

Houston County Commissioners Meeting

Warner Robins, Georgia | September 17, 2024 | 5:00 P.M.

Call to Order

Pledge of Allegiance – Commissioner Robinson

Invocation – Rev. Andrew Howe

Mount Calvary Lutheran Church

Approval of Minutes from the August 6 called meeting and September 3

New Business

- 1. Approval of Quote (Generator Replacement) – Commissioner Robinson**
- 2. Surplus Auction – Commissioner Robinson**
- 3. GMP Approval (Houston County Superior Court Modifications Project) – Commissioner Robinson**
- 4. Bid Approval (Intersection Improvements) – Commissioner Gottwals**
- 5. Bid Approval (Davidson Road Paving) – Commissioner Gottwals**
- 6. Board of Elections (Poll Workers) – Commissioner Gottwals**
- 7. Intergovernmental Agreement (City of Perry)- Commissioner Talton**
- 8. Annexation (City of Perry) – Commissioner Talton**
- 9. Annexation (City of Perry) – Commissioner Talton**
- 10. Annexation (City of Warner Robins) – Commissioner Byrd**
- 11. Annexation (City of Warner Robins) – Commissioner Byrd**
- 12. Approval of Bills – Commissioner Byrd**

Commissioner Comments

Motion for Adjournment

1. Approval of Quote (Generator Replacement) – Commissioner Robinson

This request for quote approval is to replace an inoperable backup generator at the Woodard Road Water Treatment Plant.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the quote of \$133,708 from ESSE Generac Industrial of Birmingham, Alabama, for one backup generator for the Woodard Road Water Treatment Plant. Estimated delivery is 38 to 40 weeks. Water Capital funds will fund this purchase.



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

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

Memorandum

To: Houston County Board of Commissioners
From: Terry Dietsch, Utility Director *TJD BJ*
Date: September 4, 2024
Re: Generator Replacement – Woodard Road Water Plant

Public Works staff solicited quotes to replace the Woodard Road Water Treatment Plant back up generator. The current generator is inoperable and cost to repair exceeds \$100,000.00. A recap of quotes is listed below.

ESSE Generac Industrial	\$133,708.00
Anderson Power Services	\$172,254.00

Public Works staff recommend purchase of one 500kw generator from ESSE Generac Industrial for \$133,708.00. Estimated delivery is 38 to 40 weeks. This purchase will be paid from water capital funds.

2. Surplus Auction – Commissioner Robinson

This request from Purchasing is to declare items surplus and schedule a public auction of said items. The public will be notified via newspaper advertisements (in both the Houston Home Journal and the Macon Telegraph-Houston edition), postings on the county’s website, and prominent locations at the Purchasing Office, the Courthouse, the Government Building, and the Annex Building.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

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declaring the attached list of items as surplus and scheduling a Public Auction to sell the items. The auction will be held on Thursday, October 3, 2024, at 10:00 a.m. at the Houston County Warehouse, with a rain date of Thursday, October 10, 2024, at 10:00 a.m.



HOUSTON COUNTY BOARD OF COMMISSIONERS

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

VANESSA
ZIMMERMAN
DIRECTOR OF
PURCHASING

To: Houston County Commissioners

From: Vanessa Zimmerman

CC: Robbie Dunbar

Date: September 10, 2024

Re: Surplus Vehicles / Miscellaneous – Public Auction

Approval is requested to hold a public auction for the sale of items declared surplus to the Houston County Commissioners. A preliminary list of items currently held in surplus is attached.

Contingent upon your approval, the auction would be held on Thursday, October 3, 2024, at 10:00 a.m. at the Houston County Purchasing Warehouse. A rain date of Thursday, October 10, 2024, at 10:00 a.m. would also be scheduled in the case of severe weather on the 3rd.

The public will be notified via newspaper advertisements (in both the Houston Home Journal and the Macon Telegraph-Houston edition) as well as postings on the county's website and in prominent locations at the Public Works Office, the Courthouse, the Government Building, and the Annex Building.

3. GMP Approval (Houston County Superior Court Modifications Project) – Commissioner Robinson

This request from Public Works is for approval of the GMP (Guaranteed Maximum Price) proposal submitted by Parrish Construction Group, Inc., for the Houston County Superior Court Modifications project. Staff and the project architect, SP Design Group, have reviewed and approved the proposal.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

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authorize

the Guaranteed Maximum Price proposal in the amount of \$512,251 for the Houston County Superior Court Modifications Project submitted by Parrish Construction Group, Inc., of Perry, Georgia. And authorize Chairman Perdue to sign the necessary GMP contract documents. This project will be paid for using reserve funds.



Houston County Public Works

MEMO

Office

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Roads Superintendent

Terry Dietsch
Utility Director

To: Houston County Board of Commissioners
From: Michael Phillips *MP BJ*
Date: September 10, 2024
Re: GMP- Modifications to Houston County Superior Court

On May 21, 2024, Parrish Construction Group, Inc. was awarded the contract for Construction Manager at Risk Services for Modifications to the Houston County Superior Court Offices. Public Works recommends approval of the Guaranteed Maximum Price (GMP) Proposal submitted by Parrish, which amounts to \$512,251. This proposal has been reviewed and approved by Public Works and SP Design Group, the architect for the project. This project will be funded by reserve funds.

Thank you for your consideration of this request.

4. Bid Approval (Intersection Improvements) – Commissioner Gottwals

This request from the Engineering Department is for approval of a bid on the Intersection Improvements for South Houston Lake Road at Smithville Church Road project.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the award of the bid on the Intersection Improvements for South Houston Lake Road at Smithville Church Road project in the amount of \$1,992,497.35 to the low bidder, C. W. Matthews Contracting Company of Bolingbroke, Georgia. This project will be funded by the 2018 SPLOST.



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Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Ronnie Heald, County Engineer *RJH BJ*

Date: Monday, September 9, 2024

RE: Bid Recommendation for Intersection Improvements for South Houston
Lake Road at Smithville Church Road
(CW18-05E, Bid # 24-11)

Please consider this request to accept the bid for the above referenced project.
Bids were received on Thursday, September 5, 2024. Listed below is a summary
of the bids:

<u>Bidder</u>	<u>Amount of Bid</u>
C. W. Matthews Contracting Company	\$1,992,497.35
Reeves Construction Company	\$2,127,420.76

Based on evaluation scores, the Engineering Department recommends the
selection of **C W Matthews Contracting Company** to perform the construction
at the bid price of **\$1,992,497.35**. This project is being funded by the 2018
SPLOST.

5. Bid Approval (Davidson Road Paving) – Commissioner Gottwals

This request from the Engineering Department is for approval of a bid on the Davidson Road Paving project. Two bids were received, and staff recommends low bidder Reeves Construction Company.

Motion by _____, second by _____ and carried _____ to

approve

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the award of the bid on the Davidson Road Paving Project to Reeves Construction Company, of Macon, Georgia, and to authorize the Accounting Department to make any necessary budget adjustments. This project, in the amount of \$1,093,245.31, will be funded by ARPA.



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Roads Superintendent

Christopher Stoner
Fire Chief / EMA Director

To: Houston County Board of Commissioners

From: Ronnie Heald, County Engineer

A handwritten signature in blue ink, appearing to read "RH", followed by a stylized flourish.

Date: Wednesday, September 4, 2024

RE: Bid Recommendation for Davidson Road Paving
Bid # 25-01

Please consider this request to accept the bid for the above referenced project. Bids were received on Thursday, August 15, 2024. Listed below is a summary of the bids:

<u>Bidder</u>	<u>Amount of Bid</u>
Reeves Construction Company	\$1,093,245.31
C. W. Matthews Contracting Company	\$1,290,200.00

Based on evaluation scores, the Engineering Department recommends the selection of **Reeves Construction Company** to perform the construction at the bid price of **\$1,093,245.31**. This project is being funded by the American Rescue Plan Act.

6. Board of Elections (Poll Workers) – Commissioner Gottwals

The Board of Elections requests approval to hire poll workers for the upcoming November 5, 2024 General Election.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

hiring the following poll workers for the November 5, 2024 General Election, and for the Accounting Department to make all necessary budget adjustments:

		AMOUNT	TOTAL
17	Managers (Precinct)	\$175.00	\$2975.00
34	Assistant Managers (Precinct)	\$125.00	\$4250.00
103	Clerks	\$115.00	\$11,845.00
154	Training	\$25.00	\$3850.00
10	Training (Backup Workers)	\$25.00	\$250.00
5	Janitors	\$15.50	\$77.50
1	Janitor	\$25.00	\$25.00
334	BMD (Ballot Marking Device)	\$2.00	\$668.00
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
17	Supply pick-up/return supplies (Managers)	\$10.00	\$170.00
17	Cell Phones	\$10.00	\$170.00
2	Ballot Scan Clerks	\$100.00	\$200.00
TOTAL			\$25,155.50

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 – General Election, November 5, 2024
DATE: September 9, 2024

=====
The Board of Elections requests hiring the following election day workers for the November 5, 2024 General Election.

		AMOUNT	TOTAL
17	Managers (Precinct)	\$175.00	2,975.00
34	Assistant Managers (Precinct)	125.00	4,250.00
103	Clerks	115.00	11,845.00
154	Training	25.00	3,850.00
10	Training (Backup Workers)	25.00	250.00
5	Janitors	15.50	77.50
1	Janitors	25.00	25.00
334	BMD (Ballot Marking Device)	2.00	668.00
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
17	Supply pick-up / return supplies (Managers)	10.00	170.00
17	Cell Phones	10.00	170.00
2	Ballot Scan Clerks	100.00	200.00
	TOTAL		25,155.50

7. Intergovernmental Agreement (City of Perry)- Commissioner Talton

This request for approval is for an Intergovernmental Agreement with the City of Perry that sets the conditions where the County will provide emergency fuel assistance to the City of Perry in the case of a manmade or natural causes or enemy attack that disrupts the commercial fuel supply. The current IGA will expire on October 20, 2024.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the renewal of the Intergovernmental Agreement for the emergency use of the county fuel supply by the City of Perry. This renewal will expire on October 20, 2026.

8. Annexation (City of Perry) – Commissioner Talton

This request from the City of Perry is to annex 42.89 acres on S. HWY 341.

Motion by _____, second by _____ and carried _____ to

concur

nonconcur

table

with the annexation to the City of Perry, the 42.89 acres located on S. HWY 341, also known as Tax Parcel 000830 043000. The property is currently zoned County R-AG; the proposed zoning is City R-3.

9. Annexation (City of Perry) – Commissioner Talton

This request from the City of Perry is to annex 22.5 acres located on Main Street. The Board previously concurred with this request at the August 15, 2023 meeting with a zone change of County R-AG to City R-3 however, the city denied the application at their October 3, 2023 meeting.

Motion by _____, second by _____ and carried _____ to

concur

nonconcur

table

with the annexation to the City of Perry, the 22.5 acres located on Main Street, also known as Tax Parcel 000570 008000. The property is currently zoned County R-AG; the proposed zoning is City R-1.

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

This request from the City of Warner Robins is to annex the property located at 1279 S. Houston Lake Road containing 1.1 acres.

Motion by _____, second by _____ and carried _____ to

concur

nonconcur

table

with the annexation of the property at 1279 S. Houston Lake Road also known as Tax Parcel 00077D 006000 containing 1.1 acres, stipulating that all County utilities remain with the County. The current Zoning is County C-2; the proposed Zoning is City C-2.

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

This request from the City of Warner Robins is to annex property located at 120 Kennel Drive. This annexation will begin to clear up a large County island created in the past.

Motion by _____, second by _____ and carried _____ to

concur

nonconcur

table

with the annexation of 120 Kennel Drive, also known as Tax Parcel 000730 032000 containing 22.97 acres. The current Zoning is County R-1, and the proposed Zoning is City R-4, stipulating that no access to the property will be granted from Mauk Cir.

12. Approval of Bills – Commissioner Byrd

Summary of bills by fund:

General Fund (100)	\$473,546.55
Drug Abuse Treatment & Education (212)	\$9,741.73
Emergency 911 Telephone Fund (215)	\$22,983.97
American Rescue Plan Act (230)	\$367,192.91
Fire District Fund (270)	\$18,614.62
2006 SPLOST Fund (320)	\$102,664.34
2012 SPLOST Fund (320)	\$26,585.27
2018 SPLOST Fund (320)	\$1,191,097.36
Water Fund (505)	\$157,406.31
Solid Waste Fund (540)	\$396,757.90
Total	\$2,766,590.96

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the payment of the bills totaling \$2,766,590.96.