



Houston County Board of Commissioners Meeting

Perry, Georgia

December 4, 2018

9:00 A.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Perry, Georgia**  
**December 4, 2018**  
**9:00 A.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner McMichael

**Pledge of Allegiance** - Lt. Col. Robby Key, USAF

**Approval of Minutes from November 20, 2018**

**Old Business:**

1. Public Hearing on Special Exception Application #2213 - Commissioner Walker

**New Business:**

2. Public Hearing on Special Exception Applications #2219 and #2220 - Commissioner Walker
3. Retirement Plan Amendments - Commissioner Walker
4. Quit Claim Deed (Kersey Road) - Commissioner Thomson
5. Subdivision Maintenance Bond Extension (Harley Farms, Phase 1) - Commissioner Thomson
6. Dedication of New Sheriff's Training Facility - Commissioner Thomson
7. First Reading on Alcohol License Application (Juji Nail Lounge / Wine) - Director of Administration Barry Holland
8. Amendment to Tower, Easement and Ground Lease Agreement (Sprint / E911) - Commissioner Robinson
9. Additional Holiday and Board Meeting Schedule Changes - Commissioner Robinson
10. Approval of Bid (Water Dept / Mini-Excavator) - Commissioner McMichael
11. Vehicle Purchase Approval (DA / SUV) - Commissioner McMichael
12. Approval of Bills - Commissioner McMichael

**Public Comments**

**Commissioner Comments**

13. Executive Session for Property Acquisition matters per O.C.G.A. § 50-14-3(b)(1)

**Motion for Adjournment**

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2213	Jason Foster	201 Air Park Drive	Mobile Automotive Equipment Service	Approved unanimously, with the condition to allow the use of a 7 ft. x 12 ft. open trailer for the business
2219	Sammy Hawkins	114 Forest Lawn	Mobile Tire Accessories	Approved unanimously
2220	Doug & Ashley Johnson	401 Sleepy Lane	Used Books (Online)	Approved unanimously

At the November 6, 2018 meeting the Board tabled Special Exception Application #2213 submitted by Jason Foster and sent it back to Zoning & Appeals for reconsideration since Mr. Foster missed the original Zoning & Appeals hearing. Zoning & Appeals has now heard Mr. Foster's application and recommends unanimous approval.

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

- approve
- disapprove
- table
- authorize

**Special Exception Application #2213 submitted by Jason Foster to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.**

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/~~VARIANCE~~  
HOUSTON COUNTY**

Application No. 2213

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Jason Foster
2. Applicant's Phone Number 334-750-8268
3. Applicant's Mailing Address 201 Air Park Drive Warner Robins, GA 31088
4. Property Description LL 157, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 18, Extension 1 of Air Park Estates Subdivision, consisting of 1.12 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for an Automotive Equipment Service Business (mobile)
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

**Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.**

9-17-2018  
Date

  
Applicant

Application # 2213

**For Official Use Only  
(Zoning and Appeals Commission)**

**Houston County Zoning and Appeals Commission**

Date Filed: September 17, 2018

Date of Notice in Newspaper: October 3 & 10, 2018

Date of Notice being posted on the property: October 5, 2018

\*\*\*\*\*

Date of Public Hearing: November 26, 2018

Fee Paid: \$100.00 Receipt # 41568

Recommendation of Board of Zoning & Appeals:

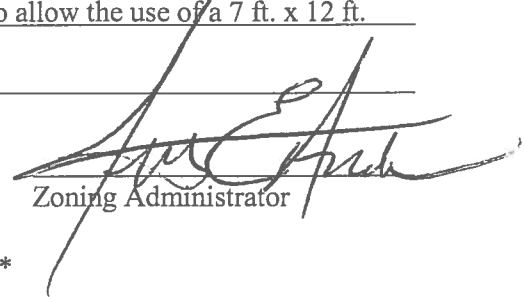
Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 12 ft.

open trailer for the business.

November 26, 2018

Date



Zoning Administrator

\*\*\*\*\*

**For Official Use Only  
(Houston County Board of Commission)**

Date of Recommendation Received: December 4, 2018

Date of Notice in Newspaper: October 3 & 10, 2018

Date of Public Hearing: December 4, 2018

Action by Houston County Commissioners:

Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

Clerk

Application # 2213

**For Official Use Only  
(Zoning and Appeals Commission)**

**Houston County Zoning and Appeals Commission**

Date Filed: September 17, 2018

Date of Notice in Newspaper: October 3 & 10, 2018

Date of Notice being posted on the property: October 5, 2018

\*\*\*\*\*

Date of Public Hearing: October 22, 2018

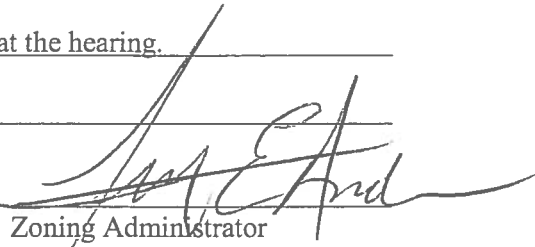
Fee Paid: \$100.00 Receipt # 41568

Recommendation of Board of Zoning & Appeals:

Approval        Denial        Tabled X

Comments: Tabled in order for the applicant to be present at the hearing.

October 22, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

**For Official Use Only  
(Houston County Board of Commission)**

Date of Recommendation Received: November 6, 2018

Date of Notice in Newspaper: October 3 & 10, 2018


Date of Public Hearing: November 6, 2018

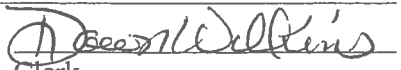
Action by Houston County Commissioners:

Approval        Denied        Tabled X

Comments: Applicant not at meeting

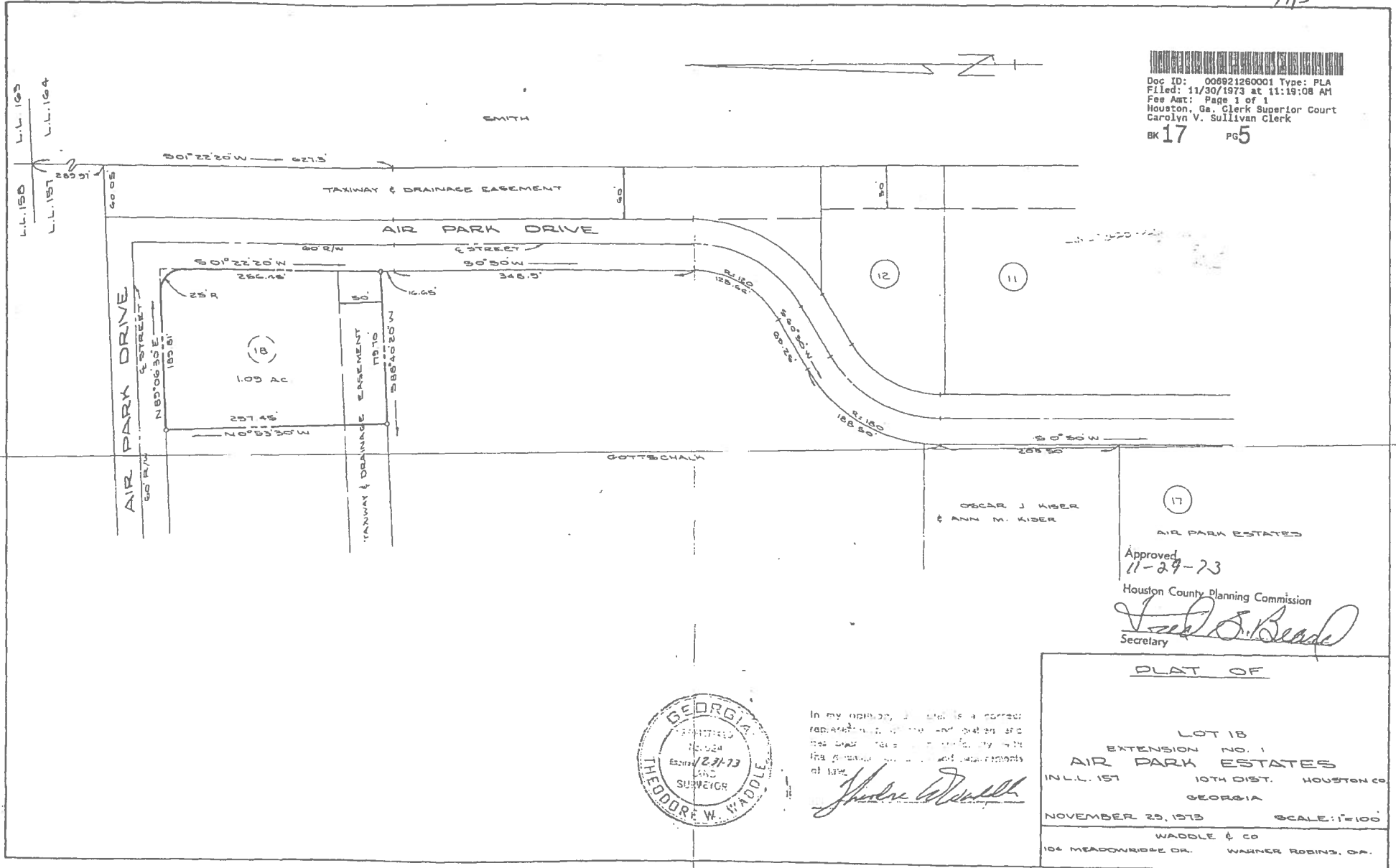
11/6/2018  
Date

COMMISSIONER'S  
11/6/18  
(DATE)  
APPROVED \_\_\_\_\_  
DENIED \_\_\_\_\_  
TABLED X \_\_\_\_\_  
  
INITIALS

  
Clerk

115

Doc ID: 006921260001 Type: PLA  
 Filed: 11/30/1973 at 11:19:08 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 17 PG 5



OSCAR J. KISER  
 & ANN M. KIDER

17

AIR PARK ESTATES

Approved  
 11-29-73

Houston County Planning Commission

*David S. Beard*  
 Secretary



In my opinion, this plat is a correct representation of the land shown and has been prepared in conformity with the provisions and standard requirements of law.

*Theodore W. Waddle*

PLAT OF

LOT 18  
 EXTENSION NO. 1  
 AIR PARK ESTATES  
 IN L.L. 157 10TH DIST. HOUSTON CO.  
 GEORGIA  
 NOVEMBER 25, 1973 SCALE: 1"=100'  
 WADDLE & CO  
 106 MEADOWBRIE DR. WARNER ROBINS, GA.



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No customers will come to the home</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 7Ft x 12 Ft open trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

**Reference:** Application #2213 filed on **September 17, 2018**, for a **Special Exception** for the real property described as follows:

**LL 157 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 18, Extension 1 of Air Park Estates Subdivision, Consisting of 1.12 Acres**

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes \_\_\_\_\_ no \_\_\_\_\_

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Official

- 
- Note 1:** Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.
  - Note 2:** Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.
  - Note 3:** Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.
  - Note 4:** Member of the family - spouse, mother, father, brother, sister, son, or daughter.

**Zoning & Appeals  
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2219 - Sammy Hawkins	Mobile Tire Access.	Unanimous	X		
#2220 - Doug & Ashley Johnson	Used Books (Online)	Unanimous	X		

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

- approve
- disapprove
- table
- authorize

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

#2219 - Sammy Hawkins	Mobile Tire Accessories
#2220 - Doug & Ashley Johnson	Used Books (Online)

**APPLICATION FOR RE-ZONING/SPECIAL EXCEPTION/VARIANCE  
HOUSTON COUNTY**

Application No. 2219

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

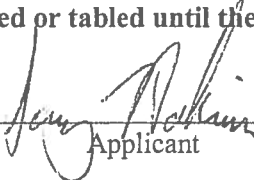
1. Name of Applicant Sammy Hawkins
2. Applicant's Phone Number 478-297-1785
3. Applicant's Mailing Address 114 Forest Lawn Bonaire, GA 31005
4. Property Description LL 220, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Block "A", Phase 2 of Lakewood Estates Subdivision, consisting of 0.72 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Mobile Tire Accessories Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

**Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.**

10/01/2018  
Date

  
Applicant

Application # 2219

**For Official Use Only  
(Zoning and Appeals Commission)**

**Houston County Zoning and Appeals Commission**

Date Filed: October 1, 2018

Date of Notice in Newspaper: November 7 & 14, 2018

Date of Notice being posted on the property: November 9, 2018

\*\*\*\*\*

Date of Public Hearing: November 26, 2018

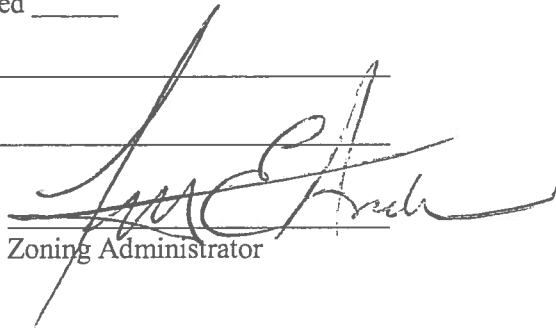
Fee Paid: \$100.00 Receipt # 41573

Recommendation of Board of Zoning & Appeals:

Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: Approved unanimously.

November 26, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

**For Official Use Only  
(Houston County Board of Commission)**

Date of Recommendation Received: December 4, 2018

Date of Notice in Newspaper: November 7 & 14, 2018

Date of Public Hearing: December 4, 2018

Action by Houston County Commissioners:

Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

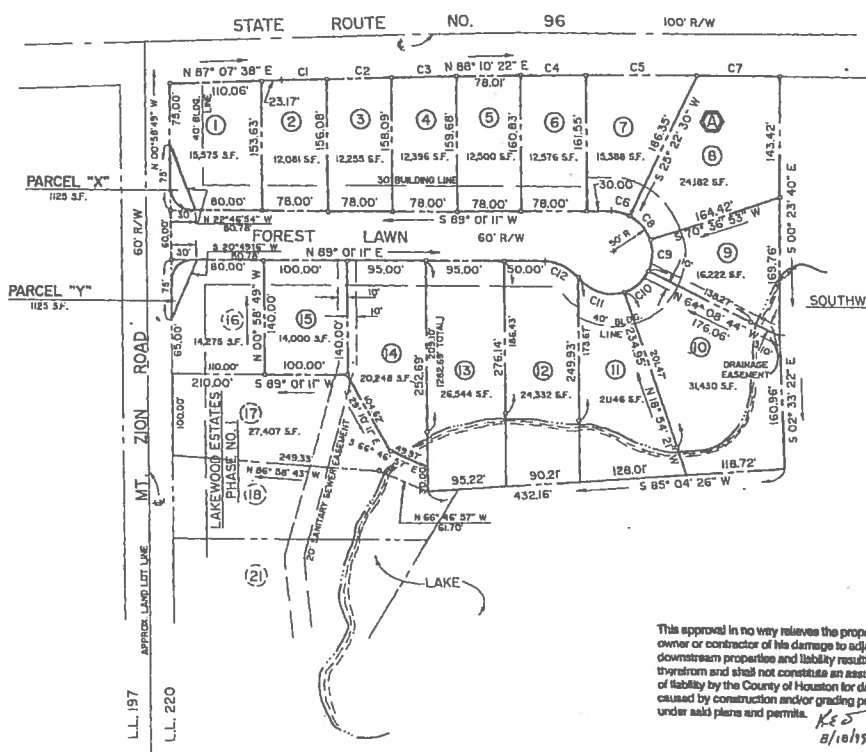
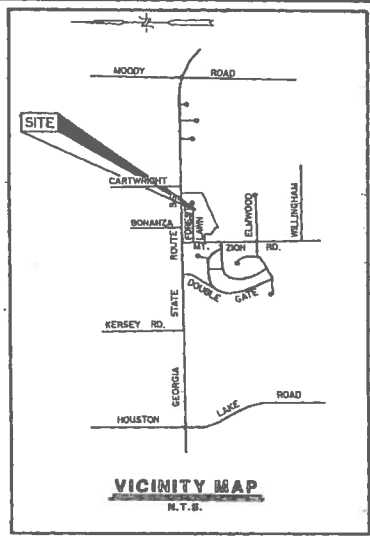
\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Duc. Watson 47/142

CURVILINEAR LOT DATA				
CURVE	ARC	RADIUS	CHORD	BEARING
C1	54.87	14073.06	54.87	N 87° 16' 08" E
C2	78.03	14073.06	78.02	N 87° 32' 15" E
C3	78.02	14073.06	78.02	N 87° 51' 19" E
C4	78.00	14073.06	78.00	N 88° 23' 26" E
C5	134.92	14073.06	134.92	N 88° 52' 31" E
C6	23.02	50.00	22.80	N 77° 48' 09" W
C7	100.00	14073.06	100.00	N 89° 24' 08" E
C8	39.46	50.00	38.46	N 42° 00' 18" W
C9	39.46	50.00	38.46	N 03° 14' 09" E
C10	39.46	50.00	38.46	N 48° 28' 28" E
C11	62.01	30.00	38.11	S 73° 52' 41" E
C12	46.31	50.00	44.72	S 64° 24' 55" E



Map ID: 0000000001 Type: P/L  
 Filed: 08/21/1998 at 03:59:00 PM  
 Fee Amt: Page 3 of 3  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 47 PG 142

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ALL LINEAR DISTANCES ARE HORIZONTAL CALCULATED FROM FIELD DATA USING A SOKKISHA SET 3.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 254,007 FEET

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK TO INSURE COMPLETION AS REQUIRED BY COUNTY ENGINEER.

8/16/98 *Robin Dunbar*  
 DATE ENGINEER

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Theodore W. Waddle*  
 REG. LAND SURVEYOR

REVISED: AUGUST 17, 1998  
 LOT 1 & LOT 16 SUBDIVIDED TO SHOW PARCELS "X" & "Y" WHICH ARE TO BE DEEDED TO BE DEEDED TO LAKEWOOD ESTATES HOMEOWNERS ASSOCIATION.



- NOTES
- DISTANCES SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
  - IRON PINS TO BE SET ON ALL LOT CORNERS.
  - 25' RADII ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE.
  - ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
  - 30' BUILDING LINE UNLESS OTHERWISE NOTED.
  - ⊙ DENOTES LOT NUMBER
  - Ⓐ DENOTES BLOCK DESIGNATION
  - C2 DENOTES REFERENCE NUMBER FOR CURVILINEAR LOT DATA.
  - TOTAL AREA FOR PHASE NO. 2: 7341 AC.
  - ⊖ DENOTES EDGE OF WATER



SUBDIVISION  
**LAKEWOOD ESTATES**  
 PHASE NO. 2

IN LAND LOT 220 10th DISTRICT  
 HOUSTON COUNTY GEORGIA  
 JULY 30, 1993 SCALE: 1" = 100'

**WADDLE & COMPANY**  
 104 MEADOWBROOK DR. WARMER ROBINS, GA.

This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits.

OWNER'S CERTIFICATION:

STATE OF GEORGIA, COUNTY OF HOUSTON.  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARCELS.

8/16/98 *Robin Dunbar*  
 DATE OWNER'S SIGNATURE

CERTIFICATE OF FINAL APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 18 DAY OF August, 1998.

*[Signature]*  
 THE HOUSTON COUNTY PLANNING COMMISSION

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT-NOTED.

DATE COUNTY HEALTH OFFICIAL

RECORDED IN BOOK 1217 PAGE 5661  
 AUGUST 22, 1998  
 CLERK

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No customers will come to the home</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

**Reference:** Application #2219 filed on **October 1, 2018**, for a **Special Exception** for the real property described as follows:

**LL 220 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Block "A", Phase 2 of Lakewood Estates Subdivision, Consisting of 0.72 Acres**

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes \_\_\_\_\_ no \_\_\_\_\_

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
**Note 1:** Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

**Note 2:** Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

**Note 3:** Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

**Note 4:** Member of the family - spouse, mother, father, brother, sister, son, or daughter.

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/~~VARIANCE~~  
HOUSTON COUNTY**

Application No. 2220

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Doug and Ashley Johnson
2. Applicant's Phone Number 478-302-2829
3. Applicant's Mailing Address 401 Sleepy Lane Warner Robins, GA 31088
4. Property Description LL 100, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "K", Section 4 of The Oaks at Sleepy Hollow Subdivision, consisting of 0.48 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Used Books (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

**Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.**

10/24/2018  
Date

  
Applicant

Application # 2220

**For Official Use Only**  
(Zoning and Appeals Commission)

**Houston County Zoning and Appeals Commission**

Date Filed: October 24, 2018

Date of Notice in Newspaper: November 7 & 14, 2018

Date of Notice being posted on the property: November 9, 2018

\*\*\*\*\*

Date of Public Hearing: November 26, 2018

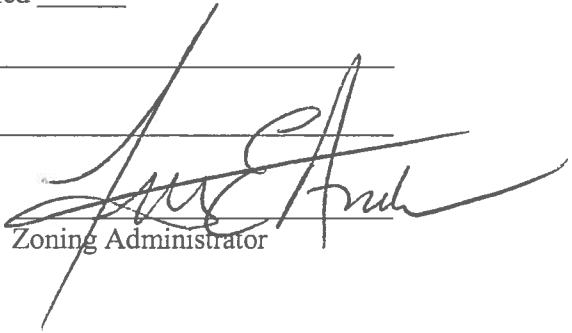
Fee Paid: \$100.00 Receipt # 41574

Recommendation of Board of Zoning & Appeals:

Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: Approved unanimously.

November 26, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

**For Official Use Only**  
(Houston County Board of Commission)

Date of Recommendation Received: December 4, 2018

Date of Notice in Newspaper: November 7 & 14, 2018

Date of Public Hearing: December 4, 2018

Action by Houston County Commissioners:

Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: \_\_\_\_\_

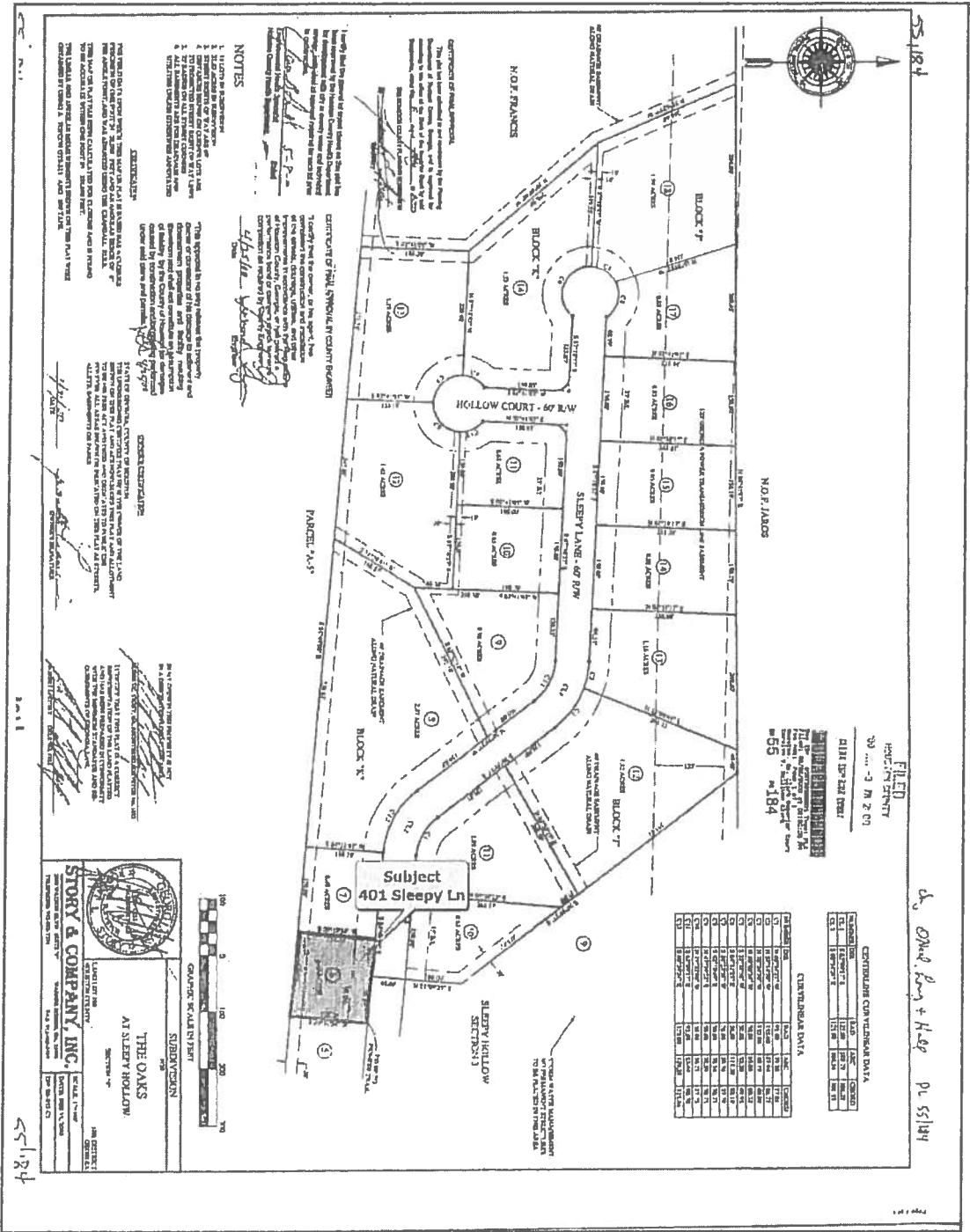
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

Plat Map

Borrower/Cient	Douglas Johnson	County	Houston	State	GA	Zip Code	31088
Property Address	401 Sleepy Ln						
City	Warner Robins						
Lender	Wells Fargo Bank, NAVA						



**NOTES**

1. This plat is subject to the provisions of the plat map for the subdivision of the property shown on the plat map.
2. The plat map is subject to the provisions of the plat map for the subdivision of the property shown on the plat map.
3. The plat map is subject to the provisions of the plat map for the subdivision of the property shown on the plat map.
4. The plat map is subject to the provisions of the plat map for the subdivision of the property shown on the plat map.

**EXEMPTION**

This plat is exempt from the provisions of the plat map for the subdivision of the property shown on the plat map.

**CONVEYANCE**

This plat is subject to the provisions of the plat map for the subdivision of the property shown on the plat map.

**GENERAL INFORMATION**

This plat is subject to the provisions of the plat map for the subdivision of the property shown on the plat map.

**STORY & COMPANY, INC.**

THE OAKS  
AT SLEEPY HOLLOW

FILED  
HUNTER COUNTY  
2016 SEP 28 AM 10:03  
55184

CENTRALIZED CURVILINEAR DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+100.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+200.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+300.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+400.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+500.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+600.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+700.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+800.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+900.00	S 89° 58' 00" W	100.00	171.89°	100.00
2+000.00	S 89° 58' 00" W	100.00	171.89°	100.00

CURVILINEAR DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+100.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+200.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+300.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+400.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+500.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+600.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+700.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+800.00	S 89° 58' 00" W	100.00	171.89°	100.00
1+900.00	S 89° 58' 00" W	100.00	171.89°	100.00
2+000.00	S 89° 58' 00" W	100.00	171.89°	100.00

55184  
by David King + H&B  
PL 55184

**Requirements - Section 95**

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No customers will come to the home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

**Reference:** Application #2220 filed on **October 24, 2018**, for a **Special Exception** for the real property described as follows:

**LL 100 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block “K”, Section 4 of The Oaks at Sleepy Hollow Subdivision, Consisting of 0.48 Acres**

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes \_\_\_\_\_ no \_\_\_\_\_

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
**Note 1:** Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

**Note 2:** Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

**Note 3:** Financial Interest -- all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

**Note 4:** Member of the family - spouse, mother, father, brother, sister, son, or daughter.



Attached are two proposed amendments to the County's retirement plan. The first amendment would provide a one-time 2% COLA for retirees in the pre-2009 GEBCorp plan. The second amendment would provide a one-time 2% COLA for the small number of retirees in the still active Aetna plan. Neither of these plans allows for automatic COLA adjustments and therefore requires approval by the Board of Commissioners. Both amendments would be effective as of January 1, 2019. There will be no changes to the current plan in effect since January 1, 2009 since it already has provisions for automatic COLA adjustments.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign the resolution to amend the ACCG Defined Benefit Plan for Houston County employees as well as Plan Amendment #5 to provide a one-time COLA of 2% for employees who retired from the County with a benefit under the Plan prior to January 1, 2009; and, to authorize payment for the one-time 2% COLA for employees under the Aetna contract GA-3635 in the amount of \$10,394.51.**



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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: November 28, 2018  
Re: Retirement Plan Amendment

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Attached are amendments to the retirement plan and former retirement plan to allow the following:

- One time COLA of 2% for all retirees prior to 2009 for both active plans (Aetna and GEBCorp)

Please consider this request.

**PLAN AMENDMENT #5 TO  
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA  
DEFINED BENEFIT PLAN  
FOR HOUSTON COUNTY EMPLOYEES**

THIS PLAN AMENDMENT is made and entered into by Houston County Board of Commissioners (the "Employer").

WITNESSETH:

**WHEREAS**, the Houston County Board of Commissioners (the "Employer") previously adopted the Association County Commissioners of Georgia Defined Benefit Plan for Houston County Employees (the "Plan") through an Adoption Agreement, most recently amended and restated effective January 1, 2017;

**WHEREAS**, Section 16.02(b) of the Plan allows the Employer to adopt a Plan Amendment, subject to the consent of Association County Commissioners Defined Benefit Plan Board of Trustees (the "DB Board"); and

**WHEREAS**, effective as of January 1, 2019, the Employer desires to amend the Plan to provide for a one-time, two percent (2%) COLA for Participants who retired from the Employer with a benefit under the Plan prior to January 1, 2009, and who are not otherwise eligible for the automatic COLA.

**NOW, THEREFORE**, the Plan is hereby amended as follows:

Section 10.03 (a) of the Plan, Cost of Living Adjustment, Employer Discretionary Percentage Rate, is hereby amended by deleting the second paragraph thereof and replacing it with the following:

"Effective as of January 1, 2019, a one-time cost of living adjustment equal to two percent (2%) shall be applied to eligible benefits payments of Plan Participants who retired before January 1, 2009, and who are otherwise not eligible to receive the automatic cost of living adjustment provided under the section."

Amendment Effective Date:	January 1, 2019
Applicable Employees as defined in the Adoption Agreement Addendum:	Class 3

IN WITNESS WHEREOF, the Employer has caused its duly authorized officer to execute this Amendment on the date noted below.

HOUSTON COUNTY BOARD OF COMMISSIONERS

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

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

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

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

ACCG Defined Benefit Board of Trustees

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



Large Case Pensions - RTAA  
151 Farmington Avenue  
Hartford, CT 06156-9260

Tony Guerriero  
(860) 273-3655  
GuerrieroJrA@Aetna.com

November 27, 2018

Kenneth Carter  
Director of Personnel  
Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088

**Via email: [KCarter@houstoncountyga.org](mailto:KCarter@houstoncountyga.org)**

Dear Ken:

Re: GA-3635 Plus-Up Quote

Per your request, enclosed please find a quote for the plus-up to the monthly benefits for all eight remaining guaranteed annuities under your Aetna contract GA-3635 effective January 1, 2019.

The total one-time cost is \$10,394.51.

We will need your acceptance of this offer by December 12, 2018. A brief email response is sufficient.

Funds will need to be wired to Aetna by December 14, 2018. Wire instructions are:

ABA# 021000021  
JP Morgan Chase Bank  
1 Chase Manhattan Plaza  
New York, NY 10005  
Account# 323949355  
Account Name: Aetna Life Ins. Co. General Account  
Contract GA-3635

We will then mail, by December 21<sup>st</sup> an explanation letter to these eight payees regarding their January 1<sup>st</sup> increase to their monthly benefits.

And their January 1<sup>st</sup> payment will be their first monthly payment with the plus-up.

Please review the enclosed material and contact me if you have any questions.

Sincerely,

Anthony Guerriero Jr.

Melissa Ashley Sorrow Wainwright and Daniel M. Wainwright own property on Kersey Road. Prior to their ownership the road was relocated and right-of-way deed was recorded for the new road location in 1982. The old road location was never deeded back to the property owner. This quit-claim deed conveys the old right-of-way to the owner.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign the quit-claim deed conveying the old right-of-way for Kersey Road to Melissa Ashley Sorrow Wainwright and Daniel M. Wainwright.**

Return to:

Varner & Peacock, LLC  
1719 Russell Parkway, Building 200  
Warner Robins, Georgia 31088  
478-922-3010  
478-328-9911

File No. 18-11252

-----Above this line for Official Use Only-----

## Quitclaim Deed

STATE OF GEORGIA  
COUNTY OF HOUSTON

**THIS INDENTURE**, made the \_\_\_\_\_ day of \_\_\_\_\_, 2018, between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY, GEORGIA** of the County of Houston, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **MELISSA ASHLEY SORROW WAINWRIGHT** and **DANIEL M. WAINWRIGHT** of the county of Houston, and the State of Georgia, as 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lots 215 and 216 of the Fourteenth (14th) Land District of Houston County, Georgia, being known and designated as Tract E-1, containing 10.02 acres, more or less, according to a plat of survey being of record in Plat Book 79, Page 310, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

The purpose of this Quitclaim deed is for Grantor to convey any interest it has in the property along the easterly property line that was formerly Kersey Road (County Road No. 216) prior to its relocation and is now shown as part of the property that is currently owned by Melissa Ashley Sorrow Wainwright and Daniel M. Wainwright on Plat recorded in Plat Book 79, Page 310, Clerk's Office, Houston Superior Court.

**TO HAVE AND TO HOLD** the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

**BOARD OF COMMISSIONERS OF HOUSTON  
COUNTY, GEORGIA**

\_\_\_\_\_  
Witness

BY: \_\_\_\_\_ (SEAL)

**Name:** Tommy Stalnaker

**Title:** Chairman

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

ATTEST: \_\_\_\_\_ (SEAL)

**Name:** Barry Holland

**Title:** Director of Administration





Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	000100 046000	<b>Owner</b>	WAINWRIGHT MELISSA ASHLEY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		SORROW	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		WAINWRIGHT DANIEL M	5/7/2018	\$25000	04	U
	County		142 GLENEAGLE DR	11/27/2017	\$50000	LM	Q
<b>Acres</b>	10.02		BYRON GA 31008				
		<b>Physical Address</b>	500 KERSEY RD				
		<b>Assessed Value</b>	Value \$50000				
		<b>Land Value</b>	Value \$40000				
		<b>Improvement Value</b>	Value \$102500				
		<b>Accessory Value</b>	Value \$3000				

(Note: Not to be used on legal documents)

Date created: 11/27/2018  
 Last Data Uploaded: 11/27/2018 6:05:40 AM

Developed by  **Schneider**  
 GEOSPATIAL

The Engineering Department is requesting to extend the maintenance bond for one year on Harley Farms Subdivision, Phase 1 to give the developer an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations. If the bond is not extended by December 15, 2018, the County will draw the bond and contract the work.

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

- approve
- disapprove
- table
- authorize

**the extension of the maintenance bond (American Pride Bank Letter of Credit #10015436, expiring December 15, 2018) for Harley Farms Subdivision, Phase 1. If the bond is not extended by December 15, 2018, the County will draw the bond and contract the work.**

**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

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



**Memo**

dk RES

**Date:** November 27, 2018  
**To:** Houston County Board of Commissioners  
**From:** Blake Studstill <sup>BS</sup>  
**RE:** Maintenance Bond; Harley Farms S/D Phase I; American Pride Bank Letter of Credit #10015436; Expires December 15, 2018

---

This matter is in reference to The Harley Farms Subdivision, Phase 1. This phase of the subdivision has not been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County.*" Please consider this request to extend the above referenced bond for one year. This will give the developer an opportunity to perform the required work. If the bond is not extended by December 15, 2018, we will draw this bond and contract the work.

Construction of the new Sheriff's Department firing range and training facility is now completed and it has been proposed that the facility be dedicated and named in honor of Mr. Ed Dunbar.

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

- approve
- disapprove
- table
- authorize

**naming the newly constructed Sheriff's Department training facility the Ed Dunbar Law Enforcement Training Facility - Houston County Sheriff's Office.**

Director of Administration Barry Holland will present the first reading of an Alcohol License Application submitted by Tam Thanh Pham representing Juji Nail Lounge for the on-premise sale of wine (by the glass) in a salon setting located at Merganser Commons, 520 GA Hwy. 247 South, Suite 201, Bonaire. The property is zoned C-2.

A second reading and public hearing will be held at 6:00 p.m. on December 18, 2018 in Warner Robins after which the Commissioners will vote on the issue.



For Office Use Only

Account # \_\_\_\_\_ Computer Receipt \_\_\_\_\_  
 Fee \$ \_\_\_\_\_ Notification \_\_\_\_\_  
 Category \_\_\_\_\_

**UNINCORPORATED AREA OF HOUSTON COUNTY  
 ALCOHOL LICENSE APPLICATION**

1. Name of Business: Juji Nail Lounge LLC

2. Business Location: 520 Ga Hwy 247 S Suite 201

Bonaire GA 31005  
 (city) (state) (zip code)

3. Mailing Address Same as above

4. State Tax Payer Identifier: \_\_\_\_\_

5. Name of Licensee: Tam Thanh Pham

Address: 105 Comanche Ct.

Bonaire GA 31005  
 (city) (state) (zip code)

Telephone: (404)

Date of birth: \_\_\_\_\_ Social Security number: \_\_\_\_\_

6. If business is a partnership, give name(s), address, birthdate, and social security number of each partner:  
N/A

7. If a corporation, (for correspondence and compliance with local ordinance), give the following information:

Name Juji Nail Lounge, LLC

Tax I.D. number: \_\_\_\_\_ Date Incorporated: \_\_\_\_\_

Local Address: 520 GA Hwy 247 Suite 201 Bonaire GA 31005

Telephone: \_\_\_\_\_

12. Have you, the licensee, or any other person having any interest in the business for which this application has been made, ever been detained, arrested, indicted, or convicted for any offense by any state, county, city, federal or foreign officer, or any other governmental authority?     Yes     No  
If yes, give full details. *Failure to make a full disclosure in response to this question will result in a denial of the application or a revocation of the license. If necessary, attach additional sheets to respond completely.*

\_\_\_\_\_

\_\_\_\_\_

13. Has a County Occupational License ever been issued at this location?  
 Yes     No     Unknown

If yes, complete the following for the previous license:

Business Name Juji Nail Lounge LLC

Business Address: 520 Ga Hwy 247 S Suite 201

SSN: \_\_\_\_\_ Tax ID number \_\_\_\_\_

State Alcohol License number and year: \_\_\_\_\_

Date discontinued: N/A Sales Tax number: \_\_\_\_\_

14. Do you own the property in which this business will be operated?  
 Yes     No

*If yes, attach proof of ownership of property. If no, list below the name and address of the property owner and/or building owner. Attach a copy of the lease agreement.*

Name Columbia Retail Management Inc. SSN \_\_\_\_\_

Address Marietta GA 30067  
(city) (state) (zip code) (county)

15. Has any individual, firm, partnership, or corporation previously applied for a Houston County license in alcoholic beverages and liquor at the address where the business is to be conducted:

Yes     No     Unknown

If yes, complete the following:

Name \_\_\_\_\_

Date of application: \_\_\_\_\_ Disposition \_\_\_\_\_

8. If applicant is applying on behalf of a non-profit organization, as recognized by the Internal Revenue Service, state the following:

Name of organization N/A

Location and date of charter: \_\_\_\_\_

Applicant's title and duties in organization: \_\_\_\_\_

Federal I.D. number: \_\_\_\_\_

Has a federal tax form #990 been filed for said organization for previous years? \_\_\_\_\_

9. Type of license: (check all that apply)

Retail  Consumption  Wholesaler  Other (specify) \_\_\_\_\_

Alcohol sold: (check all that apply)

Beer  Wine  Liquor on premises consumption

Type of business: (check one)

Package  Club  Non-profit  Tavern  Restaurant

Grocery  Service Station/Convenience Store  Other NAIL SALON

10. Give the distance of the location at which the proposed license would be used (measured in a straight line from the nearest point in the property line of the business location to the nearest property line of the institutions indicated).

a. Nearest school/college: 4 miles

b. Nearest church: 3 miles

c. Nearest public library: 6 miles

d. Nearest private residence: 1 mile

e. Nearest business holding alcoholic beverage license: Publix & Belchere Holdings LLC  
DBA BURGERIM

11. List all licenses currently in effect at this location:

License Type	License Number	Trade Name
<u>Nail Salon</u>	<u>#6277</u>	<u>JuJu Nail Lounge, Inc</u>



16. Name of person(s) to be manager(s) of or with any control over daily affairs of business.

Name Jenny Pham

SSN \_\_\_\_\_ DOB \_\_\_\_\_

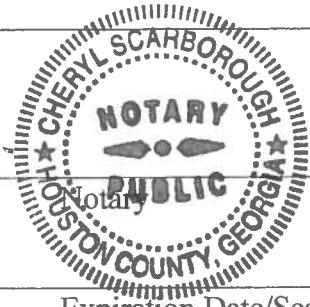
Address 105 Comanche Ct.

Bonair GA 31005 Houston  
(city) (state) (zip code) (county)

Telephone ( ) \_\_\_\_\_ daytime ( ) \_\_\_\_\_ evening

Describe position held and detailed amount of control: Owner/Manager  
full control

X [Signature]  
Owner/Applicant



Nov. 19, 2018  
Date

7.24.19  
Expiration Date/Seal

\*\*\*\*\*

**FOR OFFICE USE ONLY**

**Zoning Office Recommends:**

\_\_\_\_ Approval \_\_\_\_ Denial Sign/Date \_\_\_\_\_  
Property Zoned \_\_\_\_\_ Comments: \_\_\_\_\_

**Sheriff's Office Recommends:**

\_\_\_\_ Approval \_\_\_\_ Denial Sign/Date \_\_\_\_\_  
Comments: \_\_\_\_\_

**Commissioner's Office Recommends:**

\_\_\_\_ Approval \_\_\_\_ Denial  
Sign/Date \_\_\_\_\_  
Comments: \_\_\_\_\_

**Fire Department Recommendations:**

\_\_\_\_ Approval \_\_\_\_ Denial Sign/Date \_\_\_\_\_  
Comments: \_\_\_\_\_



## Consent Form

Please complete "Consent Form" along with \$65.00 in cash/correct change. (You will pay the Board of Commissioners office \$45.00 cash-criminal history and the Sheriff's office "Warrant Division" \$20.00 cash-finger print.) These fees cover the cost of a GCIC/NCIC criminal history. There is no guarantee by paying the \$65.00 you will be issued a Business License. A review of the Criminal History determines the issue of the License.

I hereby authorize Houston County Sheriff's Department to receive any criminal history record information pertaining to me which may be in the files of any state or local criminal justice agency.

PRINT ONLY

Full Name Tam Thanh Pham

Address 105 Comanche Ct

City Bonaire State GA Zip Code 31005

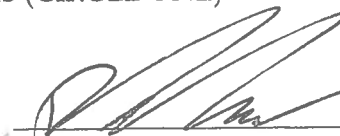
County Houston Sex Male Race Asian

Social Security Number \_\_\_\_\_ Date of Birth \_\_\_\_\_

Alcohol Business License

\_\_\_\_\_  
Solicitors, Peddlers or Taxi Cab (CIRCLE ONE)

Tam T Pham  
Print Name

  
Signature

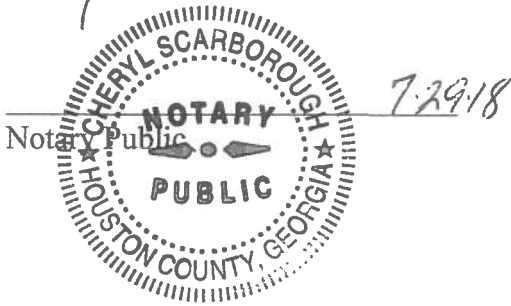
11-19-18  
Date

I, TAM PHAM, swear or affirm before the undersigned notary public that I shall make application for a State of Georgia alcohol license for the sale/serving of \_\_\_ beer \_\_\_  wine \_\_\_ liquor \_\_\_ on premises or \_\_\_ off premises. This affidavit will be relied upon by Houston County personnel in conjunction with the filing of a Houston County Alcoholic Beverage Application.

Sworn to and subscribed

Before me this 11 day of

Nov, 2018.



[Signature]  
Applicant

The County currently has a tower, easement and ground lease agreement in place with Georgia PCS Management LLC (representing Sprint) for antennas and equipment installed on our Flint tower. The revenues derived from this agreement currently are \$2,349.63 monthly or \$28,195.56 annually and are received into the E911 Telephone Fund. This proposed extension would raise the monthly rent to \$2,567.50 or \$30,810 annually beginning December of 2019 with a 3% annual escalator clause.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign Amendment #1 to the existing Tower, Easement and Ground Lease Agreement between Houston County and Georgia PCS Management LLC (representing Sprint) extending the term of the original agreement which expires December 3, 2019 for an additional five renewal terms of five years each. The monthly rent base beginning December 4, 2019 will be \$2,567.50 with a 3% annual escalator clause.**

**FIRST AMENDMENT TO TOWER, EASEMENT AND GROUND LEASE AGREEMENT**

This First Amendment to Tower, Easement and Ground Lease Agreement (this "First Amendment"), effective as of the date last signed below ("Effective Date"), amends a certain Tower, Easement and Ground Lease Agreement dated December 3, 2004, between Georgia PCS Management LLC, a Georgia limited liability company, successor in interest by merger to Georgia PCS Leasing, LLC, a Georgia limited liability company ("Tenant"), and Houston County Board of Commissioners ("Landlord"); (the "Lease").

**BACKGROUND**

WHEREAS, the Lease is set to expire on December 3, 2019, and Tenant and Landlord desire to extend the term of the Lease.

WHEREAS, Tenant and Landlord desire to modify certain provisions of the Lease as provided below.

**AGREEMENT**

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

- 1. **Term.** Section 3 of the Lease is amended by adding the following:

The current Term of the Lease will expire on December 3, 2019. Notwithstanding anything to the contrary in the Lease, commencing on December 4, 2019, the Term of the Lease is extended for five (5) additional Renewal Terms of sixty (60) months each (each a "New Renewal Term"). The Lease will continue to renew per the terms of the Lease.

- 2. **Modification to Rent.** Section 4 of the Lease is amended by adding the following:

Starting on the first day of the New Renewal Term and on the first day of every month thereafter, Tenant will pay Base Rent in advance in equal monthly installments of Two Thousand Five Hundred Sixty-Seven and 50/100 Dollars (\$2,567.50). Base Rent for any partial months will be prorated based upon a 30-day month.

Commencing on December 3, 2020, the Base Rent will be increased annually by three percent (3%) of the then current Base Rent.

Tenant's obligation to pay Base Rent is contingent upon Tenant's receipt of an IRS-approved W-9 form setting forth the tax identification number of Landlord or of the person or entity to whom payment is to be made payable as directed in writing by Landlord. Landlord agrees to enroll for automated payment no less than thirty (30) days prior to the commencement of the New Renewal Term. All of Tenant's payment obligations set forth in the Lease are conditioned upon Landlord's timely enrollment for automated payment. Landlord may obtain electronic payment enrollment forms by contacting Landlord solutions at 800-357-7641 or by submitting a ticket for direct deposit via the landlord portal at <https://landlordsolutions.sprint.com/>.

- 3. **Notice Address.** The notice addresses in Section 9 of the Lease or referenced therein for the party or parties listed below are hereby deleted in their entirety and replaced with the following:

"To Landlord: Houston County Board of Commissioners  
Attn: Barry Holland  
200 Carl Vinson Parkway  
Warner Robins, Georgia 31088

To Tenant: Sprint Property Services  
Sprint Site ID: AT03GI021-A  
Mailstop KSOPHT0101-Z2650  
6391 Sprint Parkway  
Overland Park, Kansas 66251-2650

With a mandatory copy to: Sprint Law Department  
Sprint Site ID: AT03GI021-A  
Attn.: Real Estate Attorney  
Mailstop KSOPHT0101-Z2020  
6391 Sprint Parkway  
Overland Park, Kansas 66251-2020”

4. **General Terms and Conditions.**

a. All capitalized terms used in this First Amendment, unless otherwise defined herein, will have the same meaning as the terms contained in the Lease.

b. In case of any inconsistencies between the terms and conditions contained in the Lease and the terms and conditions contained in this First Amendment, the terms and conditions herein will control. Except as set forth herein, all provisions of the Lease are ratified and remain unchanged and in full force and effect.

c. This First Amendment may be executed in duplicate counterparts, each of which will be deemed an original.

d. Each of the parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this First Amendment.

e. Landlord agrees to execute concurrently with this First Amendment a recordable Memorandum of Amendment attached to this First Amendment as Exhibit C-1, which Memorandum of Amendment Tenant may record at its own expense in the real property records where the Leased Premises is located.

\*\*\*SIGNATURES ON FOLLOWING PAGE\*\*\*

The parties have executed this First Amendment as of the Effective Date.

**Landlord:**  
**Houston County Board of Commissioners**

**Tenant:**  
**Georgia PCS Management LLC, a Georgia limited liability company**

By: \_\_\_\_\_  
(please use blue ink)

Printed Name: \_\_\_\_\_

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

Date: \_\_\_\_\_, 201\_\_\_\_  
(Date must be completed)

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

Printed Name: Silvia J. Lin

Title: Manager, Real Estate

Date: \_\_\_\_\_, 201\_\_\_\_  
(Date must be completed)

Witnesses

Witnesses

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**EXHIBIT C-1**  
**(MEMORANDUM OF AMENDMENT)**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Sprint Property Services  
Mailstop KSOPHT0101-Z2650  
6391 Sprint Parkway  
Overland Park, Kansas 66251-2650

[space above this line for Recorder's use]

**MEMORANDUM OF FIRST AMENDMENT TO TOWER, EASEMENT AND GROUND LEASE  
AGREEMENT**

This Memorandum of First Amendment to Tower, Easement And Ground Lease Agreement (“Amended Memorandum”), by and between Houston County Board of Commissioners (“Landlord”) and Georgia PCS Management LLC, a Georgia limited liability company, successor in interest by merger to Georgia PCS Leasing, LLC, a Georgia limited liability company (“Tenant”), evidences the Tower, Easement and Ground Lease Agreement made and entered into between Landlord and Tenant dated December 3, 2004, as may have been previously amended (collectively, the “Lease”) has been amended by written agreement between the parties (the “First Amendment”). The term “Lease” hereinafter refers to and includes the First Amendment.

The Lease provides in part that Landlord leases to Tenant certain real property owned by Landlord and located at 1600 Elberta Road, City of Warner Robins, County of Houston, State of GA (“property”) for the purpose of installing, operating and maintaining a communications facility and other improvements. The property is legally described in Exhibit A attached hereto. The portion of the property leased to Tenant together with non-exclusive utility and access easements (the “Leased Premises”) is further described in the Lease.

The new term of Tenant’s lease and tenancy under the Lease, as amended by the First Amendment, is sixty (60) months, commencing on December 4, 2019, and is subject to five (5) renewal terms of sixty (60) months each that may be exercised by Tenant.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE**



IN WITNESS WHEREOF, the parties have executed this Amended Memorandum as of the day and year indicated below.

**Landlord:**  
**Houston County Board of Commissioners**

**Tenant:**  
**Georgia PCS Management LLC, a Georgia limited liability company**

By: \_\_\_\_\_ (NOT FOR EXECUTION)  
(please use blue ink)

Printed Name: \_\_\_\_\_

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

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

By: \_\_\_\_\_ (NOT FOR EXECUTION)

Printed Name: Silvia J. Lin

Title: Manager, Real Estate

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

**LANDLORD NOTARY BLOCK: (please use blue ink)**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was (choose one)  attested or  acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by (choose one)[ \_\_\_\_\_ as an individual,] [ \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation,] or [ \_\_\_\_\_, partner or agent on behalf of \_\_\_\_\_, a \_\_\_\_\_ partnership. ]

(AFFIX NOTARIAL SEAL)

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC STATE OF \_\_\_\_\_

My commission expires:

\_\_\_\_\_  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

COMMISSION NUMBER:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



**EXHIBIT A**  
**Leased Premises Description**

**LEASED PREMISES**

Tower Location: 1600 Elberta Road, Warner Robins, GA

Latitude: 32 degrees, 37 minutes, 47.6 seconds North and

Longitude: 83 degrees, 38 minutes, 41.3 seconds west

Tower Registration Number: 1240341

Demised Space on Tower: Twelve (12) panel antennas at the approximate 175-foot level. Total of twelve (12) 1 and 5/8 inch transmission lines to serve the 12 panel antennas.

Land: Ground space sufficient for an approximately 12' x 20' equipment enclosure.

Access and Utility Easement:

**MACON BTA# 21, ELBERTA ROAD**  
**LEASE AREA DESCRIPTION:**

All that certain tract or parcel of land containing 0.004 acres more or less lying and being in Land Lot 164, Fifth Land District of Houston County, Georgia, being out of that called 6.826 acre tract described as Parcel "F" in a Warranty Deed to Flint Electric Membership Corporation recorded in Book 335, Page 187 of the Official Records of Houston County, Georgia and being more particularly described as follows;

Commencing at a found concrete monument at the Southwest corner of said called 6.826 acre tract; thence North 45 degrees 23 minutes 05 seconds East (record) for a distance of 256.42 feet (record, 256.23 feet) to a found nail at the most Westerly corner of an existing Flint Electric Tower Lease Area; thence South 47 degrees 18 minutes 01 seconds East for a distance of 22.98 feet to a set 5/8 inch iron rod and the Point of Beginning of herein described parcel; thence North 43 degrees 01 minutes 57 seconds East for a distance of 17.00 feet to a set 5/8 inch iron rod; thence South 47 degrees 18 minutes 01 seconds East for a distance of 11.00 feet to a set 5/8 inch iron rod; thence South 43 degrees 01 minutes 57 seconds West for a distance of 17.00 feet to a set 5/8 inch iron rod; thence North 47 degrees 18 minutes 01 seconds West for a distance of 11.00 feet to the Point of Beginning; Containing an area of 187 square feet or 0.004 acres, more or less.

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Sprint Property Services  
Mailstop KSOPHT0101-Z2650  
6391 Sprint Parkway  
Overland Park, Kansas 66251-2650

[space above this line for Recorder's use]

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**SIGNATURES APPEAR ON THE FOLLOWING PAGE**

IN WITNESS WHEREOF, the parties have executed this Amended Memorandum as of the day and year indicated below.

**Landlord:**  
**Houston County Board of Commissioners,**

**Tenant:**  
**Georgia PCS Management LLC, a Georgia limited liability company**

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

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

(please use blue ink)

Printed Name: \_\_\_\_\_

Printed Name: Silvia J. Lin

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

Title: Manager, Real Estate

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

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

**LANDLORD NOTARY BLOCK: (please use blue ink)**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was (choose one)  attested or  acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by (choose one) [ \_\_\_\_\_ as an individual,] [ \_\_\_\_\_ as a \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation,] or [ \_\_\_\_\_, partner or agent on behalf of \_\_\_\_\_, a \_\_\_\_\_ partnership. ]

(AFFIX NOTARIAL SEAL)

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC STATE OF \_\_\_\_\_

My commission expires:

\_\_\_\_\_  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

COMMISSION NUMBER:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.





Additional Holiday and Board Meeting Schedule Change

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

- approve
- disapprove
- table
- authorize

**Monday, December 31, 2018 as a paid day off for Houston County employees. Shift workers scheduled to work those days will be given an additional day off at a later date with their department heads approval. Also to approve moving the January 2019 Board meetings from the first and third Tuesday's to the second and fourth Tuesday's. Meetings dates will now be:**

**Tuesday, January 8<sup>th</sup> - 9:00 am at the Commissioner's Board Room at the Perry Courthouse  
-and-**

**Tuesday, January 22<sup>nd</sup> - 6:00 pm at the Commissioner's Board Room at the Warner Robins Annex**

**The February 2019 Board meetings will return to the normal schedule on the first and the third Tuesday's.**

**Houston County Board of Commissioners**  
**Scheduled Meetings for 2019**  
**1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month**

**All 9:00 a.m. meetings are held at the Houston County Courthouse, (Commissioners Boardroom) located at 201 Perry Parkway, Perry, Georgia.**

**All 6:00 p.m. meetings are held at the Annex Building, (Commissioners Boardroom) located at 200 Carl Vinson Parkway, Warner Robins, Georgia.**

**Courthouse Perry**

**Annex – Carl Vinson**

January 8, 2019 9:00 a.m.

January 22, 2019 6:00 p.m.

\*The regularly scheduled meetings on January 1st and 15<sup>th</sup> (1<sup>st</sup> and 3<sup>rd</sup> Tuesdays) were moved to January 8<sup>th</sup> and 22<sup>nd</sup>.

February 5, 2019 9:00 a.m.

February 19, 2019 6:00 p.m.

March 5, 2019 9:00 a.m.

March 19, 2019 6:00 p.m.

April 2, 2019 9:00 a.m.

April 16, 2019 6:00 p.m.

May 7, 2019 9:00 a.m.

May 21, 2019 6:00 p.m.

June 4, 2019 9:00 a.m.

June 18, 2019 6:00 p.m.

July 2, 2019 9:00 a.m.

July 16, 2019 6:00 p.m.

August 6, 2019 9:00 a.m.

August 20, 2019 6:00 p.m.

September 3, 2019 9:00 a.m.

September 17, 2019 6:00 p.m.

October 1, 2019 9:00 a.m.

October 15, 2019 6:00 p.m.

November 5, 2019 9:00 a.m.

November 19, 2019 6:00 p.m.

December 3, 2019 9:00 a.m.

December 17, 2019 6:00 p.m.

# 10

Purchasing solicited bids for one new mini-excavator for use in the Water Department with five bidders responding. Although they are not the low bid, staff recommends award to Mason Tractor Co. for \$94,407 due to the fact that they offer the use of a loaner machine within the warranty period.

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

- approve
- disapprove
- table
- authorize

**the award of one new Kubota KX080-4SS3A Excavator for use in the Water Department to Mason Tractor Co. of McDonough, Ga in the amount of \$94,407. Water Capital Funds will purchase this equipment.**



**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

**M E M O R A N D U M**

**TO:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker  
**CC:** Barry Holland  
**DATE:** November 28, 2018  
**SUBJECT:** Bid 19-18: Mid-Sized Excavator for the Water Department

The Purchasing Department obtained prices in November 2018 for the purchase of a new Mid-Sized Excavator. Prices were received from five vendors as listed below.

<u>Bid# 19-18</u>					<u>Tractor &amp; Equipment</u>
<u>New Mid-Sized Excavator</u>	<u>Mason Tractor Co.</u>	<u>Atlanta Kubota, LLC</u>	<u>John Deere</u>	<u>Yancey</u>	<u>Co.</u>
<u>Make/Year Model</u>	Kubota KX080-4SS3A	Kubota KX080-4SS3A	85G Excavator	CAT 308E2	Komatsu PC88MR-10
<u>Bid Price</u>	\$94,407	\$94,273	\$103,762.35	\$107,967	\$118,600

Although Atlanta Kubota, LLC has the least expensive quote by \$134, Mason Tractor Co. offers a loaner unit within the warranty. Therefore the Purchasing Department recommends that Houston County purchase the Mid-Sized Excavator from Mason Tractor Co. for the Water Department to be charged to 505-11.7500.

District Attorney Hartwig would like to replace an older Crown Victoria with a new SUV and has sufficient funds to reimburse the County for the entire cost of the new vehicle. The Purchasing Department has located a suitable vehicle that can be purchased through a local dealer. Staff recommends purchase of this new GMC Yukon SUV.

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

- approve
- disapprove
- table
- authorize

**the award of one new 2019 GMC Yukon SUV for use in the District Attorney's office from Hamby Automotive Network of Perry for \$41,983. The District Attorney will reimburse the County for 100% of the cost of this vehicle from Forfeiture Funds.**



# Vehicle Locator

## Detail Report for Customer

HAMBY AUTOMOTIVE NETWORK  
 2000 HWY 41 S, PERRY, GA, 31069  
 478-987-2122

Customer/Company:  
 Address:

Sales Consultant:

Vehicle #1: 2019 GMC Yukon	VIN/Order #	MSRP	Stock #
	1GKS1AKC0KR157016	\$50,795.00	N/A
<b>Additional Vehicle Information</b>			
<b>GM Marketing Information</b>			

Body Style: TC15706-2WD  
 PEG: 3SA-SLE Preferred Equipment Group  
 Primary Color: GBA-Onyx Black  
 Trim: H0U-Cloth, Jet Black, Interior Trim  
 Engine: L83-Engine: 5.3L, V-8, SIDI, Active Fuel Mgt  
 Transmission: MYC-6-Speed Automatic

Options: 3SA-SLE Preferred Equipment Group  
 A31-Power Windows  
 A95-Seats: High Back Bucket, Driver & Passenger  
 AKO-Deep Tinted Glass  
 AT6-Seats, 2nd Row 60/40 Bench, Manual Configurable  
 AU3-Power Door Locks  
 B30-Floor Covering: Carpet, Color Keyed  
 B58-Floor Mats, Color-Keyed Carpeted 1st & 2nd Row  
 BTV-Remote Engine Starting Pkg  
 C49-Defogger, Rear Window Electric  
 C5Y-GVW Rating 7100 Lbs  
 CJ4-Climate Control, Electronic - Dual-zone  
 DL8-Mirrors, O/S, Power, Heated  
 FE9-50-STATE EMISSIONS  
 G80-Locking Differential, Rear  
 GBA-Onyx Black  
 GU4-Rear Axle 3.08 Ratio  
 H0U-Cloth, Jet Black, Interior Trim  
 IO5-Radio, 8" Color Screen, Bluetooth, w/ USB Port

K34-Cruise Control  
 KI4-110 Volt Electrical Receptacle, In Cab  
 L83-Engine: 5.3L, V-8, SIDI, Active Fuel Mgt  
 MYC-6-Speed Automatic  
 R6J-CUSTOMER DIALOGUE NETWORK  
 RKX-Tires: P265/65 R18 All Season, Blackwall  
 SAF-Lock, Spare Tire  
 T3U-Fog Lamps, Front  
 U2K-SiriusXM Satellite Radio (subscription)  
 UE1-OnStar Communication System  
 UHN-Wheels: 18" Bright Machined Aluminum  
 UK3-Radio Controls -Steering Wheel  
 UQA-Audio System, Bose, Premium  
 UVC-Rear View Camera System  
 V54-Luggage Carrier Roof, Painted  
 VV4-Onstar 4G LTE Wi-Fi Hotspot  
 Z82-Trailer Package  
 ZY1-Paint, Solid

### Disclaimer:

GM has tried to make the pricing information provided in this summary accurate. Please refer to actual vehicle invoice, however, for complete pricing information. GM will not make any sales or policy adjustments in the case of inaccurate pricing information in this summary.

*\$41,983.00*

**Summary of bills by fund:**

• General Fund (100)	\$1,388,457.13
• Emergency 911 Telephone Fund (215)	\$ 58,980.92
• Fire District Fund (270)	\$ 19,225.27
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 775,314.43
• 2018 SPLOST Fund (320)	\$ 881,648.02
• Water Fund (505)	\$ 96,112.09
• Solid Waste Fund (540)	<u>\$ 245,702.91</u>
Total for all Funds	\$3,465,440.77

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,465,440.77

Executive Session for Property Acquisition matters per O.C.G.A. § 50-14-3(b)(1).