\_\_\_  
For: Houston County, Georgia  
Date: \_\_\_\_\_

This change order on the Thompson Mill Road Widening Project increases the original contract price from \$2,500,580.66 by \$91,434.43. The various overages addressed conditions during construction that were not in the original contract such as wet conditions, sidewalk modifications, additional work on the decel lane for the new school bus entrance, and additional pavement reinforcing mat. Staff recommends approval of this final adjusting change order to close out the project.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker signing Change Order #1 (Final) with C.W. Matthews Contracting Co., Inc. increasing the contract amount from \$2,500,580.66 by \$91,434.43 for a total amended contract total of \$2,592,015.09. There is no increase in contract time.**



# Houston County Public Works

## MEMORANDUM

### Office

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

Robbie Dunbar  
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

Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

**To:** Houston County Board of Commissioners

**From:** Ken Robinson, Traffic Engineer *KER*

**Date:** November 5, 2021

**CC:** Robbie Dunbar, Director of Operations

**RE:** Thompson Mill Road Widening 2018 SPLOST CW 18-03

*OK*  
*[Signature]*

---

Please consider this request for Change Order No. 1 to the above referenced project. The change order is an adjustment to increase the contract price from \$2,500,580.66 to \$2,592,015.09. This change order is recommended by the staff to pay retainage and close out the project.

The increase in cost for the change order is \$91,434.43, with no change in contract time.

Thank you for your time and consideration of this matter.

# Change Order

No. 1

Project: **Thompson Mill Road Widening  
2018 SPLOST CW 18-03**

Date of Issuance: **November 5, 2021**

Owner: **Houston County Board of Commissioners**

Contractor: **C. W. Matthews Contracting Co., Inc.**

Engineer: **Ken Robinson, Traffic Engineer**

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

Description: **As directed by the engineer, the Contractor provided various items that were not accounted for in the contract. Some of these items aided in addressing wet conditions encountered. Sidewalks were changed to meet ADA requirements. Pavement reinforcing mat was added to prevent asphalt joints from reflection. Additional work for deceleration lane for new school bus entrance.**

Purpose of Change Order: **The purpose of the additional work is to ensure that Houston County met erosion control requirements, ADA compliance, and longevity of drainage system/pavement.**

Attachments: **None.**

<u>Change in Contact Price:</u>	<u>Change in Contract Time</u>
Original Contract Price \$ <u>2,500,580.66</u>	Original Contract Time: <b>August 3, 2020</b> Days or date
Previous Change Orders No. <u>0</u> to No. <u>0</u> \$ <u>0.00</u>	Net Change from previous Change Orders: <b>0</b> days
Contract Price prior to this Change Order \$ <u>2,500,580.66</u>	Contract Time Prior to this Change Order: <b>0</b> Days
Net Increase of this Change Order \$ <u>91,434.43</u>	Net Increase of this Change Order: <b>0</b> days
Contract Price with all approved Change Orders \$ <u>2,592,015.09</u>	Contract Time with all approved Change Orders <b>August 3, 2020</b> Days or date

Recommended:

Approved:

Approved:

By \_\_\_\_\_  
Engineer

By \_\_\_\_\_  
Owner

By \_\_\_\_\_  
Contractor

  
**FRANK CRUMBLEY  
SENIOR VICE PRESIDENT**

Date:

# 5

This change order on the 2021 Spot Overlay Project increases the original contract price from \$107,390.70 by \$7,473.94. The overage was incurred due to overlay required for an additional spot due to a water utility repair that occurred after the project was let. Staff recommends approval of this final adjusting change order to close out the project.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker signing Change Order #1 (Final) with Benchmark Paving, LLC increasing the contract amount from \$107,390.70 by \$7,473.94 for a total amended contract total of \$114,864.64. There is no increase in contract time.**



# Houston County Public Works

## MEMORANDUM

### Office

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

Robbie Dunbar  
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

Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

**To:** Houston County Board of Commissioners

**From:** Ken Robinson, Traffic Engineer  
*KER*

**Date:** November 5, 2021

**CC:** Robbie Dunbar, Director of Operations

**RE:** 2021 Houston County Spot Overlay Project

*OK* *R*

---

Please consider this request for Change Order No. 1 to the above referenced project. The change order is an adjustment to increase the contract price from \$107,390.70 to \$114,864.64. This change order is recommended by the staff to pay retainage and close out the project.

The **increase** in cost for the change order is **\$7,473.94**, with no change in contract time.

Thank you for your time and consideration of this matter.



## Change Order

No. 1

Project: **2021 Houston County Spot Overlay**

Date of Issuance: **November 5, 2021**

Owner: **Houston County Board of Commissioners**

Contractor: **Benchmark Paving, LLC**

Engineer: **Ken Robinson, Traffic Engineer**

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

Description: **Spot overlay for additional spot due to water utility repair that occurred after project was let.**

Purpose of Change Order: **Spot overlay for additional water utility repair.**

Attachments: **None.**

<u>Change in Contract Price:</u>	<u>Change in Contract Time</u>
Original Contract Price \$ <u>107,390.70</u>	Original Contract Time: <u>June 4, 2021</u> Days or date
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> days
Contract Price prior to this Change Order \$ <u>107,390.70</u>	Contract Time Prior to this Change Order: <u>0</u> Days
Net Increase of this Change Order \$ <u>7,473.94</u>	Net Increase of this Change Order: <u>0</u> days
Contract Price with all approved Change Orders \$ <u>114,864.64</u>	Contract Time with all approved Change Orders <u>June 4, 2021</u> Days or date

Recommended:

Approved:

Approved:

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

Engineer

Owner

Contractor

Date: \_\_\_\_\_

The City of Centerville has a need for our surplus vacuum truck. Mayor Harley has officially requested the County consider the donation of this truck for use in their Public Works Department.

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

- approve
- disapprove
- table
- authorize

**the donation and transfer of a 1998 Vac-Con Vacuum Truck (VIN 1HTGCADTOXH625335 / Maint. #3401 / Asset #2013060001) to the City of Centerville.**



Governor's All-Star City

\* \* \* \*

# CITY OF CENTERVILLE

300 East Church Street  
Centerville, Georgia 31028-1099  
Phone: (478) 953-4734 Fax: (478) 953-4797

JOHN R. HARLEY  
MAYOR

Mike Brumfield  
Dir of Operations

Krista Bedingfield  
City Clerk

Rebecca L. Tydings  
City Attorney

Members  
Of  
Council

Robert D. Bird, Jr.  
Post 1

Justin Wright  
Post 2

J. Micheal Evans  
Post 3

Edward D. Armijo  
Post 4

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

November 12, 2021

Dear Chairman Stalnaker:

Please accept this request for donation of the following vehicle to the Centerville Public Works Department:

1998 white vac-Con Vacuum truck VIN – 1HTGCADTOXH625335

Thank you in advance for your consideration of Centerville Public Works Department's need for this piece of equipment.

With sincere appreciation,

Mayor John R. Harley

Pursuant to our current water use agreement, the City of Warner Robins has requested an extension of the system off an existing master meter that was permitted by the County in August of 2018 to temporarily serve the Hollandia Greenhouse located in the Warner Robins / Peach County Industrial Park. Once the City of Warner Robins completes construction of their new water plant at the Industrial Park it will then be capable of serving this need. Staff recommends approval of this request.

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

- approve
- disapprove
- table
- authorize

**a request from the City of Warner Robins to extend the system off an existing and previously permitted master meter to temporarily serve Pete's Hollandia Greenhouse located in the Warner Robins / Peach County Industrial Park.**



# Houston County Public Works

## Office

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

Robbie Dunbar  
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

Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

## MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Brian Jones, Utility Engineer 

**Date:** Wednesday, July 28, 2021

**CC:** Robbie Dunbar, Director of Operations

**RE:** Water Purchase Request from City of Warner Robins

OK 

Please find attached a request from the City of Warner Robins to serve *Pete's Hollandia Greenhouse* under our city/county water purchase agreement. The proposed development will be located in the Warner Robins/Peach County Industrial Park and will be served via an existing master meter permitted in August 2018. This previous agreement (9/4/18) was to provide water and fire protection to the Pure Flavor facility. At that time, Carter & Sloope analyzed our water system and determined that it could provide services without significant degradation of performance for existing customers.

Warner Robins is constructing a water treatment facility that is scheduled to be operating before the Hollandia Greenhouse is completed. Once the City facility is on-line, it will be able to meet the demand. Therefore, this extension of the system off the existing master meter is temporary and for fire flow protection. The original Carter & Sloope analysis confirmed the ability of the County water system to meet NFPA requirements. This request does not require any taps to the water system, and the rate was set with the original installation of the master meter.

Thank you for your consideration of this request.

# Location Map Hollandia Greenhouse



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

July 1, 2021

Brian Jones  
Houston County Water Department  
2018 Kings Chapel Road  
Perry, GA 31069

**MAYOR**  
Randy Toms

**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: Pete's - Hollandia Greenhouse  
Located at the Industrial Park  
Warner Robins, GA 31088**

Brian,  
The purpose of this follow up letter (original letter from Thomas & Hutton forwarded on April 26) is to provide additional description for the water needs to the development as indicated above and to request approval from Houston County. This is for compliance with the Infrastructure Agreement between the city of Warner Robins and Houston County.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

The design plans show a new Water Well to be located within the property for serving the domestic water needs. A fire protection line will be extended and tie into the existing Pure Flavor water main. This existing city water main at Pure Flavor is through a master meter with Houston County water at Hwy 41 and Crestview Road.

This water service connection/extension to the Pure Flavor line may be temporary. The reason being, the new city water plant at the Industrial Park, once in service and operational, will provide all the water needs to this development.

Consider this letter as The City of Warner Robins request for this servicing.

If you have any questions, please call me at (478) 302-5449.

Sincerely,

*City of Warner Robins*



William Abarca, P.E.  
Utilities Engineer

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

(478) 293-1000 • FAX (478) 929-1124 • [www.wrga.gov](http://www.wrga.gov)

As part of the project to pave Flournoy Road it is necessary to acquire an 80' right-of-way from landowner Perfect's Elko Properties, LLC. The landowner is willing to donate a portion of his property for the required 80' right-of-way in exchange for the County abandoning New Road, an unimproved road that traverses the landowner's property, and placing pasture fencing along the right-of-way as part of the Flournoy Road paving project.

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

- approve
- disapprove
- table
- authorize

**Chairman to sign the Agreement with landowner Perfect's Elko Properties, LLC that will acquire the property for the 80' right-of-way that is necessary for the paving of Flournoy Road in exchange for the County abandoning New Road, an unimproved road that traverses the landowner's property, and placing pasture fencing along the right-of-way as part of the Flournoy Road paving project.**





# Houston County Public Works

## Memo

OK  
*[Signature]*

### Office

2018 Kings Chapel Road  
Perry, Georgia 31069  
478-987-4200  
FAX 478-988-8007

Robbie Dunbar  
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

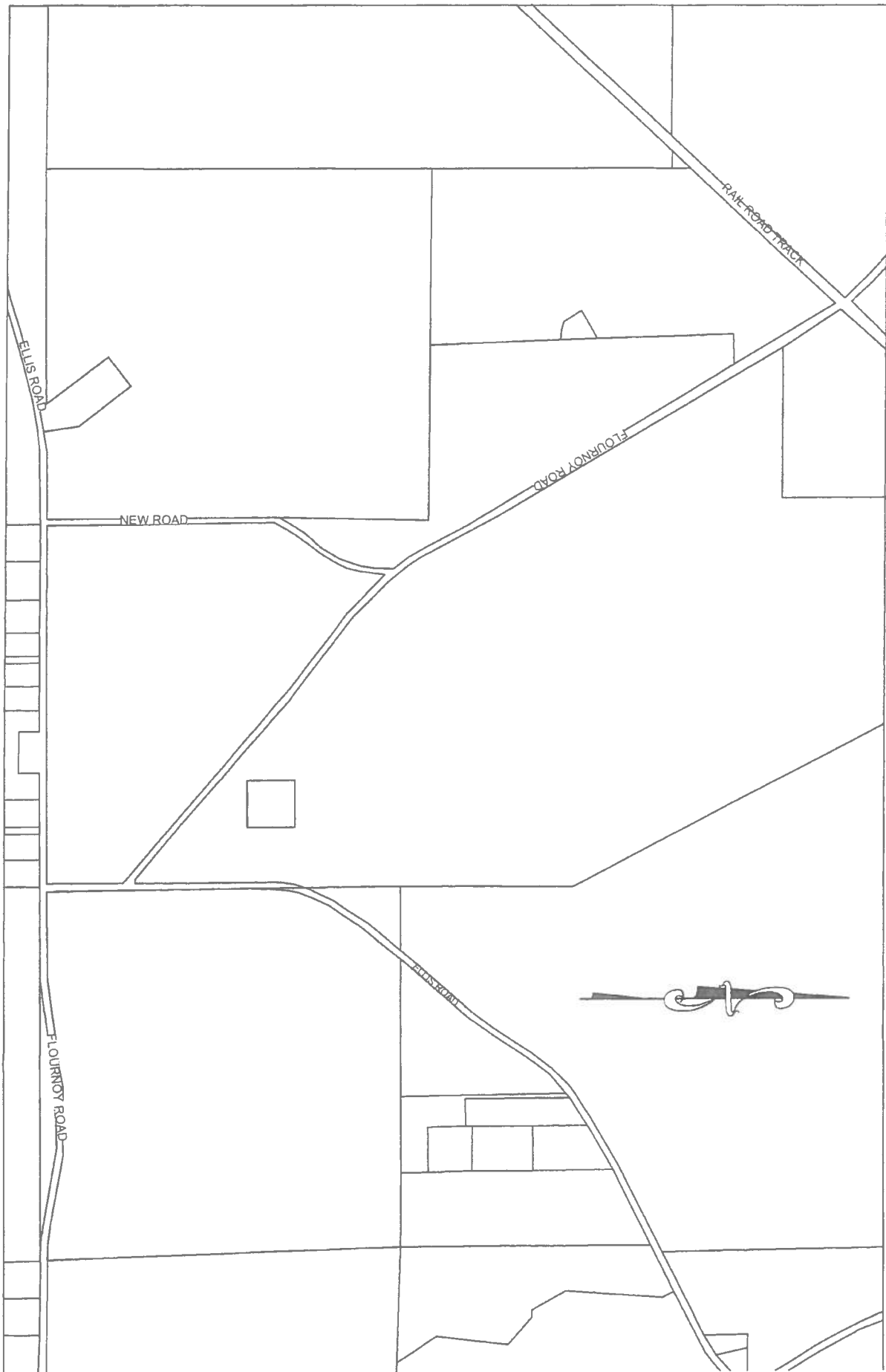
Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

To: Houston County Board of Commissioners  
From: Ronnie Heald, County Engineer *RJH*  
Brian Jones, Utility Engineer *BJ*  
*TM*  
Travis McLendon, Roads & Bridges Superintendent  
Date: October 19, 2021  
Re: Abandonment of New Road

Staff would like for the Board of Commissioners to consider abandoning New Road. Mr. Perfect has agreed to donate 80' of right-of-way needed to pave Flournoy Road in exchange for the abandonment of New Road. This donated right-of way would be East of Ellis Road on Flournoy which is a 2001 SPLOST Project. It would also include the right-of-way west of Ellis Road to the paved section of Flournoy Road just south of the railroad tracks. Currently, Mr. Perfect owns the properties on both sides of New Road and Flournoy Road as shown in the attached sketch. In addition to abandoning New Road Mr. Perfect would like for new pasture fencing to be installed along Flournoy Road with the road project. This right-of-way donation for the paving of Flournoy Road would greatly benefit the County.

Thank you for your consideration of this request.



## AGREEMENT

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by and between the BOARD OF COMMISSIONERS OF HOUSTON COUNTY, (hereinafter referred to as the "County"), and PERFECT'S ELKO PROPERTIES, LLC., (hereinafter referred to as "Owner").

### WITNESSETH:

**WHEREAS**, Owner is the owner of the property located along an unpaved portion of Flournoy Road and the owner of the property the entirety of which New Road traverses, the property is more particularly described in the Warranty Deed attached hereto as Exhibit "A", and made a part hereof; and

**WHEREAS**, Owner had expressed a desire to donate some of his property that abuts Flournoy Road to give way to an 80' right-of-way so the unpaved portion of Flournoy Road can be paved and in return he ask that the County abandon New Road then convey that property back to him since he owns on both sides of New Road its entire length; and

**WHEREAS**, Owner has also requested that new pasture fencing be installed along Flournoy Road as part of the road paving project.

**NOW THEREFORE**, in consideration of the mutual benefits to the Parties hereto it is agreed as follows:

1.

Owner will donate to the County a portion of his property that abuts Flournoy Road in order to create an 80' county right-of-way in preparation for paving of that portion of Flournoy Road east of Ellis Road to the paved intersection with Fuller Road and west of Ellis Road to the paved section of Flournoy Road that is located south of the railroad tracts.

2.

In exchange for the property the County will abandon the entirety of New Road that traverses Owner's property.

3.

County will install new pasture fencing along Flournoy Road as part of the paving project.

4.

This Agreement shall bind the successors and assigns of the Parties hereto.

5.

This constitutes the entire and whole agreement between the Parties and shall not be modified or amended without a writing signed by all parties.

6.

This Agreement shall be construed under the laws of the State of Georgia.

So AGREED, the day and year first written above.

HOUSTON COUNTY BOARD  
OF COMMISSIONERS:

PERFECT'S ELKO  
PROPERTIES, LLC:

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

By: \_\_\_\_\_  
Matt Perfect

Attest By: \_\_\_\_\_  
Barry Holland, Director of Administration

Title: Registered Agent



Doc ID: 011772360003 Type: GLR  
Filed: 03/02/2011 at 10:25:55 AM  
Fee Amt: \$14.00 Page 1 of 3  
Transfer Tax: \$0.00  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

BK **5466** PG **198-200**

Paid & Return: **LARRY WALKER**  
**WALKER, HULBERT, GRAY & BYRD, LLP**  
**909 BALL ST. \* P.O. BOX 1770**  
**PERRY, GEORGIA 31069**

FILE NO: P'10-#593

STATE OF GEORGIA  
COUNTY OF HOUSTON

**WARRANTY DEED**

THIS INDENTURE, Made the 1<sup>st</sup> day of March, in the year two thousand eleven (2011), between

**TED H. PERFECT**

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

and **PERFECT'S ELKO PROPERTIES, LLC**  
a Georgia limited liability company

duly organized and existing under the laws of the State of Georgia, party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 Other Good and Valuable Considerations and Ten (\$10.00) and NO/100-----DOLLARS, before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey or confirm unto the said Grantee, ALL OF MY INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, to-wit:

All that tract of land containing 1,321.55 acres, more or less, situate, lying and being in the 13th Land District of Houston County, Georgia, identified as comprising the whole of Land Lot 121, containing approximately 201.78 acres; parcel containing approximately 211.24 acres in Land Lot 133, and being all of said Lot 133 except parcel being 417.4 feet square known as Spring Creek Colored Baptist Church meetinghouse, parcel delineated in the within mentioned plat of survey, and except, also, triangular parcel fronting on the southwest public road 270.5 feet delineated in the same plat; the whole of Land Lot 134 containing approximately 211.75 acres; piece containing approximately 104.91 acres in Land Lot 135, and being all of said Land Lot 135 lying westerly of the property formerly of C. E. Pyles in the same lot, and except, also, the portion of the said lot lying northwesterly of the southerly line of the right-of-way of the G. S. & F. Railway Company; piece containing approximately 70.81 acres in Land Lot 160, and being all of said Land Lot 160 which lies easterly of both the aforesaid public road and aforesaid right-of-way of the G. S. & F. Railway Company; piece of ten courses on east side of Land Lot 161 and containing approximately 98.03 acres and lying easterly of the property formerly of J. T. Lewis, deceased, now of Mrs. Francis M. Ellis, in the same Land Lot; the whole of Land Lot 162 containing approximately 207.23 acres; and piece containing approximately 199.04 acres and being all of Land Lot 174 except the Means Family burying ground, parcel being 50 feet square within enclosure, said plot and excepted parcel being delineated in the within

YG

mentioned plat of survey; tract containing approximately 16.76 acres, more or less, and being all of Land Lot 163 lying northwesterly of the public road separating the property herein described from property now or formerly owned by L. W. Houser; said lands and excepted tracts being shown on plat of survey dated December 13, 1954, of J. E. Eason lands prepared by Rhodes Sewell, Surveyor, a copy of which upon reduced scale is recorded in Plat Book 3, at Page 194, in the Clerk's Office, Houston Superior Court. Said plat and the record thereof are hereby made a part of this description by reference hereto.

Said tracts or parcels of land all lie together forming one body or tract of land which is bounded now or formerly as follows: On the North by the right-of-way of G. S. & F. Railway Company, lands of C. E. Pyles estate, and lands of Bemby; on the east, by lands of C. E. Pyles estate, lands of Bemby and lands of Richardson; on the south by lands of Kezar, lands of Haywood, and lands of L. W. Houser; on the west by lands of J. N. Buff, lands of Ellis and a county public road and the right-of-way of the G. S. & F. Railway Company.

This is the same real property as conveyed to Charles D. Perfect from J. E. Eason by warranty deed dated August 31, 1957, of record in Deed Book 116, Pages 411-412, Clerk's Office, Houston Superior Court.

THERE IS EXCEPTED from the above described real property, and not conveyed hereby, the following four (4) tracts of land:

EXCEPTED TRACT NO. 1: That certain 1.45 acres conveyed to Ted H. Perfect from Charles D. Perfect and Lauree C. Perfect by warranty deed dated December 29, 1975 of record in Deed Book 468, Page 337, Clerk's Office, Houston Superior Court.

EXCEPTED TRACT NO. 2: That certain 15.56 acres conveyed to Mainland Investments, Ltd. from Charles D. Perfect and Mrs. Lauree Perfect by warranty deed dated April 2, 1982 of record in Deed Book 608, Page 70, Clerk's Office, Houston Superior Court.

EXCEPTED TRACT NO. 3: That certain 2.000 acres more particularly described in plat of survey captioned "Survey for Charlee Duke" prepared by Jones Surveying and Engineering, Inc. dated July 18, 2001, recorded in Plat Book 58, Page 40, Clerk's Office, Houston Superior Court and being the same property conveyed to Charlee P. Duke by Co-Executors Deed of even date from Ted H. Perfect and Leo D. Perfect as Co-Executors of the Will of Lauree C. Perfect, and Ted H. Perfect and Leo D. Perfect, individually, recorded in said Clerk's Office.

EXCEPTED TRACT NO. 4: That certain 5.00 acres conveyed to Daniel James Perfect and Candace Nichols Perfect by Deed dated September 1, 2010 and recorded in Book 5339, Pages 268-269, Clerk's Office, Houston Superior Court.

All of the deeds described above are incorporated herein by reference thereto for a more complete and accurate description of the three excepted tracts described above.

Larry Walker, the attorney who prepared this Deed, is the scrivener only.

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 Grantee 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.

2010

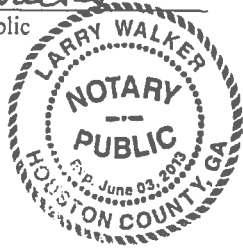
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

John W. Walker  
Witness

Ted H. Perfect (Seal)  
TED H. PERFECT

Larry Walker  
Notary Public



At the June 1, 2021 meeting the Board approved the award of one new 2021 GapVax MC 1312 Vacuum / Sewer Truck for use in the Water Department to GapVax of Johnstown, PA in the amount of \$442,537 to include extended warranties. The truck has now been delivered and invoiced to the County for that total. Unfortunately, there is a typo in the official minutes of this meeting stating the total cost as \$422,537 instead of the approved \$442,537. This staff 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 June 1, 2021 meeting whereby the stated \$422,537 total cost of the new 2021 GapVax MC 1312 Vacuum / Sewer Truck for use in the Water Department from GapVax of Johnstown, PA to include extended warranties is amended to read \$442,537.**





Motion by Mr. Walker, second by Mr. Perdue and carried unanimously by all to approve the award of one new 2021 GapVax MC 1312 Vacuum / Sewer Truck for use in the Water Department to GapVax of Johnstown, PA in the amount of \$422,537 to include extended warranties. Water Capital Funds will purchase this vehicle.

Superintendent of Water Distribution Riley Scarborough stated that the old vac truck would go to surplus for auction since we have now rebuilt the top-end of the motor twice and continue to have maintenance issues.

Director of Purchasing Mark Baker commented that the old truck would likely be auctioned on the GovDeals website. The bids on this new truck were evaluated very carefully to ensure that it met the required specifications and offered the appropriate extended warranties.

Motion by Mr. Perdue, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$4,473,492.18.

Chairman Stalnaker closed the regular portion of the meeting and opened Public Comments.

There being no comments Chairman Stalnaker closed the Public Comments portion of the meeting and reopened the regular portion of the meeting.

Chairman Stalnaker then closed the regular portion of the meeting and opened Commissioners Comments.

Chairman Stalnaker acknowledged Michelle Delaney, Field Representative for Congressman Austin Scott, who was in attendance and thanked Lt. Col. Canty-Smith for sharing her story with the Board.

Mr. Walker thanked everyone for coming and asked them to be safe.

Ms. Robinson likewise thanked everyone for attending and participating in the meeting.

Mr. Perdue expressed his appreciation for the County management, administration and department heads for their efforts preparing the proposed FY22 budget thanking them for their cooperation with the budget requests. Also, he reminded everyone if they have not already got vaccinated to please consider doing so.

Mr. Byrd remarked that Memorial Day was a time to reflect, remember and honor those who have made the ultimate sacrifice serving our country. He also congratulated the Houston County High Bear baseball team for winning the state championship last week.

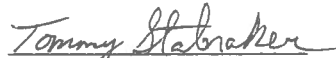
Chairman Stalnaker reminded everyone that the next Commissioner's meeting is on June 15th at 5:00 p.m. at the County Annex during which there will be a FY22 budget presentation followed by a public hearing to receive any public comment on the proposed budget. There will also be a special called Board meeting on June 22nd at 5:00 p.m. at the County Annex to adopt the FY22 budget and also to conduct fiscal year-end business such as payment of bills. All required public notifications concerning the proposed budget presentation, public hearing and budget adoption have been run

Houston County Commissioners Meeting Continued from Page 1963

in the Houston Home Journal. As Mr. Byrd commented earlier, the plan is to bring representatives of the Houston County Bears baseball team to an upcoming meeting so that the Board can properly acknowledge their achievement. Lastly, Chairman Stalnaker mentioned the Hwy. 247 and Hwy. 247 Spur roundabout project that the Georgia Department of Transportation has let recently and commented that it is a much-needed improvement. Hopefully, there will be activity there in the next 60 to 90 days. He encouraged anyone who had not yet seen the mini roundabout at Hwy. 41 and Lakeview Road to do so as it is a much-improved intersection there that will help to minimize traffic accidents in the future.

Motion to adjourn by Mr. Walker, second by Mr. Perdue and carried unanimously by all, meeting adjourned.


  
Barry Holland  
Director of Administration

  
Tommy Stalnaker  
Chairman

  
Commissioner

  
Commissioner

  
Commissioner

  
Commissioner

# 10

Bids were solicited for one new one-ton regular cab truck with service body for use in the Public Buildings Department with two dealers responding. Staff recommends award to low bidder Phil Brannen Ford of Perry for an F-350 at a cost of \$38,420.

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

- approve
- disapprove
- table
- authorize

**the award of one new 2022 Ford F-350 regular cab truck with service body for use in the Public Buildings Department from Phil Brannen Ford of Perry in the amount of \$38,420. SPLOST 2018 will fund the purchase of this vehicle.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

2020 KINGS CHAPEL ROAD • PERRY, GEORGIA 31069-2828  
(478) 218-4800 • FACSIMILE (478) 218-4805

**MARK E. BAKER**  
PURCHASING AGENT

**MEMORANDUM**

**TO:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker *Mark E. Baker*  
**CC:** Barry Holland  
**DATE:** November 5, 2021  
**SUBJECT:** Purchase of One (1) 2022 One Ton Regular Cab w/Service Body  
(Bid # 22-04)

The Purchasing Department solicited prices for One (1) New 2022 One Ton Regular Cab w/Service Body in September 2021. This vehicle will be used by the Houston County Public Buildings Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicle from Phil Brannen Ford of Perry at a price of \$38,420.00.

It will be charged to the 2018 SPLOST account 320-1565-54.2200.

<b>Company</b>	<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>Bid Amount</b>
<b>Phil Brannen Ford of Perry</b>	<b>2022</b>	<b>Ford</b>	<b>F-350</b>	<b>38,420.00</b>
<b>Nextran Truck Center</b>	<b>2021</b>	<b>Ford</b>	<b>F-250</b>	<b>47,100.00</b>

Bids were solicited for the Juvenile Court Building roof replacement project with three proposals received. Based on the weighted selection criteria published in the construction documents by the review committee, staff along with our roofing consultant Edifice Consulting recommends award to Skyline Construction Services for \$269,950.

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

- approve
- disapprove
- table
- authorize

**the award of the Juvenile Court Building roof replacement project to Skyline Construction Services, Inc. of Eatonton, GA in the amount of \$269,950. SPLOST 2018 will fund this project.**



# Houston County Public Works

## Office

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

Robbie Dunbar  
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

Brian Jones, PE  
Utility Engineer

Terry Dietsch  
Solid Waste Superintendent

## Memo

To: Houston County Board of Commissioners

From: Michael Phillips, Facilities Superintendent *MP*

Date: November 09, 2021

Re: Juvenile Roof Project *OK B*

Edifice Consulting Inc., our Project Administrator for the Juvenile Roof project, solicited proposals for the Juvenile Roof Project. Each proposal was inventoried and weighted based on essential elements by a committee. Staff recommends awarding the contract to **Skyline Construction Services, Inc.** for **\$269,950.00**. Skyline Construction Services, Inc. received the highest weighted score when proposals were evaluated by the committee. This project will be funded by the 2018 SPLOST.

Thank you for your consideration of this request.

Attachments: Letter from Edifice Consulting, Inc.



Mr. Robbie Dunbar  
Houston County Public Works  
2018 Kings Chapel Rd.  
Perry, GA 31093

09 NOV 2021

**RE: HST CNTY JUVENILE COURT BLD ROOF PROJ  
21HHCJ05RF278 OUTCOME OF PROPOSALS**

Mr. Dunbar,

Houston County received three proposals for this project. All were from highly qualified firms that Edifice Consulting Inc would have no reservation awarding the project to.

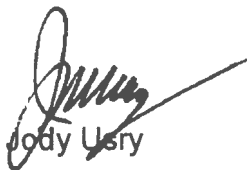
The essential elements of each proposal were inventoried during the evaluation by the committee, and appear in the first table of the attachment to this letter.

The weighted values of each published selection criteria were applied by the committee. Those scores appear in the second table attached to this letter.

Based on the weighted selection criteria set forth by the project documents, the successful proposing organization is Skyline Construction Services, Inc., of Eatonton, GA, with a scope of 90 of 90 and a proposal totaling \$269,950.00,

On behalf of the review and selection committee we recommend award to Skyline Construction Services, Inc., of Eatonton, GA, for totaling \$269,950.00, and that a 10% contingency be carried through the project.

Best Regards,



Jody Usry

# HST CNTY JUVENILE COURT BLD ROOF PROJ 21HHCJ05RF278

09 NOV 2021

EVALUATION OF RELEVANT SUBMITTALS								
BIDDER	2.0.1 Detailed Description of work	2.0.2 Costs	2.0.3 Timeline	2.0.5 Experience/ References	2.0.9 Company Background and Experience	2.0.10 Company Structure	2.0.11 Experience The Offeror	2.0.12 Business Litigation
SRS	Y	Y*	Y	Y	Y	Y	Y	Y
SKYLINE	Y	Y	Y	Y	Y	Y	Y	Y
DUST GREER	Y	Y	Y	Y	Y	Y	Y	Y

\*Price escalation clause by firm proposing.

3.2.3 PROPOSAL EVALUATION					
BIDDER	EXPERIENCE 15=weight	SCHEDULE 25=weight	COST 40=weight	REFERENCES 10=weight	TOTAL 90=total avial
SRS	15	25	0	10	50
SKYLINE	15	25	40	10	90
DUST GREER	15	25	39**	10	89

\*\* Actual difference in price between Dusty Greer and Skyline was \$7,000.00, evaluation awarded only in full points.



# 12

## Summary of bills by fund:

• General Fund (100)	\$ 445,716.94
• Emergency 911 Telephone Fund (215)	\$ 4,358.83
• Fire District Fund (270)	\$ 25,029.99
• 2006 SPLOST Fund (320)	\$ 20,745.00
• 2012 SPLOST Fund (320)	\$ 67,879.76
• 2018 SPLOST Fund (320)	\$5,670,142.95
• Water Fund (505)	\$ 636,441.83
• Solid Waste Fund (540)	<u>\$ 113,977.27</u>
Total for all Funds	\$6,984,292.57

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$6,984,292.57

Chairman Stalnaker will present the proposed holiday schedule for the Board's consideration.

Executive Session for Attorney-Client Matters per O.C.G.A. § 50-14-2(1).