

**Houston County Commissioners Meeting  
November 19, 2024  
Warner Robins, Georgia**

The Houston County Board of Commissioners met in regular session at 5:00 pm on Tuesday, November 19, 2024, at the Houston County Annex in Warner Robins, Georgia, with Chairman Perdue presiding and Commissioners Byrd, Gottwals, Robinson, and Talton present. County Attorney Tom Hall, Director of Administration Robbie Dunbar, and Director of Operations Brian Jones were also present.

Commissioner Robinson led those in attendance in the Pledge of Allegiance.

Rev. Dr. Andre C. Loyd, Jr., Senior Pastor, Warner Robins CME Church, gave the Invocation. Following the invocation, he spoke about his church and its mission to be a place of service to the citizens of Houston County. He concluded by saying he was glad to be back in middle Georgia, having pastored in Virginia, Tennessee, and Atlanta.

Chairman Perdue and each Commissioner thanked Rev. Dr. Loyd for his and his church's service to the community and expressed their gratitude that he was back in Houston County. Mr. Gottwals mentioned that he and Rev. Dr. Loyd went to school together, and he was glad to have him back in the community.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve the minutes from the November 5, 2024 meeting.

Mr. Gottwals presented a request tabled at the November 5, 2024 meeting: approval of a bid on a new pothole patcher truck.

Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to approve the bid on one new International 2025 truck equipped with one Pro-Patch Asphalt Pothole Patcher from H.D. Industries Inc., of Jacksonville, Texas, for \$233,104.22 with an estimated delivery of 5 months. The 2018 SPLOST will fund this purchase.

Chairman Perdue thanked Purchasing Director Vanessa Zimmerman for reconfirming with Public Works staff that this truck was the best choice for the County and that the alternative truck mentioned at the last meeting would not meet the County's needs.

Mr. Gottwals presented a resolution to become a participant in the ACCG-IRMA PTSD insurance program to ensure compliance with HB 451.

Motion by Mr. Gottwals, second by Mr. Talton and carried unanimously by all to approve becoming a participant in the ACCG-IRMA PTSD insurance program. Also, to authorize signing any necessary documents and making any essential budget adjustments by staff.

Chairman Perdue commented that this insurance program, mandated by HB 451 this past legislative session, was for PTSD-related work incidents involving first responders in Houston County.

Ms. Robinson presented a request to approve a Memorandum of Understanding to house and support an FVSU Agriculture and Natural Resources Agent in the Houston County Extension Office.

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Motion by Ms. Robinson, second by Mr. Gottwals, and carried unanimously by all to approve the signing of a Memorandum of Understanding (MOU) between the Board of Regents of the University System of Georgia, representing UGA Extension, and Fort Valley State University (FVSU) Extension, along with the County, to collaborate on the operation of extension education programs.

Responding to questions from Chairman Perdue, Mr. Dunbar confirmed that the only cost to the County would be office space and that FVSU had previously had an extension agent in Houston County, but that individual retired.

Ms. Robinson presented a request from the Environmental Health Department to approve the new onsite sewage system and well-program fees.

Chairman Perdue recognized Christine Buffington, Environmental Health Director, and asked her to address these fee changes.

Ms. Buffington explained that the fee increase is necessary to keep up with current administrative costs and noted the last fee increase occurred in 2009.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve an increase in the onsite sewage system and well-program fees effective December 19, 2024.

Mr. Talton presented a request to approve a bid on the 2024 ARPA Resurfacing project, involving resurfacing Giles Road, Woodard Road, Whitfield Road, a section of Dunbar Road, and a section of Pitts Road.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the bid award on the 2024 ARPA Funded Resurfacing project to low bidder Reames and Son Construction Company, Inc. of Valdosta, Georgia, for \$1,378,698.90.

Chairman Perdue explained that the ARPA grant's guidance changed after the law was passed initially to allow resurfacing projects, and he provided information about the deadlines for obligations and expenditures.

Mr. Talton presented a request from the City of Warner Robins to annex a property containing 309.4 acres on Moody Road.

Chairman Perdue explained that although the Board could not hold a Public Hearing, he would open the floor for Public Comments. He stated the Board would hear from three people in favor of the item and three in opposition.

Chad Bryant of Bryant Engineering spoke in favor of the annexation and zoning change.

Rick Franklin, Kima Poole, and David Shiplett spoke in opposition to the annexation and zoning change.

Following Public Comments, Chairman Perdue asked County Attorney Tom Hall to speak about the County's role in concurring or non-concurring with City rezoning requests.



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County Attorney Tom Hall explained the County's role in concurring or non-concurring with a city's request for property annexation and rezoning. He noted that if all requirements are met, the County can do little but concur. He further advised that the County has more latitude to ensure that any rezoning of annexed property aligns with the County's Comprehensive Plan.

Mr. Talton thanked Mr. Hall for his explanation and said that he felt that the requirements for annexation were met.

Mr. Byrd addressed the concerns about stormwater runoff, drainage, and other issues raised by those opposed to the annexation. He advised that these and other issues will be addressed as part of the project before a final development plan is approved.

Ms. Robinson advised that she lives near the proposed development and that while she did not like to see the property developed and the loss of the trees, she understood that development was inevitable. She concluded by mentioning that the developer was local and would do a good job.

Mr. Gottwals commented that in cases such as this, the County feels very weak and that its hands are tied as to what all it can do in this instance, he feels that the County can do nothing else but concur.

Motion by Mr. Talton, second by Mr. Byrd, to concur with the annexation of the property on Moody Road containing 309.4 acres, also known as Tax Parcel 001040 129000. The County will permit access via Moody Road. The current zoning is County R-1 & R-AG; the proposed zoning is City R-2.

County Attorney Tom Hall interjected and advised that the motion would need some clarity regarding access to Moody Road and how it will be permitted.

Chairman Perdue asked if Mr. Talton would restate his motion to include this change in wording.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to concur with the annexation of the property on Moody Road containing 309.4 acres, also known as Tax Parcel 001040 129000. The County will retain the rights to permit access via Moody Road. The current zoning is County R-1 & R-AG; the proposed zoning is City R-2.

Mr. Byrd presented a request from the City of Warner Robins to annex the property at 227 Wilson Road, Bonaire, Georgia.

Chairman Perdue opened the floor for Public Comments.

Brian Braun, of Advanced Engineering Services, LLC, spoke in favor of the annexation and rezoning.

There was no opposition.

Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to concur with the annexation of the property at 227 Wilson Road containing 145.5 acres, also known as Tax Parcel 001030 015000. The County will permit access via Old Perry Road contingent upon the realignment of Wilson Road with Rustic Live Oak Trail. The current zoning is County R-AG; the proposed zoning is City R-2.

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Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the payment of the bills totaling \$12,054,687.51.

Chairman Perdue closed the regular portion of the meeting and opened the floor for Public Comments.

Mrs. Meg Mehserle spoke about her views on election integrity.

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

Mr. Byrd discussed the recent successful election cycle, emphasizing that election integrity is a priority for the Board of Commissioners. He congratulated Commissioners Talton and Robinson on their reelection to the Board and Matt Moulton on his election as Sheriff. He acknowledged Amy Smith for her recent appointment as Superior Court Judge.

Mr. Talton thanked everyone for attending and for those who addressed their concerns. He thanked the County employees for what they do daily and concluded his remarks by wishing everyone a Happy Thanksgiving early.

Ms. Robinson thanked everyone for attending, including Rev. Dr. Loyd, for his prayer and service to the community. She commented on rezoning and annexation and the limited actions that the County can take on them. She also congratulated Amy Smith on her appointment as the County's newest Superior Court Judge.

Mr. Gottwals noted that Saturday, November 30<sup>th</sup>, was Small Business Saturday. He encouraged everyone to do business with local restaurants and locally owned businesses and concluded by wishing everyone a Happy Thanksgiving.

Chairman Perdue commented that it was an honor to serve with the Commissioners and he was thankful for the time and effort they put into their roles and the opportunity to serve with them.

Motion to adjourn by Mr. Talton, second by Ms. Robinson, 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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