

Houston County Commissioners Meeting

Warner Robins, Georgia | April 18, 2023 | 5:00 P.M.

Call to Order

Pledge of Allegiance – Commissioner Robinson

Invocation – Pastor Joel Davis

Growing Together Ministries

Guest Speaker – Sergeant Benji Lashley & Jobi

Sheriff's Department K9

Approval of Minutes from April 4, 2023

New Business

- 1. Intergovernmental agreement (City of Perry) – Commissioner Talton**
- 2. Water System Improvements (A.E Harris Road Phase II) – Commissioner Talton**
- 3. Landfill Second Scale Drawer Project – Commissioner Talton**
- 4. Personnel Request (Houston County Station 2 Staffing) - Commissioner Talton**
- 5. Alcohol License (Second Reading & Public Hearing) – Commissioner Robinson**
- 6. Personnel Request (Solicitor General's Office) -Commissioner Robinson**
- 7. Memorandum of Agreement (Health Department) – Commissioner Robinson**
- 8. Change Order (Health Department) – Commissioner Byrd**
- 9. Bid Approval (1 New Bulldozer for use at Landfill) – Commissioner Byrd**
- 10. Annexation (City of Warner Robins) – Commissioner Byrd**
- 11. Annexation (City of Perry) – Commissioner Gottwals**
- 12. Contract Renewal (UGA Extension Office) – Commissioner Gottwals**
- 13. Rights-of-Ways Abandonment (503 Third Ave. Bonaire) – Commissioner Gottwals**
- 14. Approval of Bills – Commissioner Gottwals**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Intergovernmental agreement (City of Perry) – Commissioner Talton

This Intergovernmental Agreement between the County and the City of Perry cost sharing of constructing the County waterline to a wastewater treatment facility from the location at the terminus of Phase 1 Waterline Improvement A.E. Harris Road. The total cost of \$564,082 shall include the construction costs to the contractor and the design and construction oversight costs to the consulting engineer. The County and its consulting engineers, Carter & Sloope of Macon, will oversee the project.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the signing of an Intergovernmental Agreement with the City of Perry for bringing the County waterline to a wastewater treatment facility from the location at the terminus of Phase 1 Waterline Improvement A.E. Harris Road. The total cost of \$564,082, to be shared equally, shall include the construction costs to the contractor and the design and construction oversight costs to the consulting engineer.

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement, hereinafter referred to as, “Agreement”, made and entered into this _____ day of _____, 2023 by and between, Houston County, Georgia, by and through its duly elected Board of Commissioners, hereinafter referred to as “County” and the City of Perry, Georgia, by and through its Mayor and Council, hereinafter referred to as “Perry”, each a “Party”, and collectively referred to as “Parties”.

WHEREAS, the County owns the property shown in Plat Book 67, Pages 69-70, consisting of 630.96 acres with Tax Map Parcel No. 001330005000, hereinafter the “Property”; and

WHEREAS, Perry has acquired a portion of the Property for construction and operation of a wastewater treatment facility, said portion of the property being shown at Plat Book 84, Page 13, Clerk’s Office, Houston Superior Court; and

WHEREAS, it is necessary for the wastewater treatment facility and for further development of the Property that a waterline be installed to provide the necessary water.

NOW THEREFORE, for and in consideration of the benefits flowing to each Party and other good and valuable consideration it is agreed by the Parties as follows:

1.

The County and Perry will share the cost equally of bringing the County waterline to the wastewater treatment facility from the location at the terminus of Phase 1 Waterline Improvements A E Harris Road. The cost shall include the construction costs to the contractor and the design and construction oversight costs to the consulting engineer.

2.

The County has bid the project according to the Georgia Constitution and the laws of the State of Georgia.

3.

The low bidder for the project was SCI Construction, Inc. at a cost of \$564,082.00.

4.

The County and its consulting engineers Carter & Sloope will oversee the project.

5.

The waterline will be owned, operated, and maintained by the County. The County will be responsible for any repairs to the waterline should there be a water main break in the industrial park.

6.

In the event the water main or waterline is required to be relocated by another industry in the industrial park, the City will not be required to share in the expense of such relocation.

7.

No Party shall assign this Agreement at any time and from time to time without the prior written consent of all Parties.

8.

This Agreement shall be governed and construed in accordance with the Constitution of the State of Georgia, specifically those provisions authorizing intergovernmental agreements for services and other laws of the State of Georgia.

9.

Failure of any Party to exercise any of its rights under this Agreement at any time does not constitute a breach hereof and shall not be deemed to be a waiver of such rights or a waiver of any subsequent breach.

10.

No Party has the authority to enter into contracts or agreements on behalf of the other Party nor does this Agreement create a partnership between the Parties.

11.

This Agreement contains the entire agreement of the Parties hereto and no representation, inducements, promise, or agreements or otherwise between the Parties, not embodied herein, shall be of any force or effect.

So AGREED, the day and year first written above.

HOUSTON COUNTY
BOARD OF COMMISSIONERS:

CITY OF PERRY:

Dan Perdue, Chairman

Randall Walker, Mayor

Robbie Dunbar, Director of Administration

Annie Warren, City Clerk

2. Water System Improvements (A.E Harris Road Phase II) – Commissioner Talton

Public Works is requesting approval of a bid on the Water System Improvements to Serve A.E. Harris Road Phase II project. After receiving and reviewing three bids, staff and engineering consultant, Carter & Sloope of Macon, recommend low bidder SCI Construction, Inc. of Statesboro, Georgia, in the amount of \$564,082.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the award of a bid to SCI Construction, Inc. of Statesboro, Georgia in the amount of \$564,082 on the Water System Improvements to Serve A.E. Harris Road Phase II project. Funds for this project will be paid from Water Capital Funds.



Houston County Public Works

MEMO

Office

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

Brian Jones, PE
Director of Operations

Jordan Kelley
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

To: Houston County Board of Commissioners
From: Terry Dietsch, Utility Director *TJD*
Date: April 06, 2023
Re: Water System Improvements to Serve A.E. Harris Road
Phase II

Please see below a recap of bids received for the Water System Improvements to Serve A.E. Harris Road Phase II.

| | |
|------------------------|--------------|
| SCI Construction, Inc. | \$564,082.00 |
| Pyles Plumbing | \$578,364.00 |
| John R. Walker, Inc. | \$625,177.60 |

These bids were evaluated by Water Department Staff and Carter and Sloope, the Water Department's engineering consultant. Staff recommends the Board of Commissioners award the contract to *SCI Construction, Inc.*, for **\$564,082.00**. SCI Construction, Inc. SCI Construction, Inc. was the lowest qualified bidder. This project will be funded by Water Department Capital Funds (505-11.7600)

Thank you for your consideration of this request.

3. Landfill Second Scale Drawer Project – Commissioner Talton

Public Works is requesting permission to enter into contracts for installation of a second scale transaction drawer at the Landfill. This project would enable two utility clerks to serve two separate customers simultaneously.

The first contract will be with International City Builders Construction Group of Macon Georgia to the renovations needed for a total of \$38,845. The second contract will be with Scales, Systems and Automation of Sylvester Georgia for scale equipment, intercom equipment, software and labor of installation for a total cost of \$19,865. The final cost is for computer equipment at a total of \$1,412.95, bringing the total cost of this project to \$60,122.95.

Motion by _____, second by _____ and carried _____ to

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disapprove

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authorize

the contracts with International City Builders Construction Group of Macon Georgia in the amount of \$38,845, and the contract with Scales, Systems and Automation of Sylvester Georgia in the amount of \$19,865, and the purchase of computer equipment in the amount of \$1,412.95, for a total cost of \$60,122.95 for the Second Scale Transaction Drawer at the Landfill. Funds for this project will be paid from 540-4530-52.2200.



Houston County Public Works

Office

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

Brian Jones, PE
Director of Operations

Jordan Kelley
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

Memo

To: Board of Commissioners

From: Terry Dietsch, Utility Director *TJD*

Date: April 5, 2023

Re: Second Scale Transaction Drawer

Public Works staff is requesting permission to enter an agreement with ICB Construction Group of Macon, Georgia and Scales, Systems & Automation of Sylvester, Georgia at the Landfill for installation of a second scale transaction drawer. This will enable two utility clerks to serve two customers simultaneously. The County is to provide a computer and monitor. Total cost of this project is \$60,122.95 and will be paid from 540-4530-52.2200.



March 27, 2023

Michael Phillips
Houston County Board of Commissioners
2020 Kings Chapel Road
Perry, Georgia 31069

REF: Houston County Landfill Renovations

Dear Mr. Phillips,

As requested, we are pleased to provide the following pricing for the Renovations at the Houston County Landfill:

Summary of Scope of Work:

1. Demolition of Existing Cabinets at Right Side and Replace with Similar Cabinets. Tops to be "Rolled-Edge" Laminate. Cabinets on Left Side to be Rotated to opposite side.
2. Provide Transaction Drawer under the Existing Window.
3. Provide One (1) New Quad Receptacles above Countertop at Existing Window.
4. Provide One (1) New Quad Receptacles below Transaction Drawer.

| | |
|--------------------|--------------------|
| Total Price | \$38,845.00 |
|--------------------|--------------------|

Schedule of Work:

1. 6-8 Weeks for delivery of drawer after approval of this Proposal.
2. 2 weeks duration once materials are on-site.

****Please note price is valid through the close of business on April 4, 2023.**

Sincerely,

A handwritten signature in black ink, appearing to read "Kenna Scragg", is written over a light blue horizontal line.

Kenna Scragg
President
ICB Construction Group



(229) 776-4SSA
Sylvester GA, 31791
Cell: (229) 206-6689 or (229) 206-6248

P.O. BOX 422 SYLVESTER GA 31791
PHONE: (229) 776-4772
4SSA@BELLSOUTH.NET

JIMMY PARKER SYSTEMS ENGINEER
CELL: (229) 206-6689
JPARKER_SSA@BELLSOUTH.NET

DATE: 3/10/2023

Quote No. SSA-031023JP

Houston County Landfill

ATTN: Jeff Smith

We are pleased to offer the following quotation.

This will allow entry of all transactions for two locations at the customer's site.

EQUIPMENT & SOFTWARE:

- Second Intercom System with Mounts
- (2) Master Scale Indicators
- (2) Remote Scale Indicators
- (2) Serial Adaptors
- Second Seat of Interact Software (Linked with Primary Interact Software)

Budgetary (Not to Exceed) \$19,865.00

Scale Equipment, Intercom Equipment, Software & Labor is included in above price.

Customer will supply Computer and Printer

*16 GB Minimum Ram Windows 10 Computer is required.

Thanks,
Jimmy Parker
Scales, System and Automation

Accepted By: _____



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your **Premier page**, or, if you do not have Premier, use this **Quote to Order**.

| | | | |
|-----------------------------|------------------------|-------------------|----------------------------------|
| Quote No. | 3000140884984.1 | Sales Rep | Alejandro GarciaMorales |
| Total | \$1,412.95 | Phone | (800) 456-3355, 6186375 |
| Customer # | 31806773 | Email | Alejandro.Garciamorales@Dell.com |
| Quoted On | Jan. 03, 2023 | Billing To | ACCTS PAYABLE |
| Expires by | Feb. 02, 2023 | | HOUSTON COUNTY PURCHASING |
| Contract Name | Georgia End User | | DEPT |
| Contract Code | Computing Agreement | | 2020 KINGS CHAPEL RD |
| Customer Agreement # | C000000493100 | | PERRY, GA 31069-2828 |
| Deal ID | 99999-SPD0000161-0004 | | |
| | 24555637 | | |

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you are ready to place an order. Thank you for shopping with Dell!

Regards,
Alejandro GarciaMorales

Shipping Group

| | |
|---|------------------------|
| Shipping To | Shipping Method |
| RYAN HALE HOUSTON COUNTY PURCHASING DEPT 200 CARL VINSON PARKWAY WARNER ROBINS, GA 31088-5821 (478) 542-2030 | Standard Delivery |

| Product | Unit Price | Quantity | Subtotal |
|--|------------|----------|------------|
| OptiPlex 5000 Tower | \$1,172.08 | 1 | \$1,172.08 |
| Dell 24 Monitor - P2422H, 60.5cm (23.8") | \$191.99 | 1 | \$191.99 |
| Dell Slim Conferencing Soundbar – SB522A | \$48.88 | 1 | \$48.88 |

| | |
|----------------------------|-------------------|
| Subtotal: | \$1,412.95 |
| Shipping: | \$0.00 |
| Environmental Fee: | \$0.00 |
| Non-Taxable Amount: | \$1,412.95 |
| Taxable Amount: | \$0.00 |
| Estimated Tax: | \$0.00 |
| <hr/> | |
| Total: | \$1,412.95 |

4. Personnel Request (Houston County Station 2 Staffing) - Commissioner Talton

Fire/HEMA Chief Chris Stoner is requesting the following additions to the Position Control Listing to staff the new Fire Station #2 at the Public Safety Complex on SR96:

6 Firefighters at Grade 16 (New Positions)

3 Lieutenants at Grade 18 (New Positions)

These changes to be effective April 19, 2023.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

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authorize

a position change to the FY23 Houston County Position Control. This change would add 6 new firefighter positions at grade 16 and 3 lieutenant positions at grade 18 effective April 19, 2023. The funds to cover these positions will come from Insurance Premium Tax.

Also, to authorize the Chief Financial Officer to make the necessary budget adjustments.



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: April 11, 2023
Re: Fire Station 2 Staffing

Chief Stoner has informed me that he has finished the recruiting process for Fire Station 2 and is ready to begin the assessment and training period. To allow time to complete all training it requested to add the 3 Lieutenants and 6 additional fire fighters effect April 19, 2023, with official start dates to be a few weeks following. Please consider this request.

5. Alcohol License (Second Reading & Public Hearing) – Commissioner Robinson

Director of Administration Robbie Dunbar will present the second reading of an Alcohol License Application submitted by Ujjawal Patel for the sale of beer and wine retail off premises, and liquor package store at 518 Hwy 247 Bonaire.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the alcohol license for sale of beer and wine off premises and liquor package retail store at 518 Hwy 247 Bonaire.

6. Personnel Request (Solicitor General's Office) - Commissioner Robinson

Solicitor General Amy Smith is requesting to hire Erikka Williams to fill the vacant Senior Assistant Solicitor position at a Grade 34 Step F effective April 19, 2023. Personnel has reviewed her qualifications and concur with the request.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

to hire Erikka Williams to fill the vacant Senior Assistant Solicitor position at a Grade 34 Step F effective April 19, 2023.



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: April 10, 2023
Re: Erikka Williams – Senior Assistant Solicitor

Amy Smith, Solicitor General is requesting to hire Erikka Williams to the vacant Senior Assistant Solicitor position. I have reviewed Ms. Williams' experience to include her previous experience in the District Attorney's office and she does the qualifications to be hired at Grade 34 (F) step effective as requested by Mrs. Smith. This will be effective April 19, 2023.

7. Memorandum of Agreement (Health Department) – Commissioner Robinson

This Memorandum of Agreement (MOA) with the Health Department will cover a deficit on a change order received from International City Builders. This change order will increase the amount on the contract in place to renovate and expand the Health Department at 98 Cohen Walker Drive in Warner Robins by \$433,962. This MOA confirms the maximum the County will cover is \$114,737.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the signing of the Memorandum of Agreement with the Health Department to cover a deficit of \$114,737 on a change order from International City Builders, Inc of Macon, Georgia, for renovations and expansion of the Health Department.

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is made and entered into this _____ day of _____, 2023 by and between Houston County, hereinafter referred to as “County” and Houston County Health Department, hereinafter referred to as “Health Department”;

WHEREAS, building renovations and expansion of the current building the Health Department occupies at 98 Cohen Walker Drive, Warner Robins, Georgia, 31088 has become necessary, herein after referred to as the “Project”; and

WHEREAS, the Health Department and County have worked together in order to see the Project completed; and

WHEREAS, the County has received a change order increasing the amount needed for the Project and the Health Department does not have the funds to cover this increase in its entirety; and

WHEREAS, the County desires to approve the change order and cover any deficits that may occur once the Health Department reimburses the County with any funds, they will have remaining from the total funds they have committed to the Project minus the purchase of the furniture, fixtures and equipment.

NOW THEREFORE, in consideration of the mutual benefits that will be realized by both Parties, it is agreed as follows:

1.

The County received a change order increasing the amount of the Project by \$433,962.00. The Health Department has a total of \$651,902.00 to fund the Project, with \$332,677.00 of these funds set aside for the purchase of furniture, fixtures, and equipment. The remaining amount from the Health Department’s funds they have committed to the Project minus the purchase of furniture, fixtures and equipment is \$319,225.00.

2.

The County will approve the change order for the increase amount of \$433,962.00 and the Health Department will reimburse the County with the \$319,225.00 remaining funds mentioned in paragraph 1 of this agreement.

3.

The County will cover the deficit of \$114,737.00 which is the difference between the change order increase amount of \$433,962.00 and the \$319,225.00 of the funds the Health Department had remaining after the purchase of furniture, fixtures and equipment.

4.

This Memorandum of Agreement shall be controlled and governed under the laws of the State of Georgia.

5.

This Memorandum of Agreement contains the sole and entire Agreement of the Parties hereto and no prior or contemporaneous oral or written representation or agreement between the Parties and affecting the subject matter hereof shall have legal effect. No representative, agent or employee of the Parties has or shall have any authority to waive any provision of the Memorandum of Agreement unless such waiver is expressly made in writing and signed by an authorized representative of the Parties hereto.

6.

This Memorandum of Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors, legal representatives, and assigns.

7.

No Party shall assign its rights or duties under this Memorandum of Agreement without the prior written consent from the other party.


IN WITNESS WHEREOF, the Parties have caused this Memorandum of Agreement to be executed by their respective duly authorized representatives as of the date first above written.

HOUSTON COUNTY BOARD OF
COMMISSIONERS:


Chairman Dan Perdue

Robbie Dunbar, Director of Administration

HOUSTON COUNTY
HEALTH DEPARTMENT



Archie Thompson (Apr 12, 2023 08:57 EDT)
Chairman, Houston County Board of Health



Thomas Craft, MD (Apr 12, 2023 10:14 EDT)
District Health Director, North Central
Health District

8. Change Order (Health Department) – Commissioner Byrd

This change order from International City Builders, Inc is for an increase in the contract for renovations and expansion of the Health Department at 98 Cohen Walker Drive. The contract sum prior to this change was \$5,737,683.55 and the increase amount is \$433,962 which will bring the contract sum to \$6,171,645.55. This increase is for renovations to the existing restrooms and laboratory.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the signing of the change order from International City Builders, Inc., of Macon, Georgia for the renovations and expansion of the Health Department at 98 Cohen Walker Drive in the amount of \$433,962. This will bring the total amount of the contract to \$6,171,645.55. Funds for this increase will be paid from ARPA funds.

9. Bid Approval (1 New Bulldozer for use at Landfill) – Commissioner Byrd

The Purchasing Department solicited bids for one (1) New Bulldozer in January of 2023 for use at the Landfill. This purchase is sole source due to our requirement for a high-track/elevated sprocket dozer. Purchasing recommends the purchase from Yancey Brothers of Macon for \$866,908, with a 60-month Premier Equipment Protection Plan Extended Warranty for an additional \$53,800, for a total cost of \$920,708.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the purchase of one new bulldozer from Yancey Brothers of Macon, Georgia for \$866,908, with a 60-month Premier Equipment Protection Plan Extended Warranty for an additional \$53,800, for a total cost of \$920,708. The lead time on this purchase is 10 months.



**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: Robbie Dunbar
DATE: March 10, 2023
SUBJECT: Purchase of One (1) 2023 CAT D7 Bulldozer

The Purchasing Department solicited prices for One (1) New Bulldozer in January 2023. The Houston County Landfill will use this piece of equipment.

This unit is sole source due it's high track/elevated sprocket. It is recommended that the Houston County Board of Commissioners purchase the Bulldozer from Yancey Brothers of Macon, GA for \$866,908.00 with a 60-month Premier Equipment Protection Plan Extended Warranty for an additional \$53,800.00. A total of \$920,708.00 will be charged in FY24 to 540-11.7500. The lead time is 10 months.

10. Annexation (City of Warner Robins) – Commissioner Byrd

This annexation request from the City of Warner Robins is for property located at 100 – 104 S Amanda Place. The property is contiguous to the Warner Robins city limits and does not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

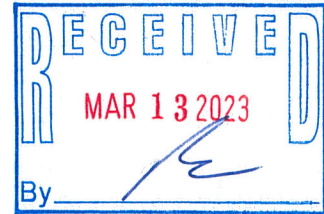
concur

non-concur

with the City of Warner Robins annexation request for property located at 100 – 104 S. Amanda Place, containing 3.891 acres and also known as Tax Parcels # 00074E 099000 (3.508 acres) and #00074E 172000 (0.383 acres) with the stipulations that any access should be on and off Houston Lake Road, that a buffer between the commercial and residential area be provided, and that any County utilities remain with the County. The property is currently zoned County R-1 and proposed zoning is City C-2.

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

02/17/2023



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

MAYOR
LaRhonda W. Patrick

**MEMBERS OF
COUNCIL**

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

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

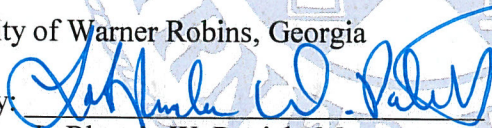
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins -- two parcels of property, including all right-of-ways, totaling 3.89 acres, located at 100 and 104 S. Amanda Place, also known as tax parcels, [00074E 099000] 3.508 acres, and [00074E 172000] 0.383 acres.

Dear Commissioners:

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

Respectfully,

City of Warner Robins, Georgia

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

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

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

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

11. Annexation (City of Perry) – Commissioner Gottwals

This annexation request from the City of Perry is for property located at 2011 Elko Road. The property is contiguous to the Perry city limits and does not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

concur

non-concur

with the City of Perry annexation request for property located at 2011 Elko Road, containing 1.50 acres, and also known as a portion of Tax Parcel 000640 059000. The property is currently zoned County R-AG, and the proposed zoning will be City R-3.



Where Georgia comes together.

Department of Community Development

March 13, 2023

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

Via email with delivery receipt to: thall@houstoncountyga.org
 rdunbar@houstoncountyga.org
 kgeorge@houstoncountyga.org

Houston County School District
1100 Main Street
Perry, Georgia 31069

Via email with delivery receipt to: mark.scott@hcbe.net

Ladies and Gentlemen,

Pursuant to O.C.G.A. § 36-36-6 and § 36-36-111, please be advised the City of Perry has accepted the following petition to annex property into the City of Perry:

- Property location: 2011 Elko Road
- Parcel # 000340 051000
- Requested City of Perry zoning classification: R-3, Single Family Residential District
- Proposed Land Use: The property is currently vacant. The applicant proposes to build a single family dwelling.

A copy of the annexation petition and supporting documents is attached.

A public hearing regarding this petition is scheduled for May 2, 2023, at 6:00 pm in the Perry Events Center, 1121 Macon Road, Perry.

Sincerely,

Bryan Wood, Director
Community Development

Attachments

12. Contract Renewal (UGA Extension Office) – Commissioner Gottwals

This request from Personnel is to renew the contract with the UGA Extension Service Employees to be paid by quarterly invoice instead of the County's portion being paid through payroll. Also, to update the current contract to reflect the 2% increase given on February 29, 2023.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the signing of the updated FY23 contract with the UGA Extension Office and also signing the FY24 contract with the UGA Extension Office to pay the extension service employees by quarterly invoice.



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: April 5, 2023
Re: Cooperative Extension Contract

The University of Georgia has offered to contract the extension service employees to be paid by quarterly invoice instead of the County's portion being paid through payroll. By direct invoice this will allow the pay and other personnel services to be paid directly from UGA and not split with Houston County. Additionally, it will allow for a smoother transition when employees are hired, transferred, or resign. This is currently the practice and it has been working very well. The two contracts are as follows:

FY23 – update current contract to reflect the 2% increase given on 2/20/2023.

FY24 – Contract for next fiscal year.

13. Rights-of-Ways Abandonment (503 Third Ave. Bonaire) – Commissioner Gottwals

Marion E. Waugh, owner of 503 Third Avenue, Bonaire, Georgia, submitted an application requesting the abandonment of portions of First Avenue, Second Avenue and all of Sixth Avenue. The rights-of-ways subject to the request either traverse her property or are adjacent to her property. Pursuant to O.C.G.A. § 32-7-2(b)(1), all property owners with property that sits upon the rights-of-ways were notified that a public hearing regarding this request would be held today. Notice of the public hearing for the purpose of discussing the abandonment was advertised in the Houston Home Journal legal section once a week for two weeks Wednesday, April 5, 2023 and Wednesday, April 12, 2023.

Motion by _____, second by _____ and carried _____ to

approve disapprove table

The Board of Commissioners signing the Resolution and the Deeds of Abandonment abandoning portions of First Avenue, Second Avenue and all of Sixth Avenue, the rights-of-ways to be abandoned are more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as Sixth Street according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk’s Office, Houston Superior Court.

All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as the portion of First Avenue adjacent to lots 219, 218 and 215, and the portion of Second Avenue adjacent to lots 127, 126, 121, 220, 217, and 216 according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk’s Office, Houston Superior Court.

This conveyance is subject to a prescriptive utility easement for a 12" water main located in the right-of-way designated as First Avenue located on the western boundary line of said property described.

ALSO, both conveyances are subject to any easements for drainage or utilities presently existing within the above described property.

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-three between **HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **MARION E. WAUGH** parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH

That the Grantor, for and in consideration of ONE AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantees, their successors and assigns, the following described right of way parcel:

All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as the southernly one-half of Sixth Street according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court.

All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as the portion of First Avenue adjacent to lots 219, 218 and 215, and the portion of Second Avenue adjacent to lots 127, 126, 121, 220, 217, and 216 according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court.

This conveyance is subject to a prescriptive utility easement for a 12" water main located in the right-of-way designated as First Avenue located on the western boundary line of the above described property.

ALSO, both conveyances are subject to any easements for drainage or utilities presently existing within the above described properties.

TO HAVE AND TO HOLD the said described premises to the said Grantees, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Witness

Notary Public

Board of Commissioners
of Houston County:

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-three between **HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **FAYE K. SCHNABLE** parties of the second part, hereinafter referred to as "Grantees";

WITNESSETH

That the Grantor, for and in consideration of ONE AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantees, their successors and assigns, the following described right of way parcel:

All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as the northern one-half of the right-of-way designated as Sixth Street according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

TO HAVE AND TO HOLD the said described premises to the said Grantees, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Witness

Notary Public

Board of Commissioners
of Houston County:

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

**A RESOLUTION OF RIGHT-OF-WAY ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, Marion E. Waugh, having requested through application the abandonment of portions of First and Second Avenue that traverse her property, and all of Sixth Street that is adjacent to her property, located at 503 Third Avenue, Bonaire, Georgia; and

WHEREAS, a legal description is attached hereto as **Exhibit “A”** and a plat of survey is attached hereto as **Exhibit “B”** showing the portion of right-of-ways to be considered for abandonment. **Exhibit “A”** and **Exhibit “B”** are made a part hereof by reference; and

WHEREAS, O.C.G.A. § 32-7-2(b)(1) authorizes a county to abandon a section of the county road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the county road system is otherwise in the best public interest, after notice to property owners located thereon; and

WHEREAS, O.C.G.A. § 32-7-2(b)(1) provides that upon the certification by the county, recorded in its minutes, accompanied by a plat or sketch, after notice to property owners located thereon, the county may declare that section of roads to no longer be a part of the county road system, and the rights of the public in and to the section of roads as a public road shall cease; and

WHEREAS, notice of the public hearing for the abandonment of the portion of right-of-ways described in **Exhibit “A”** and shown in **Exhibit “B”** was duly published within the county legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on April 18, 2023, at the appointed time regarding the abandonment of the portion of right-of-ways described in **Exhibit “A”** and shown in **Exhibit “B”**; and

WHEREAS, pursuant to O.C.G.A. § 32-7-2(b)(1) the property owners of the property located on the portion of right-of-ways, were notified of the intent to abandon the portion of said right-of-ways described in **Exhibit “A”** and shown in **Exhibit “B”**, and no other legitimate objections thereto have been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, as follows:

1. It is certified that the portion of right-of-ways known as First Avenue, Second Avenue and Sixth Street in its entirety within Houston County, Georgia as described and shown on the attached legal description (see Exhibit “A”) and plat of survey (see Exhibit “B”) were never made part of the County public road system and therefore serve no substantial public purpose.
2. That the abandonment of said portion of right-of-ways herein described and shown on the attached legal description (see Exhibit “A”) and plat of survey (see Exhibit “B”) be and are approved.

3. That the best interest of Houston County would be served by the conveyance of said portion of right-of-ways, described and shown on the attached legal description (see Exhibit "A") and plat of survey (see Exhibit "B"), to the property owners of the property that is located thereon, so that it may be subject to taxation by Houston County.

4. That the deeds of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said portion of right-of-ways within Houston County, Georgia, as described and shown on the attached legal description (see Exhibit "A") and plat of survey (see Exhibit "B"), to the owners of the property that is located thereon, their assigns, transferees and successors in interest.

This 18th day of April 2023.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Dan Perdue

Commissioner Mark Byrd

Commissioner Shane Gottwals

Commissioner Gail Robinson

Commissioner Tal Talton

Attest: _____
Robbie Dunbar
Director of Administration

EXHIBIT "A"

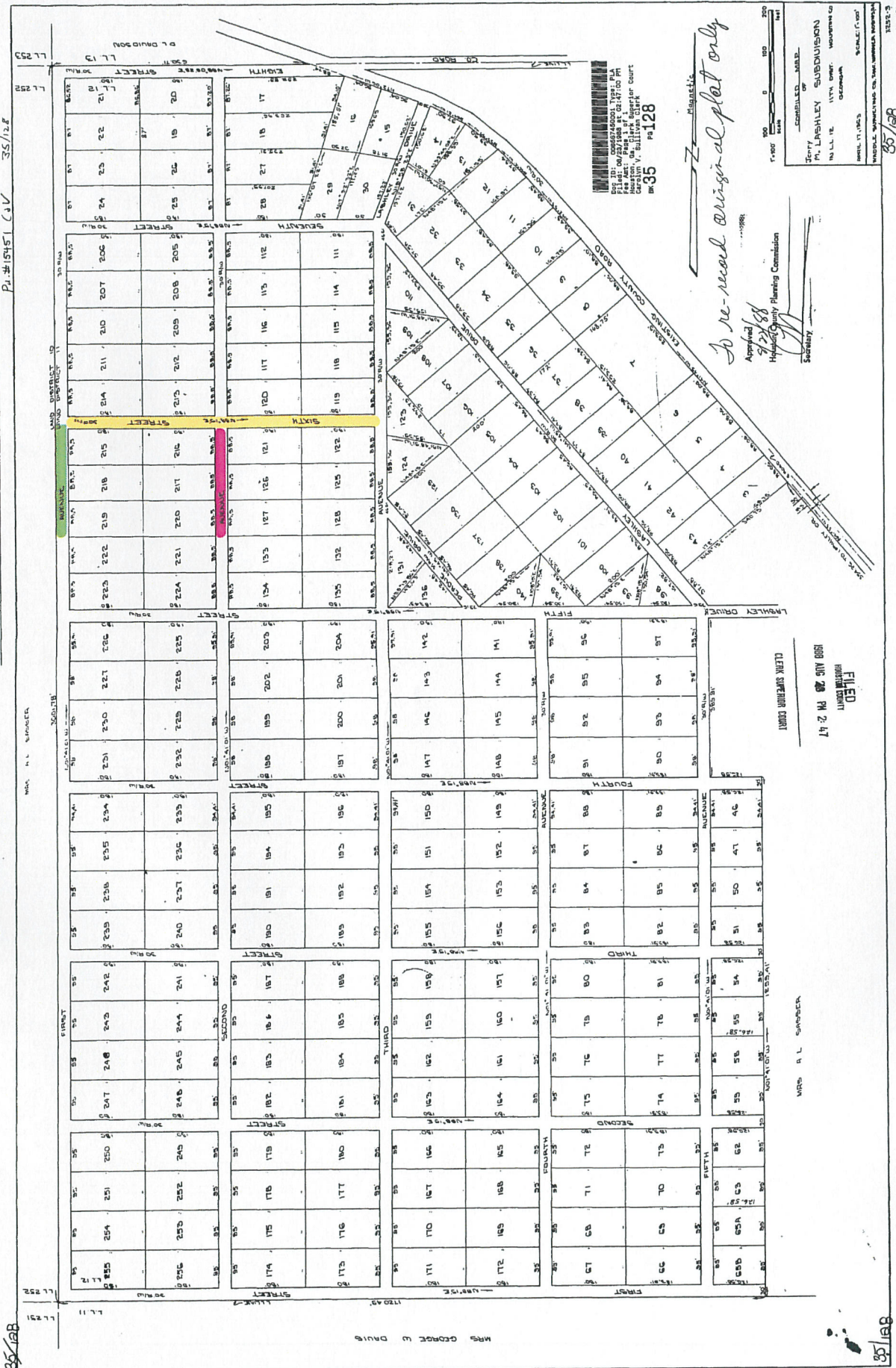
All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as Sixth Street according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court.

All that tract or parcel of land situate, lying and being in Land Lot 12 of the Eleventh (11th) Land District of Houston County, Georgia, being known as the portion of First Avenue adjacent to lots 219, 218 and 215, and the portion of Second Avenue adjacent to lots 127, 126, 121, 220, 217, and 216 according to a Plat of Survey prepared by Waddle Surveying Company, Inc., Dated April 17, 1963, and recorded in Plat Book 35, Page 128, Clerk's Office, Houston Superior Court.

This conveyance is subject to a prescriptive utility easement for a 12" water main located in the right-of-way designated as First Avenue located on the western boundary line of said property described.

ALSO, both conveyances are subject to any easements for drainage or utilities presently existing within the above described property.

EXHIBIT "B"



Plat # 1945 CIV 35/128

35/128

To re-read original plat only

BOOK 35 PAGE 128
 COUNTY OF CLATSOP
 PLAT # 1945 CIV 35/128
 PREPARED BY: [Signature]

FILED
 1989 APR 28 PM 2:47
 CLATSOP COUNTY PLANNING COMMISSION
 CLATSOP COUNTY
 1000 1/2 AVENUE, SEASIDE, OREGON 97138

35/128

14. Approval of Bills – Commissioner Gottwals

Summary of bills by fund:

| | |
|------------------------------------|-----------------------|
| General Fund (100) | \$428,714.33 |
| Emergency 911 Telephone Fund (215) | \$14,093.80 |
| American Rescue Plan Act (230) | \$1,195,781.71 |
| Fire District Fund (270) | \$517,158.12 |
| 2006 SPLOST Fund (320) | \$131.32 |
| 2012 SPLOST Fund (320) | \$6,643.82 |
| 2018 SPLOST Fund (320) | \$398,171.15 |
| Water Fund (505) | \$136,122.14 |
| Solid Waste Fund (540) | \$241,772.80 |
| Total | \$2,938,589.19 |

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the payment of the bills totaling \$2,938,589.19