

# Houston County Commissioners Meeting

Warner Robins, Georgia | July 23, 2024 | 5:00 P.M.

Call to Order

Pledge of Allegiance – Commissioner Robinson

Invocation – Deacon Jim Hunt

Sacred Heart Catholic Church

Approval of Minutes from July 9, 2024

New Business

- 1. Request for Variance (Driveway on a Residential Road)– Commissioner Talton**
- 2. Bid Approval (2024 F-150 XL SuperCrew 2WD) – Commissioner Talton**
- 3. Bid Approval (Landfill Fence) – Commissioner Gottwals**
- 4. Bid Approval (Generator Replacement) – Commissioner Gottwals**
- 5. Bad Debt Write-Off (Utility System) – Commissioner Robinson**
- 6. Purchase of Property (Bonaire Elevated Storage Tank) – Commissioner Robinson**
- 7. Approval of Bills – Commissioner Byrd**

Public Comments

Commissioner Comments

Motion for Adjournment

# **1. Request for Variance (Driveway on a Residential Road)– Commissioner Talton**

On July 7, 2024 Houston County Public Works denied Widner & Associates, Inc.’s request for commercial driveway access from Story Road to 1058 Hwy 247. The reason for the denial was Story Road being primarily a residential road pursuant to paragraph 3A-6 of the Regulations for Access Management and Encroachment Control.

In a letter dated July 11, 2024 Widner & Associates, Inc. requested variance of this ordinance. The issue now comes before the Board of Commissioners for a variance in accordance with Chapter 3: Commercial Driveways; Sec. 3A-8 regarding appeals in the Regulations for Access Management and Encroachment Control.

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

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**the request for a variance to paragraph 3A-6, Chapter 54, Article IV, Sec. 54-90 regarding restrictions of commercial driveways onto residential streets.**

## **2. Bid Approval (2024 F-150 XL SuperCrew 2WD) – Commissioner Talton**

The Purchasing Department is requesting approval of a bid on a 2024 F-150 truck.

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

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**the purchase of one (1) new in-stock 2024 Ford F-150 XL SuperCrew 2WD truck for the Building Inspections department from Phil Brannen Ford of Perry, GA at a cost of \$45,700. This purchase will be funded by the 2018 SPLOST.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

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

**VANESSA ZIMMERMAN**  
DIRECTOR OF PURCHASING

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

**To:** Houston County Board of Commissioners  
**FROM:** Vanessa Zimmerman  
**CC:** Robbie Dunbar  
**DATE:** July 11, 2024  
**SUBJECT:** Purchase of One (1) New 2024 Ford F-150 XL SuperCrew 2WD

The Purchasing Department solicited prices for One (1) new in-stock 2024 Ford F-150 in July 2024. The vehicle will be used by Building Inspections.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicle from Phil Brannen Ford of Perry, GA, who provided a bid price of \$45,700.00. The cost of the vehicle is SPLOST 2018 funded and will be charged to 320-7200-54.2200.

**Company**

**Bid Amount**

<b>Phil Brannen Ford</b>	<b>\$45,700.00 (within 3% Local Preference)</b>
<b>Brannen Motor Company</b>	<b>\$45,500.00</b>
<b>Hardy Family Ford</b>	<b>Bid did not meet same specifications.</b>

### **3. Bid Approval (Landfill Fence) – Commissioner Gottwals**

This request is for approval of a bid for the installation of fencing at the Houston County Landfill.

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

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**the award of the bid for the litter and access control fencing installation around Phase 6, Stages 1C and 2A Landfill cells to low bidder WilSouth Fence Company of Warner Robins, GA. This project will cost \$16,000 and will be paid for by Landfill Capital Funds.**



# Houston County Public Works

## Memorandum

### Office

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

Brian Jones, PE  
Director of Operations

Nancy Lancaster  
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

**Date:** July 8, 2024

**Re:** Phase 6, Stage 1C and 2A Fencing

Public Works solicited bids for installing fencing around Phase 6, Stage 1C and 2A landfill cells recently constructed. The fencing is required to control litter and access for the site to remain in compliance.

Listed below is a recap of the bids received.

WilSouth Fence Company	\$16,000.00
Fencing and Patio Pros, LLC	\$21,000.00
National Fence Services, LLC	\$23,880.00

**Staff recommend awarding the bid to WilSouth Fence Company for \$16,000.00. Project will be paid for from Landfill capital funds 540-11.7600 LF#25. Thanks for your consideration.**

## 4. Bid Approval (Generator Replacement) – Commissioner Gottwals

This request is for approval of a bid to replace the generator at the Houston County Detention Center.

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

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**the bid in the amount of \$578,306 from Anderson Power Services of Perry, Georgia for a replacement generator to be installed at the Houston County Detention Center. This purchase will be funded by the 2018 SPLOST.**



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Roads Superintendent

Terry Dietsch  
Utility Director

## MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Brian Jones, Director of Operations *BJ*

**Date:** Wednesday, July 10, 2024

**CC:** Michael Phillips, Public Buildings

**RE:** Generator Replacement for Detention Center

Please consider this request for the replacement of the Detention Center generator. The current generator is failing and cannot be repaired to improve its reliability. Public Works staff solicited bids to perform the work and the results are shown below.

<b>Detention Center Generator Bid</b>	
<b>Bidder</b>	<b>Amount</b>
Anderson Power Services	\$578,306.00
Energy Systems Southeast, LLC	\$760,945.00

Public Works recommends awarding the work to Anderson Power Services of Perry, Georgia for the price of \$578,306.00. The work will be funded by the 2018 SPLOST.

Thank you for your time and consideration of this request.



## **5. Bad Debt Write-Off (Utility System) – Commissioner Robinson**

This request is for the write-off of bad debt in the Water Fund and Solid Waste fund for FY24.

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

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**the write-off of \$29,224.71 of bad debt in the Water Fund for FY 24 and \$30,815.16 (30,516.27 for Collections and \$298.89 for Disposal) of bad debt in the Solid Waste Fund for FY 24. These amounts are less than 1% of all revenues generated in these departments and efforts will be made to continue to collect this bad debt.**



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Utility Director

**To:** Houston County Board of Commissioners

**From:** Terry Dietsch, Utility Director *TJD BJ*

**Date:** July 10, 2024

**Re:** Uncollected Debt Fiscal Year 2023-2024

Public Works request the uncollected debt for this past fiscal year 2023-2024 to be written off for the following departments:

Department	Bad Debt	Revenue
505- Water System	\$29,224.71	\$9.8M
540-4520 Solid Waste Collection	\$30,516.27	\$5.7M
540-4530 Solid Waste Disposal	\$298.89	\$10.1M

**Total amount of uncollected debt for the Houston County Utility System is \$60,039.87.** Each Department had less than 1% of uncollected debt to write off. Every effort will be made to continue collecting the bad debt. Our goal is no debt to write off.



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## Houston County Utilities Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, GA 31088

478/542-2120 (Office) 478/542-2029 (Fax)

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### BAD DEBTS TO BE CHARGED OFF JUNE 30, 2024

WATER	SANITATION	STORM WATER	TOTAL	
\$637.80	\$247.87	0	\$885.67	ROUTE 10 (ELKO)
\$4,088.04	\$4,079.58	\$110.00	\$,8277.62	ROUTE 20 (BONAIRE)
\$8,348.66	\$5,170.31	0	\$13,518.97	ROUTE 30 (ELBERTA)
\$7478.04	\$2,601.72	\$140.00	\$10,219.76	ROUTE 40 (KATHLEEN)
\$445.56	\$487.74	0	\$933.30	ROUTE 50(HENDERSON)
\$4,474.55	\$4,688.81	0	\$9,163.36	ROUTE 60 (SANDY RUN)
\$895.72	\$1,139.16	0	\$2,034.88	ROUTE 70 (HAYNEVILLE)
\$2,606.34	\$3,941.78	0	\$6,548.12	ROUTE 80 (SANDEFUR)
.00	\$8,159.30		\$8,159.30	ROUTE 90 (SANITATION)
<b>\$28,974.71</b>	<b>\$30,516.27</b>	<b>\$250.00</b>	<b>\$ 59,740.98</b>	

APPROVED BY: \_\_\_\_\_

HOUSTON COUNTY COMMISSIONERS



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Roads Superintendent

Terry Dietsch  
Director of Utilities

## Memo

**To:** Terry Dietsch

**From:** Jeff Smith 

**Date:** June 20, 2024

**Subject:** Bad Debt

Please accept this request to write off the following uncollected debt from the Solid Waste Disposal Department 4530 for the fiscal year 2023/2024.

Return Check #1329 RKA Ranch, 52 South Singley Dr. - \$298.89  
(\$298.89 tipping fees)

**Total uncollected debts for this department 4530 - \$298.89**

We continue our efforts to collect on these unpaid debts.

## **6. Purchase of Property (Bonaire Elevated Storage Tank) – Commissioner Robinson**

At the April 23, 2024 meeting the Board of Commissioners approved the Option to Purchase, with David and Jocelyn Daniell, property located on Old Perry Road. The parcel was investigated by staff and Carter & Sloope, the consulting engineers for the Water Department, and found to meet the requirements needed for the intended use.

This request is to purchase the property for the closing amount of \$239,674.68.

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

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**the purchase of property described below:**

**All that tract or parcel of land situate, lying and being in Land Lot 12 of the 11th Land District of Houston County, Georgia, being known and designated as Tract 2, containing 2.19 acres of land, according to a plat of survey entitled “Plat of Mrs. C.G. Galletly Property” prepared by J.B. Lovell and Assoc, dated October 31, 1951 a copy of which is of record in Plat Book 2, Page 429, Clerk’s Office, Houston Superior Court. Said plat incorporated herein by reference and made a part hereof for a more complete and accurate description.**

**Less and Except all that tract or parcel of land shown in Right of Way deed recorded in Deed Book 5068, Page 46, Clerk’s Office Houston Superior Court.**

**The above described property is conveyed subject to easements and rights-of-way for public roads and utilities as they now exist, and building lines and other matters shown on the aforesaid recorded plat of survey.**

## 7. Approval of Bills – Commissioner Byrd

Summary of bills by fund:

General Fund (100)	\$864,236.24
Drug Abuse Treatment & Education (212)	\$8,284.56
Emergency 911 Telephone Fund (215)	\$108,054.65
American Rescue Plan Act (230)	\$312,432.13
Fire District Fund (270)	\$49,909.66
2006 SPLOST Fund (320)	\$3,918.97
2012 SPLOST Fund (320)	\$2,194.70
2018 SPLOST Fund (320)	\$54,603.16
Water Fund (505)	\$243,515.31
Solid Waste Fund (540)	\$952,617.30
<b>Total</b>	<b>\$2,599,766.68</b>

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

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the payment of the bills totaling \$2,599,766.68.