

**Houston County Commissioners Meeting**  
**October 3, 2023**  
**Perry, Georgia**

The Houston County Board of Commissioners met in a regular session at 9:00 am on Tuesday, October 3, 2023, at the Houston County Courthouse in Perry, GA, with Chairman Perdue presiding and Commissioners Byrd, Gottwals, Robinson, and Talton present. Also present were Acting County Attorney John Hulbert, Director of Administration Robbie Dunbar, State Court Clerk Teresa Hathaway, Director of Operations Brian Jones, Director of Personnel Ken Carter, Utility Director Terry Dietsch, Director of Purchasing Vanessa Zimmerman, Chief Financial Officer Danyelle George, Senior Accountant Will Davis, Chief Building Inspector Tim Andrews, and Community Planner Jake Cox. County Attorney Tom Hall was not in attendance.

Commissioner Robinson gave the invocation.

Commissioner Gottwals led those present in the Pledge of Allegiance.

Lt. Col. Matthew Dolan, Deputy Chief, Special Operations Forces/Personnel Recovery (SOF/PR) & Rotary Division, Air Force Life Cycle Management Center spoke of his military career. A native of Chester, Pennsylvania, Lt. Col. Dolan joined the Air Force with plans to become a pilot. Instead, he moved into the field of Acquisitions and after 20 years of service is now an Acquisition Program Manager. His division's responsibility is to support the recovery of personnel in combat situations and Air Force Special Operations Forces. He closed by saying that although he and his wife of 19 years have lived all over the United States, they are thrilled to be residing in Houston County and consider this their home.

Chairman Perdue and each of the commissioners thanked him for his service. They remarked they enjoyed hearing about his background, the interesting information he gave about his role in the Air Force, and the kind words about his feelings for Houston County.

Teresa Hathaway, Clerk of Houston County State Court, was recognized by the Commissioners for the Clearance Rate Excellence Award her department received. The award was from the Judicial Council of Georgia for calendar year 2022. This award is given to those courts demonstrating a high rate of clearing cases and we are in the top 10% of all courts in Georgia resolving their cases.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve the minutes from the September 19, 2023 meeting.

Chief Building Inspector Tim Andrews presented Special Exceptions #2716 - #2721.

Acting County Attorney John Hulbert made a blanket statement for the benefit of all applicants for Special Exceptions for home occupations, that even if the Board of Commissioners approves an application, neighborhood covenants may still impose certain restrictions upon or against home businesses. These restrictive covenants are not superseded by any action the Board of Commissioners takes. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

Chairman Perdue closed the regular portion of the meeting and opened a Public Hearing.

Applicant #2716 was present, there was no opposition.

Applicant #2717 was present, there was no opposition.

Applicant #2718 was present, there was no opposition.

Applicant #2719 was present, there was no opposition.

Ms. Zaloudek stated that she was unable to be at the meeting of the Planning & Zoning Appeals Board because she was ill.

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Applicant #2720 was present, there was no opposition.  
Applicant #2721 was present, there was no opposition.

Chairman Perdue closed the Public Hearing and reopened the regular portion of the meeting.

Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to approve the following Special Exception Applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2716	Olie and Teresa Burkes	Medical Transport Business
#2717	Arthur Crawford	Landscaping and Irrigation Business
#2718	Matthew and Jesica Martin	Rental Properties Business
#2720	Channel Brantley	Daycare Business
#2721	Marc and Rebecca Clay	Cleaning Business

And to table the following Special Exception Application:

#2719	Karena Zaloudek	Handywoman Business
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Mr. Andrews advised the applicants approved on the next step in the process, which would be obtaining their business licenses through the Commissioner's office.

Mr. Gottwals presented a request to fill the vacant Deputy Clerk position at the Magistrate Court.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve the hiring of Ms. Jill Jennings to fill the vacant Deputy Clerk position in the Magistrate Court at a Grade 14 Step C effective October 4, 2023.

Motion by Mr. Gottwals, second by Mr. Talton and carried unanimously by all to approve the reappointment of Lisa Bowen to the Zoning Appeals Board for a term of 06/06/2023 – 06/05/2027.

Mr. Gottwals presented a request from the City of Centerville to add the Emerald Oaks Subdivision on Dunbar Road to the Water Purchase Agreement between Houston County and the City of Centerville.

Motion by Mr. Gottwals, second by Mr. Byrd and carried unanimously by all to approve the addition of the Emerald Oaks Subdivision to include the installation of two 8-inch master meters to the Water Purchase Agreement between Houston County and the City of Centerville. This approval is contingent upon the following:

Developer posting a bond covering more than 125% of the construction cost for work performed on the Houston County Water System.

Issuance of utility permit to City of Centerville based on all conditions being met according to "Houston County Utility Accommodations."

Adherence of the rate structure approved by the Houston County Board of Commissioners on November 19, 2019, is followed.

Chairman Perdue thanked Brian Jones, Terry Dietsch and the Water Department employees for their work on projects such as this and expressed his appreciation for the cooperation received from the City of Centerville and the developer.

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Mr. Byrd presented a request from the City of Warner Robins to annex property located on S. Houston Lake Road containing 1.84 acres.

Chairman Perdue opened the floor for Public Comments, as there were no comments, the meeting continued.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to concur with the City of Warner Robins annexation request for property located on S. Houston Lake Road containing 1.84 acres and known as Tax Parcel # 00074E 173000. The property is currently zoned County C-2 and proposed zoning is City of Warner Robins C-2.

Mr. Byrd presented a request for a change order on the Phase 6 Stage 1B Cell Construction Project. This change is for the installation of an unforeseen underdrain, the cleaning of Phase 6 sediment pond, and some additional grassing.

Motion by Mr. Byrd, second by Mr. Talton and carried unanimously by all to approve change order #1 on the Phase 6 Stage 1B Cell Construction Project in the amount of \$93,528.23 bringing the total cost to \$4,033,828.43. This project is funded by Solid Waste Capital Funds.

Chairman Perdue stated that most people do not know the amount of money and time that go into the construction of cells in a landfill for the disposal of municipal solid waste.

Ms. Robinson presented a request for approval of a bid for the 2018 SPLOST Road Improvement Project (Talton Road/ State Route 127 Improvements).

Motion by Ms. Robinson, second by Mr. Gottwals, to approve the award of a bid on the 2018 SPLOST Road Improvement Project to McCoy Grading Inc. in the amount of \$5,411,085.45. Upon voting, Ms. Robinson, Mr. Gottwals, and Mr. Talton voted yes, Mr. Byrd abstained. Motion approved for the award of a bid on the 2018 SPLOST Road Improvement Project to McCoy Grading Inc. in the amount of \$5,411,085.45. This project will be paid for by the 2018 SPLOST and the City of Perry.

Ms. Robinson presented a request for approval of a bid to add Building Automated Controls to the HVAC system at the Houston County Annex.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the award of the bid to add controls to the HVAC system at the Annex to Commercial Controls Group of Macon Georgia in the amount of \$55,051. This project will be funded by 2018 SPLOST.

Ms. Robinson presented a request for approval of a bid for 34 body cameras, and the equipment needed to operate them, from Motorola Solutions.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve the bid for 34 body cameras, and the equipment needed to operate them, from Motorola Solutions of Chicago, IL in the amount of \$94,367.13. This purchase will be funded from 2018 SPLOST and the General Fund Small Equipment.

Mr. Byrd presented a request for approval of a bid for five 2023 ½ Ton Crew Cab Pickup Trucks.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the bid for five 2023 ½ Ton Crew Cab Pickup Trucks from Phil Brannen Ford of Perry in the amount of \$41,162 each or a total of \$164,648. This purchase will be funded from 2018 SPLOST.

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Mr. Talton presented a request for approval of a bid on one 2023 F-150 Extended Cab 4X2 Truck with a six-foot bed for use in the Animal Control Department.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve a bid on one 2023 F-150 Extended Cab 4X2 Truck with a six-foot bed for use by Animal Control from Phil Brannen Ford of Perry in the amount of \$38,971. This truck will be funded by 2018 SPLOST and has an estimated delivery of November 2023.

Mr. Gottwals made mention of an accounting error in a prior motion, showing that the total amount of the five trucks should be \$205,810, and not the \$164,648 that was approved.

Acting County Attorney John Hulbert stated that the motion needed to be voted on with the correct amount.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the bid for five 2023 ½ Ton Crew Cab Pickup Trucks from Phil Brannen Ford of Perry in the amount of \$41,162 each or a total of \$205,810. This purchase will be funded from 2018 SPLOST.

Mr. Talton presented a request for approval of a bid on two Tahoe PPV's for use in the Sheriff's Department.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve the bid on two Tahoe PPV's for use in the Sheriff's Department from Hardy Chevrolet of Gainesville, Georgia in the total purchase amount of \$84,062. This purchase will be funded by 2018 SPLOST.

Chairman Perdue pointed out an error on the bills in the amount listed for the 2012 SPLOST fund. The correct amount to be voted on should be \$246,038.74 for this fund. He also advised that the total of the bills to be paid at \$4,114,762.87 was correct.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve the payment of bills totaling \$4,114,762.87.

Chairman Perdue closed the regular portion of the meeting and opened Public Comments. He then let the public know that Public Comments would be limited to five minutes per individual speaking today.

District Attorney Will Kendall spoke about the Narcan that had been given to first responders in Houston County to use to reverse the effects of a drug overdose. Since March of this year 16 individuals have been administered this Narcan and 9 of those were brought back to life. He also said that soon there will be an announcement regarding a product that will reverse the effects of Fentanyl.

Chairman Perdue, and Mr. Byrd thanked Mr. Kendall for his vision and foresight in working to provide first responders in Houston County with Narcan, and his work to make it possible.

Will Davis expressed his appreciation to the Commissioners for the announced 3% COLA for employees.

Tim Andrews spoke about Lisa Bowen's appointment to the zoning and appeals board and commented about the commitment and sacrifice of time and resources the individuals on these Boards make.

Without further comments, Chairman Perdue closed the Public Comments portion of the meeting and opened the floor for Commissioner Comments.

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Mr. Gottwals expressed his condolences to Robbie Dunbar on the recent passing of his father and mentioned that he would be attending the funeral of his own uncle later in the day.

Ms. Robinson expressed her thanks to those attending the meeting and expressed her condolences to Mr. Dunbar and his family.

Mr. Talton commented that Houston County was great due to pillars in the community such as Mr. Dunbar. He thanked District Attorney Kendall for his work keeping the citizens of Houston County safe and mentioned that the Georgia National Fair was opening this Thursday.

Commissioner Byrd expressed his condolences to Mr. Dunbar and his family on the loss of his father. He also commented on Sheriff Talton's golf tournament and how the tournament has raised money for the Georgia Sheriffs Youth Home.

Chairman Perdue expressed his condolences to Robbie Dunbar for the passing of his father and made mention of the amazing gentleman he was and the lasting impression he made in both Houston County and Peach County. He mentioned that the County's insurance is up for renewal and that all available options are being explored. He stated that the excellent level of coverage that the County employees had been accustomed to would remain the same. Chairman Perdue then mentioned several community minded individuals in Houston County that have recently been lost who have helped pave the way for the growth and success of Houston County.

Motion to adjourn by Mr. Talton, second by Mr. Byrd, and carried unanimously by all. Meeting adjourned.

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Robbie Dunbar  
Director of Administration

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Chairman

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Commissioner

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