



Houston County Board of Commissioners Meeting

Perry Georgia

September 6, 2022

9:00 a.m.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia
September 6, 2022
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance – Major Angeletha Long, U.S. Army JSTARS Commander

Approval of Minutes from August 16, 2022

New Business:

1. Public Hearing on Re-Zoning Applications #2633 and #2635 – Commissioner Talton
2. Public Hearing on Special Exception Applications #2626, #2631, #2632 and #2634 – Commissioner Talton
3. Poll Workers (November 8, 2022 Election) – Commissioner Talton
4. Approval of a Resolution (Georgia Outdoor Stewardship Program) – Commissioner Byrd
5. Houston County Radar List (Updates to the Houston County Radar List) – Commissioner Byrd
6. Approval of Bid (Bear Branch Remote Well Addition) – Commissioner Byrd
7. Water Purchase Request (City of Warner Robins / 5 locations) – Commissioner Byrd
8. Change Order (HVAC upgrade Detention Center) – Commissioner Robinson
9. Approval of Bid (Annex & State Court Renovation) – Commissioner Robinson
10. Approval of Bid (Parking Lot Expansion Houston County Courthouse) – Commissioner Robinson
11. Approval of Bid (Litter Control Fencing / Landfill) – Commissioner Walker
12. Board Appointments – Commissioner Walker
13. City of Centerville Annexation Request (4 Parcels) – Commissioner Walker
14. Approval of Bills – Commissioner Talton

Public Comments

Commissioner Comments

Motion for Adjournment

1

Zoning & Appeals Recommendation

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2633 – Bryant Engineering	Rezone from R-AG to R-1	Unanimous	X		
#2635 – Bryant Engineering	Rezone from R-AG to R-1	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:

#2633 – Bryant Engineering	Rezone from R-AG to R-1
#2635 – Bryant Engineering	Rezone from R-AG to R-1

Re-Zoning Summary

Application	Applicant	Location	Proposed Use	P & Z Recommendation/Comments
2633	Bryant Engineering	Arena Road	Rezoning from R-AG to R-1	Approved unanimously
2635	Bryant Engineering	Saddlecreek Road	Rezoning from R-AG to R-1	Approved unanimously

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

Application No. 2633

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 Bryant Engineering
2. Applicant's Phone Number 478-224-7070
3. Applicant's Mailing Address P.O. Box 1821, Perry, Ga. 31069
4. Property Description LL 105 & 177, 10th and 13th Land District of Houston County, Georgia. Tract "A" as shown on a plat of survey for William Clayton Smith and Jeffrey Leszewski, Consisting of 69.80 acres
5. Existing Use Vacant
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-1
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.

7/15/22
Date

Lindsay Bryant
Applicant

Application # 2633

**For Official Use Only
(Planning & Zoning Commission)**

Houston County Planning and Zoning Commission

Date Filed: July 18, 2022

Date of Notice in Newspaper: July 27 & August 3, 2022

Date of Notice being posted on the property: July 29, 2022

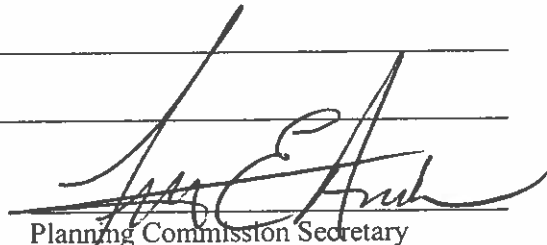
Date of Hearing: August 15, 2022

Fee Paid: \$300 Receipt # 42109

Recommendation of Board of Planning & Zoning:
Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 15, 2022
Date



Planning Commission Secretary

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

Date of Recommendation Received: September 6, 2022

Date of Notice in Newspaper: July 27 & August 3, 2022

Date of Public Hearing: September 6, 2022

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Reason if denied or tabled: _____

_____ Date

_____ Clerk

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

Application No. 2635

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 Bryant Engineering
2. Applicant's Phone Number 478-224-7070
3. Applicant's Mailing Address P.O. Box 1821, Perry, Ga. 31069
4. Property Description LL 105 & 177, 10th and 13th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for William Clayton Smith and Jeffrey Leszewski. Consisting of 52.16 acres
5. Existing Use Vacant
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-1
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.

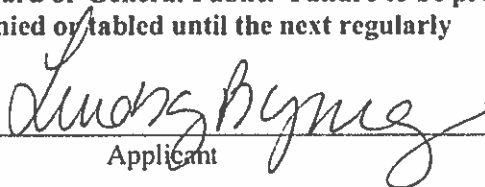
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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.

7/20/22
Date


Applicant

Application # 2635

For Official Use Only
(Planning & Zoning Commission)

Houston County Planning and Zoning Commission

Date Filed: July 20, 2022

Date of Notice in Newspaper: July 27 & August 3, 2022

Date of Notice being posted on the property: July 29, 2022

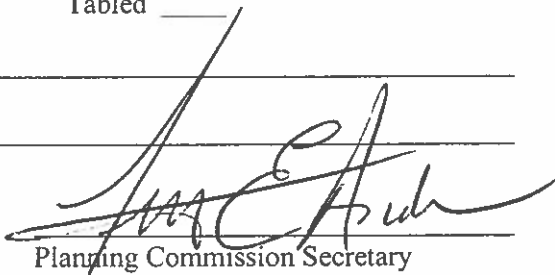
Date of Hearing: August 15, 2022

Fee Paid: \$300 Receipt # 42111

Recommendation of Board of Planning & Zoning:
Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 15, 2022
Date


Planning Commission Secretary

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 6, 2022

Date of Notice in Newspaper: July 27 & August 3, 2022

Date of Public Hearing: September 6, 2022

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Reason if denied or tabled: _____

_____ Date

_____ Clerk

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2626 – Whitney Bledsoe	Airstrip	Unanimous	X		
#2631 – Ryan & Cara English	Mobile Home Hardship	Unanimous	X		
#2632 – Shirley Harmon	Publishing	Unanimous	X		
#2634 – Everett Scruggs	Painting & Drywall	Unanimous	X		

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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

#2626 – Whitney Bledsoe
#2631 – Ryan & Cara English
#2632 – Shirley Harmon
#2634 – Everett Scruggs

Airstrip
Mobile Home Hardship
Publishing
Painting & Drywall

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2626	Whitney Bledsoe	Highway 224	Airstrip	Approved unanimously, with the condition that if the property is ever sold or transferred, then the approval will expire
2631	Ryan & Cara English	111 Brittany Drive	Mobile Home Hardship	Approved unanimously
2632	Shirley Harmon	102 Southwind Drive	Publishing	Approved unanimously
2634	Everett Scruggs	325 Fairgrounds Blvd.	Painting & Drywall	Approved unanimously

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

Application No. 2626

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 Whitney Bledsoe
2. Applicant's Phone Number 478-954-8979
3. Applicant's Mailing Address P.O. Box 1079 Perry, GA 31069
4. Property Description LL's 19 & 46, 14th Land District of Houston County, Georgia, as shown on a plat of survey for Franklin Bledsoe, consisting of 10.99 Acres
5. Existing Use Agricultural
6. Present Zoning District R-AG
7. Proposed Use Special Exception for an Airstrip
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.

06/09/2022
Date

Whitney Bledsoe
Applicant

Application # 2626

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

Houston County Zoning and Appeals Commission

Date Filed: June 8, 2022

Date of Notice in Newspaper: July 6 & 13, 2022

Date of Notice being posted on the property: July 8, 2022

Date of Public Hearing: August 22, 2022

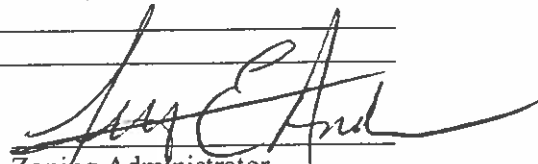
Fee Paid: \$100.00 Receipt # 42101

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition that if the property is ever sold or transferred, then the approval will expire.

August 22, 2022
Date


Zoning Administrator

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

Date of Recommendation Received: September 6, 2022

Date of Notice in Newspaper: July 6 & 13, 2022

Date of Public Hearing: September 6, 2022

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2631

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:

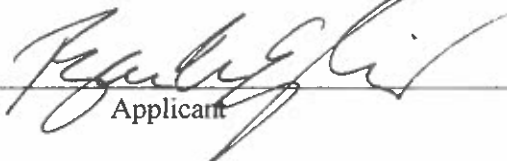
1. Name of Applicant Ryan and Cara English
2. Applicant's Phone Number 478-447-4265
3. Applicant's Mailing Address 111 Brittany Drive Perry, GA 31069
4. Property Description LL 188, 13th Land District of Houston County, Georgia, Lot 7, Block "A", Section 1 of Devonwood Subdivision, consisting of 1.86 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Mobile Home
Hardship
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.

7/13/2022
Date


Applicant

Application # 2631

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 13, 2022

Date of Notice in Newspaper: August 3 & 10, 2022

Date of Notice being posted on the property: August 5, 2022

Date of Public Hearing: August 22, 2022

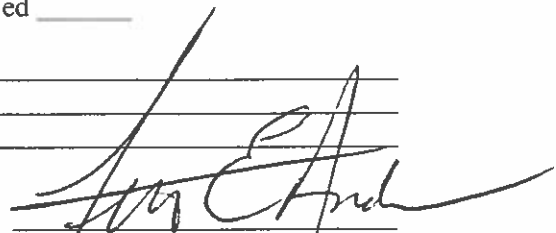
Fee Paid: \$100.00 Receipt # 42107

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 22, 2022
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 6, 2022

Date of Notice in Newspaper: August 3 & 10, 2022

Date of Public Hearing: September 6, 2022

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2632

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 Shirley Harmon
2. Applicant's Phone Number 478-320-0159
3. Applicant's Mailing Address 102 Southwind Drive Kathleen, GA 31047
4. Property Description LL 186, 10th Land District of Houston County, Georgia, Lot 8, Block "F", Section 2, Phase 2 of Spring Chase Subdivision, consisting of 0.58 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Publishing 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.

7/18/2022
Date

Shirley Harmon
Applicant

Application # 2632

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

Houston County Zoning and Appeals Commission

Date Filed: July 18, 2022

Date of Notice in Newspaper: August 3 & 10, 2022

Date of Notice being posted on the property: August 5, 2022

Date of Public Hearing: August 22, 2022

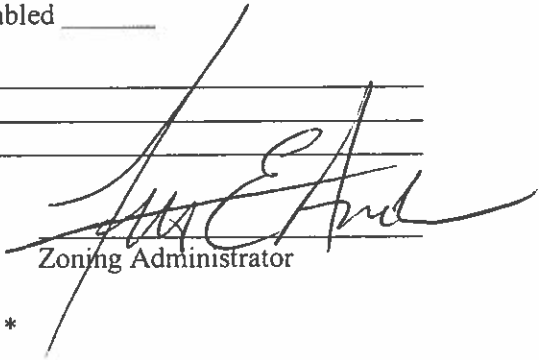
Fee Paid: \$100.00 Receipt # 42108

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 22, 2022
Date



Zoning Administrator

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

Date of Recommendation Received: September 6, 2022

Date of Notice in Newspaper: August 3 & 10, 2022

Date of Public Hearing: September 6, 2022

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2634

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 Everett Scruggs
2. Applicant's Phone Number 404-397-8751
3. Applicant's Mailing Address 325 Fairgrounds Blvd. Warner Robins, GA 31093
4. Property Description LL 159, 5th Land District of Houston County, Georgia, Tract B-1 as shown on a plat of survey for Joseph L. Pike, consisting of 32.4 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Painting and Drywall 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.

07/21/2022
Date

Everett Scruggs
Applicant

Application # 2634

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 21, 2022

Date of Notice in Newspaper: August 3 & 10, 2022

Date of Notice being posted on the property: August 5, 2022

Date of Public Hearing: August 22, 2022

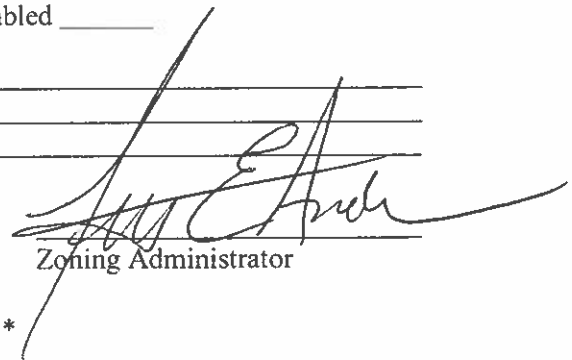
Fee Paid: \$100.00 Receipt # 42110

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 22, 2022
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 6, 2022

Date of Notice in Newspaper: August 3 & 10, 2022

Date of Public Hearing: September 6, 2022

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

3

The Board of Elections has requested to hire workers for the November 8, 2022 General Election as listed in a memo from Debra Presswood, Registration Election Supervisor.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the hiring of the following poll workers for the upcoming November 8, 2022 General Election:

		AMOUNT	TOTAL
16	Managers (Precinct)	\$175.00	\$2,800.00
32	Assistant Managers (Precinct)	125.00	4,000.00
116	Clerks	115.00	13,340.00
6	Janitors	15.50	93.00
4	Janitors	25.00	100.00
313	BMD (Ballot Marking Device)	2.00	626.00
3	Election Supply Load Out Help	75.00	225.00
3	Election Night Equipment Return Help	75.00	225.00
3	Election Night Check-In Clerks	75.00	225.00
16	Supply Pick up / Return Supplies	10.00	160.00
16	Cell Phones	10.00	160.00
4	Ballot Scan Clerks	100.00	400.00
2	Election Day Techs	250.00	500.00
	GRAND TOTAL		\$22,854.00

BOARD OF ELECTIONS

HOUSTON COUNTY GOVERNMENT BUILDING
2030 KINGS CHAPEL ROAD
POST OFFICE BOX 945
PERRY, GA 31069

478-987-1973

FAX 478-988-0699

TO: Houston County Commissioners
FROM: Debra Presswood
Registration/Election Supervisor
RE: Election Workers – November 8, 2022 General Election
DATE: August 15, 2022

=====
The Board of Elections requests hiring the following election workers for the November 8, 2022 General Election.

		AMOUNT	TOTAL
16	Managers (Precinct)	\$175.00	\$2,800.00
32	Assistant Managers (Precinct)	125.00	4,000.00
116	Clerks	115.00	13,340
6	Janitors	15.50	93.00
4	Janitors	25.00	100.00
313	BMD (Ballot Marking Device)	2.00	626.00
3	Election Supply Load Out Help	75.00	225.00
3	Election Night Equipment Return Help	75.00	225.00
3	Election Night Check-In Clerks	75.00	225.00
16	Supply pick up / return supplies (Managers)	10.00	160.00
16	Cell Phones	10.00	160.00
4	Ballot Scan Clerks	100.00	400.00
2	Election Day Techs	250.00	500.00
	TOTAL		\$22,854.00

4

The Georgia Outdoor Stewardship Program is a competitive grant program that establishes funding for recreational opportunities.

Houston County in conjunction and partnership with the City of Warner Robins and Keep Warner Robins Beautiful are applying for this grant and requesting approval of a Resolution showing support of this grant application to create the new Echeconnee Creek Park.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

of a Resolution Supporting Houston County's Georgia Outdoor Stewardship Program Application to create the new Echeconnee Creek Park.



A Resolution Supporting Houston County's Georgia Outdoor Stewardship Program Application

WHEREAS, The Georgia Outdoor Stewardship Program Grant is a competitive grant program administered by the Georgia Department of Natural Resources which establishes funding for recreational opportunities and improvements in the State of Georgia, and;

WHEREAS, Houston County is applying for this grant in conjunction and partnership with the City of Warner Robins and Keep Warner Robins Beautiful to create the new Echeconnee Creek Park, and;

WHEREAS, This new park, to be established for the enjoyment and use by all Houston County and Middle Georgia residents, will be located on 12 acres of existing County property along the Echeconnee Creek and SR247 South near the Bibb/Houston County line, and;

WHEREAS, It is envisioned that several recreational opportunities will be available at this new park to include: a walking trail, boat, canoe and kayak launch, fishing areas and picnic pavilions along with parking.

NOW THEREFORE, BE IT PROCLAIMED that the Chairman and Commissioners of Houston County fully endorse, support and approve of this grant application with the Georgia Outdoor Stewardship Program in partnership with the City of Warner Robins and Keep Warner Robins Beautiful.

AND, BE IT FURTHER RESOLVED that the Chairman and Commissioners of Houston County look forward to the creation and establishment of the new Echeconnee Creek Park which will benefit all citizens of Houston County and Middle Georgia.

SO PROCLAIMED this 6th day of September 2022

Attested By:

Handwritten signature of Robbie Dunbar in black ink.

Robbie Dunbar
Director of Administration

Handwritten signature of Tommy Stalnaker in black ink.

Tommy Stalnaker, Chairman

Gail Robinson

Mark Byrd

Tal Talton

H. Jay Walker, III

5

The Houston County Sheriff's Office has submitted a request to the Georgia Department of Transportation to update the Radar List for Houston County. The Houston County Sheriff's Office and Houston County Public Works agree with the changes.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The following changes to the Houston County Radar List:

- **Eagle Springs Elementary School located on US 41 has been upgraded to allow an Automated Traffic Enforcement Safety Device (ATESD).**
- **Houston County High School located on SR 96 has been upgraded to allow an ATESD.**
- **Bonaire Primary School located on Thompson Mill Road has been added to the Radar List (30 MPH).**
- **Moss Oaks Road from SR 127 (Marshallville HWY) to the Perry City Limits has been added to the Radar List (45 MPH).**
- **Terrell Road from Elko Road (north) to Elko Road (south) was changed from 45 MPH to 35 MPH. (Posted speed is 35 MPH).**



Houston County Public Works

Office

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

Brian Jones, PE
Director of Operations

Jordan Kelley
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Solid Waste Superintendent

Memo

Date: August 26, 2022
To: Houston County Board of Commissioners
From: Ken Robinson, Senior Civil Engineer
CC: Captain Clay Chambers, HCSO
Brian Jones, P.E., Director of Operations
RE: Update Houston County Radar List

The Houston County Sheriff's Office has submitted a request to the Georgia Department of Transportation to update the Radar List for Houston County. Below are the proposed changes to the list.

- Eagle Springs Elementary School located on US 41 has been upgraded to allow an Automated Traffic Enforcement Safety Device (ATESD).
- Houston County High School located on SR 96 has been upgraded to allow an ATESD.
- Bonaire Primary School located on Thompson Mill Road has been added to the Radar List (30 MPH)
- Moss Oaks Road from SR127 (Marshallville HWY) to the Perry City limits has been added to the Radar List (45 MPH)
- Terrell Road from Elko Road (north) to Elko Road (south) was changed from 45 MPH to 35 MPH. (Posted speed is 35 MPH)

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

6

Public Works is requesting approval of a bid on the Bear Branch Remote Well Addition. Public Works received two bids on the project. Staff, and consultant, Carter & Sloope, recommends awarding the contract to Greene's Water Wells, Inc.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The award of a bid on the Bear Branch Remote Well Addition to Greene's Water Wells, Inc., in the amount of \$2,318,669.30. This is a Water Department Capital Project. Funds will be paid by the from ARPS Fiscal Recovery Funds.



Houston County Public Works

Office

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

Brian Jones, PE
Director of Operations

Jordan Kelley
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief / EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Solid Waste Superintendent

MEMORANDUM

To: Board of Commissioners

From: Brian Jones, Director of Operations *BJ*

Date: Tuesday, August 30, 2022

CC: Riley Scarborough, Water Distribution Superintendent
Jeff Chandler, Water Treatment & Billing

RE: **Bid Recommendation for Bear Branch Remote Well Addition
Bid Number 23-01, Water Department Capital Project #49**

Please consider this request to approve the bid for the above referenced project.

Three contractors requested plans for the project. There was a mandatory Pre-Bid Conference, which two contractors attended. Public Works received two bids on Tuesday, August 30, 2022; however, one bid was determined to be unresponsive due to lacking the required Bid Bond.

The Water Department and its consultant, Carter & Sloope, recommends awarding the contract to Greene's Water Wells, Inc., as the lowest, responsive bidder at \$2,318,669.30. I appreciate your time and consideration of this request.

The City of Warner Robins has submitted a water purchase request to serve a commercial development located at 725 Highway 96. The development has been reviewed by the Water Department and by its consultant, Carter & Sloope, to verify flow and pressure in the developments.

In keeping with the Water Use Agreement between Houston County and the City of Warner Robins and adhering to rate structure, staff is recommending approval contingent upon the developer posting a bond covering 125% of construction cost for work performed on the Houston County Water System.

Motion by _____, second by _____ and carried _____ to

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

a request from the City of Warner Robins to include a commercial development located at 725 Highway 96, in the current water use agreement between the City of Warner Robins and Houston County. Approval is contingent upon meeting the requirements of the Houston County Utility Accommodations, and upon the developers posting a bond covering 125% of construction cost for work performed on the Houston County Water System.



Houston County Public Works

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Fire Chief EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Solid Waste Superintendent

MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Director of Operations *BJ*

Date: Tuesday, August 30, 2022

RE: Water Purchase Request from City of Warner Robins

Please find attached a master meter request from the City of Warner Robins to serve a commercial development under our city/county water purchase agreement.

The commercial development is located at 725 Highway 96, on the north side of the right-of-way across from the Kroger shopping center.

The development has been reviewed by the Water Department and by its consultant, Carter & Sloope, where needed, to verify flow and pressure in the developments. Accompanying this memo, you will find the letter of request from the City of Warner Robins.

In keeping with the Water Use Agreement between the Houston County Board of Commissioners and the City of Warner Robins, and adhering to rate structure approve by Houston County Board of Commissioners on November 19, 2019, please favorably consider this request contingent upon the developer posting a bond covering 125% of construction cost for work performed on the Houston County Water System.

Thank you for your consideration of this request.

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

**REQUEST FOR MASTER WATER METER CONNECTION
TO HOUSTON COUNTY WATER SYSTEM**

June 15, 2022

MAYOR
LaRhonda W. Patrick

**MEMBERS OF
COUNCIL**

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

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

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

RE: Retail 96
725 Highway 96
Bonaire, GA 31005
Eight (8") Inter Utility Master Meter

Gentlemen,
The City of Warner Robins has received plans for the above development.

Owner: Alex Patel
813 E 16th Ave.
Cordele, GA 31015
Phone: 229-322-3634

Engineer: Moore Civil Consulting, Inc.
402 Courtney Hodges Blvd, Suite 102
Perry, GA 31069
Phone: 706-224-1629

This is for compliance with the Infrastructure agreement. Plans will show this meter being installed on the north side of GA Highway 96 to serve the commercial development. A road bore will be required to connect to the 24" Houston County water main.

Consider this letter as The City of Warner Robins request for this servicing.
If you have any questions, please call me at (478) 302-5449.

Sincerely,

City of Warner Robins



William Abarca, P.E.
Utilities Engineer

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

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

Location Map



At the March 2, 2021 board meeting the Commissioners approved a project to upgrade the HVAC system at the Detention Center with J.M. Clayton.

The Purchasing Department, Public Works Department and JMA respectfully request the approval of a fourth Change Order to decrease the contract price in the amount of \$6,000. These changes reflect a credit for damage that may have occurred during the execution of the mechanical system upgrades.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a fourth change order on the HVAC upgrade project at the Detention Center lowering the contract price by \$6,000 making the contract total price \$3,201,408. There will be no change in the contract time.



Houston County Purchasing

Office

2020 Kings Chapel Road
Perry, Georgia 31069
478-218-4800
FAX 478-218-4805

Mark E. Baker
Purchasing Agent

Memo

To: Houston County Board of Commissioners
From: Mark E. Baker *NLB*
Date: August 29, 2022
Re: Detention Center HVAC Upgrades Change Order No. 4
(Final)

Please find attached Change Order No. 4 for a decrease in contract price of **\$6,000** for the *Houston County Detention Center HVAC Upgrades project*. This change order reflects a credit for damage that may have occurred during the execution of the mechanical system upgrades and will reduce the contract amount from **\$3,207,408** to **\$3,201,408**. Please consider this request for approval of this final adjusting change order.

Thank you for your consideration of this request.

Attachments - Change Order No. 4- Final



ATA

Document G701™ - 2017

Change Order

PROJECT: <i>(Name and address)</i> Houston County Jail HVAC Upgrades	CONTRACT INFORMATION: Contract For: General Construction Date:	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: August 22, 2022
OWNER: <i>(Name and address)</i> Houston County Board of Commissioners Carl Vinson Parkway Warner Robins, Georgia 31099	ARCHITECT: <i>(Name and address)</i> JMA Architecture, Inc. 1002 Main Street Perry, GA 31069	CONTRACTOR: <i>(Name and address)</i> JIM Clayton Co. 98 Avenue H Thomaston, GA 30286

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Credit for repair for roof damage during execution of mechanical upgrades to the HC Jail.


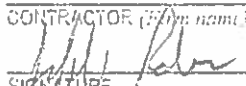
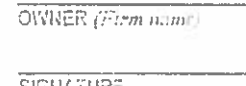
The original Contract Sum was	\$ 3,065,000.00
The net change by previously authorized Change Orders	\$ 142,408.00
The Contract Sum prior to this Change Order was	\$ 3,207,408.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 6,000.00
The new Contract Sum including this Change Order will be	\$ 3,201,408.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be Wednesday, May 25, 2022

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

JMA Architecture, Inc. ARCHITECT <i>(Firm name)</i>	J.M. Clayton Company CONTRACTOR <i>(Firm name)</i>	Houston County Board of Commissioners OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Jim Melville, President PRINTED NAME AND TITLE	Jelf Rabon, Vice President PRINTED NAME AND TITLE	Tommy Stalnaker, Chairman PRINTED NAME AND TITLE
August 22, 2022 DATE	8-22-2022 DATE	 DATE

9

The selection committee has met and reviewed the proposals for the Annex and State Court Renovation.

After review staff recommends ICB Construction Group as the top candidate and recommends approval of the contract to name them as the Construction Manager at Risk.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Signing a contract to name ICB Construction Group, of Macon, Georgia, as the Construction Manager at Risk for the Annex and State Court Renovation Contract with a fee of 2.5% of the Guaranteed Maximum Price. This will be paid for from 2018 SPLOST funds



HOUSTON COUNTY BOARD OF COMMISSIONERS

MARK E. BAKER
PURCHASING AGENT

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

MEMORANDUM

To: Robbie Dunbar

From: The Selection Committee including
Purchasing Agent Mark Baker *MES*

Date: August 29, 2022

Subject: Bid# 22-24 Annex & State Court Renovation

Per the evaluation and selection process, the Selection Committee has met and reviewed the proposals from Dublin Construction Company, ICB Construction Group, Parrish Construction Group, Sheridan Construction, Tommy Gibson Builders, Inc., and Warren Associates, Inc. Based on the scoring criteria defined by the rubric, the committee has selected ICB Construction Group as the top candidate and recommends Houston County Board of Commissioners to contract with them as the Construction Manager at Risk with a fee of 2.5% of the GMP. The money for this project will come from the Houston County 2018 SPLOST fund.

The Engineering Department is requesting approval of a bid on the Parking Lot Expansion for the Houston County Courthouse. The project consists of expanding the parking for both employee and visitor parking. Four bids were received, and staff recommends awarding the bid to low bidder International Waste Services LLC., in the amount of \$324,104.10

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of a bid on the Parking Lot Expansion for Houston County Courthouse to low bidder International Waste Services, LLC., of Atlanta Georgia, in the amount of \$324,104.10. The completion date for this project is December 30, 2022. The funding for this project is ARPA fiscal recovery funds.



Houston County Public Works

Office

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

Brian Jones, PE
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Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Solid Waste Superintendent

MEMORANDUM

Date: September 1, 2022

To: Houston County Board of Commissioners

From: Ken Robinson, Senior Civil Engineer *KER*

cc: Brian Jones, P.E., Director of Operations *BJ*
Ronnie Heald, PLS, County Engineer *RJH*

RE: Bid No 23-04 Parking Lot Expansion for Houston County Courthouse

Please consider this request to accept the bid for the above referenced project. Bids were received on Thursday, August 25, 2022. The project consists of expanding the parking for the employee and visitor parking. The project completion date is December 30, 2022. Listed below is a summary of the results:

Bidder	Bid Amount
International Waste Services LLC	\$324,104.10
Sam Hall & Son, Inc.	\$364,648.00
JWS, LLC	Disqualified
Griffin Grading & Concrete, LLC	Disqualified

Engineering recommends awarding the contract to International Waste Services as the lowest bidder.

Thank you for your time and consideration of this request.

The Landfill requests permission to enter into a contract with National Fence Company LLC to install litter control fencing around Phase 6, Stage 1B of the most recent landfill cell construction. This fence installation is required to keep the Houston County Landfill in compliance with GA DNR/EPD Rule 391-3-4 and the approved D&O plan for the facility.

Public Works solicited and received bids from three contractors and recommends awarding the project to National Fence Company. This work will be paid for from landfill capital funds.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Entering into a contract with National Fence Company, of Kathleen, Georgia, in the amount of \$18,900 to install a litter control fence around Phase 6, Stage 1B of the most recent landfill cell construction. This fence installation is required to keep the Houston County Landfill in compliance with GA DNR/EPD Rule 391-3-4 and the approved D&O plan for the facility.



MEMORANDUM

To: Board of Commissioners

From: Jeff Smith, Civil Engineer

Date: 8/29/2022

CC: Brian Jones, Director of Operations, Terry Dietsch, Landfill Superintendent

RE: Installation of Litter Control Fencing

The Landfill requests permission to enter into a contractual agreement with National Fence Company, LLC, to install litter control fencing around Phase 6, Stage 1B of the most recent landfill cell construction. This fence installation is required to keep the Houston County Landfill in compliance with GA DNR/EPD Rule 391-3-4 and the approved D&O plan for the facility.

Public Works solicited and received bids from three contractors. Listed below is a summary of the results.

Bid Summary	
Byron Fence Company	\$96,737.50
Georgia Belle Fence Company	\$35,582.43
National Fence Company	\$18,900.00

The Landfill recommends awarding the project to National Fence Company in the amount of \$18,900.00. This work will be paid for from landfill capital funds.

I appreciate your time and consideration on this matter.

ESTIMATE

NATIONAL FENCE COMPANY, LLC
 Kathleen, GA 31047
 478-987-3400
 Tax ID #: 451444532

Cage #: 6EN76

*Price is good for 7 days
 Please read the entire quote
 Salesman: Clint Webb
 DUNS #: 968208467

TO: Houston County Board of Commissioners
 200 Carl Vinson Pkwy
 Warner Robins, GA 31088

Date: August 23, 2022
 Project: 2080 Hwy 247 (Landfill)
 PO # _____
 Per: Jeff Smith
 Terms: Net 30

National Fence Company, LLC, proposes to furnish the material and labor in accordance with the specifications listed below. National Fence Company, LLC, guarantees all material to be as specified. All work shall be completed in a workmanlike manner. Any alteration or deviation from these specifications involving extra cost will be executed only when approved by the purchaser and will be debited or credited at current rate. This estimate is based on using current suppliers of National Fence Co., LLC. All submittals and shop drawings will be provided by current suppliers. All agreements are contingent upon strikes, accidents, weather, or other delays beyond our control. Installation dates are not promised or guaranteed. Material suppliers are having market increases on all materials as supplies are at a low and demand is at a high, therefore prices on materials are constantly changing. We can only hold this quote for ten days at this time. We will do our best to accommodate our contractor's project schedules to the best of our ability. National Fence Co., LLC, reserves the right to decline a project if it is deemed in the best interest of the company. The customer/contractor is solely responsible for the location and clearing of fence lines. Customer/contractor is also responsible for locating and marking any cables or underground lines and will not hold National Fence Co., LLC, liable for damages of any nature due to underground obstructions. Any fees or fines charged to National Fence Co., LLC, for damages to underground utilities will be paid by the customer/contractor for all repairs made to any utility lines. The customer will not hold National Fence Co., LLC, or any of our employees responsible to make repairs or maintain work areas where fence is to be installed that have been newly seeded or sodded as these areas may have been heavily watered or had high amounts of rainfall. National Fence Co., LLC, does not guarantee the containment of pets with any type of fence installation. The price(s) quoted for this estimate is for insurance coverage at the current standards set in the State of Georgia and the current insurance certificate provided by National Fence Co., LLC. Any additional insurance required by the contractor including performance bond and labor/material payment bonds, will be charged to contracting company in addition to the price quoted in this bid. National Fence Company, LLC, reserves the right to only enter into short form subcontracts. Payment is due within terms stated. There is a 3% service fee for Visa/MasterCard. There will be a 1.5% per month service charge on delinquent accounts (Equivalent to 18% annum). Acceptance of this proposal requires an authorized signature acknowledging materials and terms as described. Customer is responsible for all takeoffs; acceptance of this quote confirms your approval of materials as quoted. Cancellation of the project once materials have been ordered is subject to a 15% restocking fee. A clerical and material man fee may be charged if project is cancelled after work order is placed. There will be an additional charge of \$35.00 dollars for NSF, if check is returned. Please acknowledge that customer contractor or authorized agent has read the above paragraph. There will not be any retainage withheld on projects under \$25,000.00 dollars.

DESCRIPTION	AMOUNT
-------------	--------

Install approx., 2,600' of 6' high (1 1/2 ga) galvanized chain link temporary fence with a top and bottom (7 ga) tension wire. No gates required. Posts will be driven in dirt.

SPECS.

Fabric: 6' high (1 1/2 gauge) galvanized
 Line posts: 1 5/8"
 Terminals: 2"
 Tension wire: 7 gauge

SUBTOTAL:	18,900.00
TAX:	0.00
TOTAL:	\$18,900.00

Accepted By: _____ Date: _____ Title: _____
 Acceptance of this quote confirms your approval of materials and terms stated above. Invoices not paid within term will be charged a 1.5% monthly service charge. All work orders must be signed and initialed where indicated by an authorized agent of the contracting company and returned to our office prior to any work on the project being started by National Fence Co., LLC. Thank you for giving our company an opportunity to serve you.
*** THIS PROPOSAL MUST BE SIGNED AND RETURNED PRIOR TO OUR COMPANY ORDERING THESE MATERIALS FOR FENCE INSTALLATION AND WORK COMMENCING FOR THE PROJECT.**

12

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table

the following Board Appointments:

Region 5 EMS Council;

**Christopher Stoner
(To fill the unexpired term of Mike Mathis)**

September 7, 2022 thru June 30, 2024

**Kirk Crumpton
(To fill a vacancy)**

September 7, 2022 thru June 30, 2025

And the reappointment to:

Middle Flint Behavioral HealthCare;

**Gail Robinson
Brian Blanton
Sean Whilden**

**September 15, 2022 thru September 14, 2025
September 15, 2022 thru September 14, 2025
September 15, 2022 thru September 14, 2025**

Dylan Wingate of WCH Homes, on behalf of property owners of four Houston County Parcels is seeking annexation and rezoning as follows:

<u>Co. Tax Parcel</u>	<u>Owner N/F</u>	<u>Address</u>	<u>Area (Ac)</u>	<u>County Zoning</u>	<u>Proposed Zoning</u>
000720 014000	Karen Anderson	1036B Dunbar Rd	136.66	R-1	C'ville R-2
000720 012000	Steven Bertram	Scarborough Rd	8.04	R-1	C'ville R-2
00072C 80A000	Terry Parker	236 Webb St	2.00*	R-1	C'ville R-2
000720 013000	Terry Parker	Scarborough Rd	<u>14.72</u>	R-1	C'ville R-2
Total			161.42		

*Total parcel size is 6.00 acres

The compilation of these parcels is contiguous with the city limits of both the cities of Centerville and Warner Robins and will not create an unincorporated island. Staff recommends an engineering study be conducted due to limited sight distances. If the City of Centerville is unable to provide potable water to proposed development, a city/county water purchase agreement will be required to utilize Houston County water system. Prior to approval of such an agreement, developer's engineer will be required to demonstrate that proposed potable water distribution system will be sufficient to provide adequate pressure and flow volumes for consumption and fire protection to include redundancy of feed (dual master meters).

Motion by _____, second by _____ and carried _____ to

- concur
- nonconcur
- table
- authorize

the City of Centerville's request for annexation of Houston County Tax Parcels: 000720 014000, 000720 012000, 00072C 80A000 and 000720 013000 totaling 161.42 acres, with the provision that an engineering study be conducted due to limited sight distances. If the City of Centerville is unable to provide sufficient water, a city/county water purchase agreement will be required.



* * * *

CITY OF CENTERVILLE

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

JOHN R. HARLEY
MAYOR

CERTIFIED MAIL RETURN RECEIPT NO. 70012000000167863141

Received

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

AUG 10 2022

August 8, 2022

Houston County Commissioners

Dear Commissioners:

Warner Robins, GA

Please be advised that the City of Centerville, Georgia, has received an application requesting annexation of four parcels of property as follows: (1) 136.66 acres located on Dunbar Road (Houston County Tax Assessor Parcel Number 000720014000); (2) 8.04 acres located on Scarborough Road (Houston County Tax Assessor Parcel Number 000720012000); (3) 2 acres located at 236 Webb Street (Houston County Tax Assessor Parcel Number 00072C80A000); and (4) 14.72 acres located on Scarborough Road (Houston County Tax Assessor Parcel Number 000720013000). The parcels are under contract to purchase by WCH Homes (Dylan Wingate), with written permission from owners for Mr. Wingate to seek the requested annexation and re-zoning. This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of the application for annexation. Current zoning for the property within Houston County is R-1. The application for annexation also requests re-zoning of the property to Centerville R-2 (Single Family Residential). The parcels are currently undeveloped and are proposed for a single-family residential subdivision and necessary infrastructure.

The legal description of the parcels are as follows:

(1) PARCEL:000720 014000 - ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 125 OF THE 5TH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LAND LOT LINE OF LAND LOT 125 AND THE NORTHERLY RIGHT OF WAY LINE OF HICKORY GLEN (50' R/W); THENCE, ALONG SAID LAND LOT LINE, N0°38'34"E, A DISTANCE OF 129.88' TO A 1/2" REBAR;
THENCE, N0°15'04"W, A DISTANCE OF 649.38' TO A 1/2"REBAR BEING THE POINT OF BEGINNING;

Mike Brumfield
Dir of Operations

Krista Bedingfield
City Clerk

Rebecca L. Tydings
City Attorney

Members
Of
Council

Robert D. Bird, Jr.
Post 1

Justin Wright
Post 2

J. Micheal Evans
Post 3

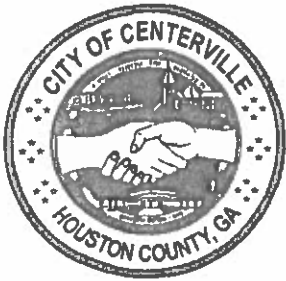
Edward D. Armijo
Post 4

* * * *

CITY OF CENTERVILLE

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

JOHN R. HARLEY
MAYOR



Mike Brumfield
Dir of Operations

Krista Bedingfield
City Clerk

Rebecca L. Tydings
City Attorney

**Members
Of
Council**

Robert D. Bird, Jr.
Post 1

Justin Wright
Post 2

J. Micheal Evans
Post 3

Edward D. Armijo
Post 4

THENCE S89°21'56"W, A DISTANCE OF 1,385.35 FEET TO A 1/2" IPF W/CAP;
THENCE N01°46'13"W, A DISTANCE OF 1,484.71 FEET TO A CONCRETE
BLOCK FOUND/DIST.;
THENCE N89°41'27"W, A DISTANCE OF 37.82 FEET TO A 1/2" IPS W/CAP;
THENCE N00°29'07"E, A DISTANCE OF 1,569.87 FEET TO A 1/2" IPS W/CAP;
THENCE N07°06'04"E, A DISTANCE OF 1,432.13 FEET TO A 1/2" IPS W/CAP;
THENCE ALONG A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT
LIES S11°07'07"W, A RADIAL DISTANCE OF 602.43 FEET; THENCE
SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
53°55'21", A DISTANCE OF 566.96 FEET;
THENCE S25°36'03"E, A DISTANCE OF 261.42 FEET TO THE POINT;
THENCE ALONG A NON TANGENT CURVE TO THE LEFT, OF WHICH THE
RADIUS POINT LIES N63°52'56"E, A RADIAL DISTANCE OF 1,302.42 FEET
CHORD BEARING S38°41'47"E AND DISTANCE OF 567.28 FEET; THENCE
SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
25°09'26", A DISTANCE OF 571.86 FEET;
THENCE S49°34'15"E, A DISTANCE OF 206.14 FEET TO A POINT;
THENCE, ALONG A NON TANGENT CURVE TO THE RIGHT, OF WHICH
THE RADIUS POINT LIES S36°53'30"W, A RADIAL DISTANCE OF 546.58
FEET CHORD BEARING S36°34'12"E AND DISTANCE OF 311.17
FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A
CENTRAL ANGLE OF 33 °04 '36", A DISTANCE OF 315 .54 FEET TO A
POINT;
THENCE ALONG A NON TANGENT CURVE TO THE RIGHT, OF WHICH
THE RADIUS POINT LIES S73°30'10"W, A RADIAL DISTANCE OF 660.01
FEET CHORD BEARING S07°48'04"E AND DISTANCE OF 199.58 FEET;
THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE
OF 17°23'33", A DISTANCE OF 200.35 FEET;
THENCE S00°25'14"W, A DISTANCE OF 729.54 FEET TO A POINT;
THENCE, ALONG A NON TANGENT CURVE TO THE LEFT, OF WHICH THE
RADIUS POINT LIES N88°32'54"E, A RADIAL DISTANCE OF 735.39 FEET
CHORD BEARING S11°53'51 "E AND DISTANCE OF 266.66 FEET; THENCE
SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
20°53'30", A DISTANCE OF 268.14 FEET TO A 1/2" IPS W /CAP
THENCE, ALONG A NON TANGENT CURVE TO THE LEFT, OF WHICH THE
RADIUS POINT LIES N 66°44'04"E, A RADIAL DISTANCE OF 735.63 FEET
CHORD BEARING S53°51'30"E AND DISTANCE OF 748.77 FEET; THENCE
SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
61°11'08", A DISTANCE OF 785.57 FEET TO A 1/2" IPF;
THENCE S02°44'36"W, A DISTANCE OF 281.60 FEET TO A 1/2" OPEN TOP
PIPE; THENCE N89°37'32"E, A DISTANCE OF 157.15 FEET TO A 1/2" IPF;
THENCE S02°45'00"W, A DISTANCE OF 277.52 FEET TO A FENCE
CORNER/ENCROACHMENT;

* * * *

CITY OF CENTERVILLE

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

JOHN R. HARLEY
MAYOR



Mike Brumfield
Dir of Operations

Krista Bedingfield
City Clerk

Rebecca L. Tydings
City Attorney

**Members
Of
Council**

Robert D. Bird, Jr.
Post 1

Justin Wright
Post 2

J. Micheal Evans
Post 3

Edward D. Armijo
Post 4

THENCE S89°45'18"W, A DISTANCE OF 764.83 FEET TO A 3" X 3"
CONCRETE MARKER FOUND;
THENCE S00°32'30"W, A DISTANCE OF 870.33 FEET TO THE POINT OF
BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 136.64
ACRES, MORE OR LESS.

(2) PARCEL:000720 012000 - ALL THAT TRACT OR PARCEL OF LAND
LYING AND BEING SITUATED IN LAND LOT 136 OF THE 5TH LAND
DISTRICT OF HOUSTON COUNTY, GEORGIA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LAND LOT
LINE OF LAND LOT 136 AND THE NORTHERLY RIGHT OF WAY LINE OF
HICKORY GLEN (50' R/W); THENCE, ALONG SAID LAND LOT LINE,
N0°38'34"E, A DISTANCE OF 129.88' TO A 1/2" REBAR; THENCE,
S89°28'44"E, A DISTANCE OF 967.00 TO A POINT BEING THE POINT OF
BEGINNING;
THENCE, N0°30'30"E, A DISTANCE OF 670.71' TO A POINT;
THENCE, N89°00'45"E, A DISTANCE OF 516.73' TO A POINT;
THENCE, S0°40'00"W, A DISTANCE OF 686.97' TO A POINT;
THENCE, N89°11'00"W, A DISTANCE OF 514.65' TO THE POINT OF
BEGINNING'. SAID TRACT OR PARCEL OF LAND CONTAINS 8.03 ACRES,
MORE OR LESS.

(3) A TRACT SUBDIVIDED FROM PARCEL:00072C 80A000
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING
SITUATED IN LAND LOT 125 OF THE 5TH LAND DISTRICT OF HOUSTON
COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LAND
LOT LINE OF LAND LOT 125 AND THE NORTHERLY RIGHT OF WAY LINE
OF HICKORY GLEN (50' R/W); THENCE, ALONG SAID LAND LOT LINE,
N0°38'34"E, A DISTANCE OF 129.88' TO A 1/2" REBAR BEING THE POINT OF
BEGINNING;
THENCE, N89°25'53"W, A DISTANCE OF 141.15' TO A 1/2" REBAR;
THENCE, N89°25'21"W, A DISTANCE OF 51.76' TO A 1/2" REBAR;
THENCE, N39°58'41"E, A DISTANCE OF 96.27' TO A POINT;
THENCE, N0°15'11"W, A DISTANCE OF 572.18' TO 1/2" REBAR;
THENCE, N89°20'28"E, A DISTANCE OF 130.74' TO A 1/2" REBAR;



* * * *

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THENCE, S0°15'04"E, A DISTANCE OF 649.38' TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 2.00 ACRES, MORE OR LESS.

(4) PARCEL:000720 013000

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 136 OF THE 5TH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LAND LOT LINE OF LAND LOT 136 AND THE NORTHERLY RIGHT OF WAY LINE OF HICKORY GLEN (50' R/W); THENCE, ALONG SAID LAND LOT LINE, N0°38'34"E, A DISTANCE OF 129.88' TO A 1/2" REBAR BEING THE POINT OF BEGINNING; THENCE, N0°15'04"W, A DISTANCE OF 649.38' TO A 1/2" REBAR; THENCE, N89°15'54"E, A DISTANCE OF 975.84' TO A POINT; THENCE, S0°30'30"W, A DISTANCE OF 670.71' TO A POINT; THENCE, N89°28'44"W, A DISTANCE OF 967.00' TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 14.72 ACRES, MORE OR LESS.

Pursuant to O.C.G.A. § 36-66-4, a public hearing on the re-zoning of the property to be annexed as City of Centerville R-2 will be held September 1, 2022 at 6:30 p.m. in the Council Chambers in Centerville City Hall, 300 E. Church Street, Centerville, GA 31028. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Mayor John R. Harley within thirty (30) calendar days of the receipt of this notice.

Sincerely,



Rebecca L. Tydings, City Attorney

CV-081022-WCHHomesWingate-DunbarRD

Request for annexation received – 8/10/2022 Agenda 9/6/2022 – 9/24/2022 45th Day

Request Received From: Centerville

Applicant/Owner(s): WCH Homes (Dylan Wingate)/Karen Anderson; Steven R. Bertram; Terry and Lynn Parker

Property Location: Dunbar Road; Scarborough Road/Webb Street/

Parcel ID: 000720 014000 (136.66 acres); 000720 012000 (8.04 acres); 00072C 80A000 (2 acres); 000720 013000 (14.72 acres).

Zone Change: Currently County R-1 to Centerville R-2 (Single Family Residential)

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property when combined is contiguous to the Centerville city limits. Annexation does not create an unincorporated island. The zoning for adjacent properties is R-2 and R-1. The requested zoning is compatible with surrounding properties.

Concerns: Preserve County utilities.

Chief Stoner – Comments: None

Concerns: Access to Dunbar Rd from these parcels is a concern due to limited sight distances. Would recommend an engineering study be conducted and confer with County Engineering staff for access.

Tim Andrews – Comments: No comment.

Concerns: No concerns.

James Moore – Comments: 000720014000 is currently under a 2016 Conservation Use Covenant. A breach amount will be due on this parcel. The owner is aware of this because they have contacted our office.

Other parcels are okay as far as covenants. No objections to the annexation requests.

Concerns: No concerns.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: None

Concerns: None

Public Works – Brian Jones – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Chad Foreman – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Van Herrington – No comments or concerns listed.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

Jeff Smith – No comments or concerns listed.

Summary of bills by fund:

• General Fund (100)	\$1,789,742.12
• Emergency 911 Telephone Fund (215)	\$ 119,102.87
• Fire District Fund (270)	\$ 71,493.63
• 2006 SPLOST Fund (320)	\$ 146.78
• 2012 SPLOST Fund (320)	\$1,106,649.35
• 2018 SPLOST Fund (320)	\$1,840,350.72
• Water Fund (505)	\$ 326,283.18
• Solid Waste Fund (540)	<u>\$ 784,496.38</u>
Total for all Funds	\$6,038,265.03

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$6,038,265.03