

Draft Council Agenda March 16, 2020  
Council's Chamber  
5:30 p m

**Mayor Officially Opens Meeting**

Opening Prayer Led by Councilman - **Curtis**  
Pledge of Allegiance by Councilman - **Holmes**

**Mayor Calls Meeting to Order:**

**Adoption of the Agenda:** Motion –  
Second –

**Proclamations/Awards/Presentations:**

1. Approval of Minutes from Regular Meeting of March 02, 2020 – **Lauritsen**
2. Purchasing Bids – **Bibb**
3. Ordinance – Rescind Ordinance #: 32-16 for Motor Vehicle Rental Tax (2<sup>nd</sup> Read) – **Lashley**
4. Ordinance – Classification Plan - **Lee**
5. Ordinance / Annexation – LeClay, Inc. requests the annexation of property located at Wrasling Way, East of S Houston Lake Road and West of Moran Drive.
  - ◆ Zoning of C-2[County] to C-2[City] - **Curtis**
6. Ordinance / Annexation – JTS Realty Investments, LLC. requests the annexation of properties located on the East and West side of Butten Drive, North of Hwy 96 and South of Chilton Place, together totaling 9.93 acres
  - ◆ Zoning of C-2[County] to C-2[City] – **Bibb**
7. Rezoning Petition – Second Baptist Church requests the rezoning of property located at Hwy 96, South of Cartwright Road totaling 104.883 acres of land from the zoning of R-2[Single Family Residential], R-3[General Residential], and R-4[Multi-Family Residential] to the zoning of C-2[General Commercial] - **Holmes**
8. Motion - Home Occupation Permits Approvals – **Lauritsen**
9. Resolution – Peach County – **Lashley**
10. Resolution – Rescind Land Lease Agreement/Perkins Field – **Bibb**

*The City of Warner Robins is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the council meeting please contact the ADA Coordinator, Sherri Windham, at (478) 302-5518 or [swindham@wrqa.gov](mailto:swindham@wrqa.gov) as far in advance of the council meeting as possible. Persons with hearing disabilities can contact the City through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.*

Draft Council Agenda March 16, 2020  
Council's Chamber  
5:30 p m

11. Resolution – Employee Promotions – **Holmes**
12. Resolution – Financing Capital Projects and Refinancing of Existing Water and Sewer Projects – **Lashley**
13. Discussion – City Charter – **Curtis**
14. Discussion – A2D – **Lee**
15. Ordinance – Contagious Symptoms/Conditions Policy - **Bibb**

Council Comments  
Mayor's Comments

Adjourn

**Formal Public Comment – Speaker Protocol**

The City of Warner Robins has identified this portion of the meeting to allow individuals an opportunity to formally address specific item(s) on the agenda for this meeting. The Mayor will recognize the speaker at the appropriate time and ask him/her to come forward to the podium. The City Council members may ask the speaker questions and/or engage in dialogue if they choose, but the speaker should not have an expectation that a question and answer format will occur. During this public comment section, persons shall be permitted to speak for three (3) minutes. When that time period has expired, the mayor shall direct the person speaking to cease. A second request from the mayor to cease speaking shall be cause for the removal of the speaker. Any person making personal, impertinent, profane, or slanderous remarks, or who becomes boisterous while addressing the city council or who otherwise violates any of the above-mentioned rules while attending a council meeting shall be removed from the room at the direction of the mayor, and the person shall be barred from further audience before the council during that meeting. If the mayor fails to act, any member of the council may move to require the mayor to act. If so directed by the mayor or an affirmative vote of the majority of the council, the offending person shall be removed.

*The City of Warner Robins is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the council meeting please contact the ADA Coordinator, Sherri Windham, at (478) 302-5518 or [swindham@wrqa.gov](mailto:swindham@wrqa.gov) as far in advance of the council meeting as possible. Persons with hearing disabilities can contact the City through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.*

Draft Council Agenda March 16, 2020  
Council's Chamber  
5:30 p m

**Placement on the Agenda**

Warner Robins requires that any person who wishes to place a subject on the agenda shall advise the City Clerk's Office and the specified subject matter which he or she desires to place on the agenda no later than 5:00 p.m. on the Wednesday prior to the council meeting. Every member of the public will be given an opportunity to be placed on the agenda once every six (6) months. The request can be done in person, regular mail, fax or e-mail. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Clerk, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the

**Informal Public Comment – City Council Agenda Protocol**

The City of Warner Robins believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment may do so during the Informal Public Comment period of the meeting. These rules will govern; if silent, most recent edition of Robert's Rules of Order shall apply. Elected officials shall preserve order and decorum. City officials or employees shall not respond to questions posed during a meeting. Citizens shall conduct themselves with propriety and decorum. Unauthorized remarks from the audience, stamping of the feet, whistles, yells, and similar demonstrations shall not be permitted. Placards, banners, signs, pamphlets, flyers, or political materials shall not be permitted in the council chambers or conference room, general comments will be received. Persons are urged to limit comments to topics relevant to the operations or business of the City. During the public comment sections of a council meeting, persons shall be permitted to speak for three (3) minutes. When that time period has expired, the mayor shall direct the person speaking to cease. A second request from the mayor to cease speaking shall be cause for the removal of the speaker. Any person making personal, impertinent, profane, or slanderous remarks, or who becomes boisterous while addressing the city council or who otherwise violates any of the above-mentioned rules while attending a council meeting shall be removed from the room at the direction of the mayor, and the person shall be barred from further audience before the council during that meeting. If the mayor fails to act, any member of the council may move to require the mayor to act. If so directed by the mayor or an affirmative vote of the majority of the council, the offending person shall be removed.

*The City of Warner Robins is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the council meeting please contact the ADA Coordinator, Sherri Windham, at (478) 302-5518 or [swindham@wrqa.gov](mailto:swindham@wrqa.gov) as far in advance of the council meeting as possible. Persons with hearing disabilities can contact the City through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.*



## City of Warner Robins City Council Meeting Minutes

Monday, March 02, 2020

5:30 PM

Council Chambers

### Regular Meeting of Warner Robins City Council

**Presiding:** Mayor Randy Toms

#### City Officials Present:

Councilman Daron Lee  
Councilman Charlie Bibb  
Councilman Keith Lauritsen

Councilman Kevin Lashley  
Councilman Clifford Holmes  
Councilman Larry Curtis

**Opening Prayer:** Councilman Holmes

**Pledge of Allegiance:** Councilman Bibb

**Call to Order:** 5:38 p.m.

**Adoption of the Agenda:** Councilman Holmes moved to adopt the agenda with the addition of 1a for discussion from members of the Finance Committee, in regards to a meeting conducted last week. Councilman Lashley seconds the motion. Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

#### Action Items:

Action Item 1a	Discussion – Finance Committee Report
	Councilman Holmes stated that the Finance committee had a very informative and productive meeting last week with the finance staff, David Corbin and City auditors ( Nichols, Cauley & Associates, LLC) Councilman Lashley stated he learned some valuable insight & Councilman Bibb thanked Holly Gross for all her hard work in the presentation she put together for the meeting.
<b>Motion:</b>	N/A
<b>Second:</b>	N/A
<b>Outcome:</b>	N/A

Action Item 1	Presentation of Minutes
	The minutes of the regular meeting of February 18, 2020 were presented for approval.
<b>Motion:</b>	Councilman Lee moved for the approval of the minutes with the last line of Action Item #: 10 removed from the minutes of the Tuesday, February 18, 2020.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 2 Purchasing Coversheet	
Purchasing Bid List items, attached hereto, were presented for approval.	
<b>Motion:</b>	Councilman Lashley presented and moved for the approval of the Purchasing Coversheet. Items one through seven.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 3 Motion - Appointment of City Attorney	
A motion to appoint Attorney Julia Mize as the new City Attorney per the City Code, Section 4-101, a City Attorney shall be appointed for a one-year term, or at the pleasure of the Mayor and Council.	
<b>Motion:</b>	Councilman Lauritsen moved for the approval of this appointment.
<b>Second:</b>	Councilman Bibb.
<b>Outcome:</b>	Councilmen Lauritsen, Bibb, Lashley and the Mayor voted for approval. Councilmen Lee and Curtis opposed and Councilman Holmes abstained.

Action Item 4 <del>Motion – City Wide Forensic Audit – Curtis</del>	
<del>City wide Forensic Audit</del>	
<b>Motion:</b>	Councilman Curtis moved for the removal of this item.
<b>Second:</b>	Councilman Lauritsen.
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for the removal.

Action Item 5 Resolution – Surplus Property	
A Resolution of the Mayor and Council of the City of Warner Robins recommending that the item listed on Exhibit “A” attached hereto; be it in the best interest of the City of Warner Robins that said item be declared surplus property, and that said property shall be sold in accordance with the laws of the State of Georgia.	
<b>Motion:</b>	Councilman Holmes moved for the approval of the resolution.
<b>Second:</b>	Councilman Lashley
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 6</b>	<b>Resolution – CDBG Five (5) year Consolidated Plan 2020-2024 &amp; FY 2020 Proposed Statement of Objectives and Projected Use of Funds</b>
A Resolution of the Mayor and Council of the City of Warner Robins (City) that the Draft Five-Year Consolidated Plan and FY 2020 Proposed Statement of Objectives and Projected Use of Funds be adopted and approved and hereby authorize general publication of same.	
<b>Motion:</b>	Councilman Lee moved for the approval of the resolution.
<b>Second:</b>	Councilman Curtis.
<b>Outcome:</b>	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 7</b>	<b>Discussion – Animal Control Intergovernmental Agreement</b>
Councilman Lashley stated that the City of Warner Robins needs to look at updating the animal control agreement with Houston County and the City of Centerville; saying the original agreement expired in 2012. Councilmen Lashley and Police Chief John Wagner agree it's time to basically go in, look at that agreement, figure out where we can make changes to suit everything, and build a more practical service. Protecting and caring for the animals can get expensive and he wants to increase intake fees, adoptions, and upgrade the animal control building and processes.	
<b>Motion:</b>	N/A
<b>Second:</b>	N/A
<b>Outcome:</b>	N/A

<b>Action Item 8</b>	<b>Resolution – To Rescind Land Lease Agreement</b>
A Resolution of the Mayor and Council of the City of Warner Robins authorize Mayor Randy Toms to execute the attached Development Agreement by and among the City of Warner Robins, Georgia, The Development Authority of the City of Warner Robins, Georgia and Woda Cooper Development, Inc. pending the grant being lifted.”; and the “grant,” being a limitation of use related to the property known as Perkins Field and other recreation facilities, remains in place as of this date. That the Mayor and Council of the City of Warner Robins rescind the said August 5, 2019 resolution in its entirety.	
<b>Motion:</b>	Councilman Bibb moved for the approval of the resolution but after some discussion; Councilman Lauritsen moved that the resolution be tabled for now.
<b>Second:</b>	Councilman Lee
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Ordinance – Rescind Ordinance #: 32-16 for Motor Vehicle Rental Tax
<p>Ordinance #: 07-20 of the Mayor and Council of the City of Warner Robins amend ordinance no. 32-16 and city code section 10-451 to provide that taxes collected from the rental of motor vehicles in the City, pursuant to O.C.G.A. §48-13-90 et seq, shall be remitted into the City’s general fund. If any ordinance or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provisions, and, to this end, the provisions of this ordinance are declared to be severable.</p>	
<b>Motion:</b>	Ordinance #: 07-20 was first read by Councilman Lauritsen on March 02, 2020.
<b>Second:</b>	N/A
<b>Outcome:</b>	N/A

Action Item 10	Discussion - Municipal Ponzi Scheme
<p>Councilman Bibb wanted to discuss the accusation made by another Council member about some Municipal Ponzi Scheme and that he felt it was disrespectful an elected official to make these types of accusations without any proof or fact to back up the allegation. The discussion pretty much froze right there.</p>	
<b>Motion:</b>	N/A
<b>Second:</b>	N/A
<b>Outcome:</b>	N/A

**Citizen Comments:** Keith Sentak, Rita Simmons

**Adjournment:** 6:33 p.m.

**Next Regular Council Meeting:** Monday, March 16, 2020

\*\*\*\*\*

**Pre-Council:** 4:30 p.m.

**Pre-Council Comments regarding agenda items:** Dennis Blackburn about Action Item #: 8 – To Rescind Land Lease Agreement.

**Closed Session:** During the Pre-Council Meeting Councilman Holmes made a motion to enter into an executive closed session to discuss potential litigation and personnel. Councilman Lauritsen seconded the motion. Councilmen Lee, Lauritsen, Lashley, Holmes and Curtis voted for the approval of the motion; Councilman Bibb opposed. The Pre-Council meeting closed at 4:36 p.m.; the executive closed session meeting opened at 4:42 p.m. and adjourned at 5:31 p.m., City Clerk is in possession of closed session minutes.

---

Kim A. Demoonie  
Acting City Clerk

# CITY OF WARNER ROBINS, GEORGIA

**COUNCIL DATE: March 2, 2020**

*WRITTEN REQUESTS HAVE BEEN SUBMITTED BY THE CITY DEPARTMENTS FOR THE FOLLOWING ITEMS. THE PURCHASING DEPARTMENT RECOMMENDS THE FOLLOWING ITEMS BE ACQUIRED. BY APPROVAL, AUTHORITY IS GIVEN FOR SUPPORTING CONTRACTS TO BE EXECUTED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CITY CODE: (Bid tabulations are attached)*

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
1) Curb & Gutter Inlet Frame & Covers ANNUAL CONTRACT  Bid No.: I-4283	Consolidated Pipe & Supply Byron, GA	\$19,689.50 – Estimated  See attachment #1 for cost breakdown	53 10862 / INVENTORY	Contract Period: April 1, 2020 – March 31, 2021  Ordered on an as-needed basis throughout year
2) Valve / Meter Boxes ANNUAL CONTRACT  Bid No.: I-4285	Macon Supply Co. Macon, GA	\$58,499.75 - Estimated  See attachment #2 for cost breakdown	53 10862 / INVENTORY  Ordered on an as-needed basis throughout year	Contract Period: April 01, 2020 – March 31, 2021  Recommendation of Utility Dept. due to standardization of equipment
3) Medium Flatbed Dump Truck  Bid No.: U-4249	Wade Ford Inc. Smyrna, GA	\$76,297.00  See attachment #3	4440 54123 / \$125,000.00 Remaining  UTILITIES / Water – Vehicles	
4) RENEWAL - Sign Material ANNUAL CONTRACT  Bid No.: PW-4199	Traffic Signs, Inc. Jacksonville, AL	\$27,274.38 Estimated  See attachment # 4, 4a, 4b & 4c	4221 53051 / \$3,417.78 Remaining  PUBLIC WORKS – Sign Material	Contract Period: May 1, 2020 – April 30, 2021  Ordered on an as-needed basis throughout year
5) Repair of damaged bearings in Cooling Tower at City Hall	Keadle Heating & Air Warner Robins, GA	\$8,385.00	1565 52140 / \$31,947.67 Remaining  GENERAL ADMIN / Repairs & Mntce by Vendor – Bldgs	

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
6) Professional Services Fee Proposal for Paving Improvements at Wellston Park	Bryant Engineering Perry, GA  PROFESSIONAL SERVICE	\$18,000.00	6122 54130 / \$18,000.00 Remaining  RECREATION	
7) Zero Turn Mowers  Bid No.: R-4287	Giles Outdoor Power Equip Perry, GA	\$17,478.10  See attachment #5	6122 54121 / \$9,972.86 Remaining  RECREATION / Machinery & Equipment	Money encumbered on p.o. 48174 out of last year's budget

No. \_\_\_\_\_  
STATE OF GEORGIA  
CITY OF WARNER ROBINS

**ORDINANCE**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, AMENDING A PREVIOUSLY-ENACTED ORDINANCE, AND FOR OTHER PURPOSES.**

WHEREAS, on October 21, 2016, the Mayor and Council of the City of Warner Robins adopted ordinance no. 32-16; and

WHEREAS, it is the intent of the incumbent Mayor and Council to revised said ordinance.

NOW, THEREFORE, BE IT ORDAINED that the Mayor and Council amend ordinance no. 32-16 and city code section 10-451 to provide that taxes collected from the rental of motor vehicles in the City, pursuant to O.C.G.A. §48-13-90 et seq, shall be remitted into the City’s general fund.

If any ordinance or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provisions, and, to this end, the provisions of this ordinance are declared to be severable.

BE IT FURTHER ORDAINED that this ordinance was first read on March 2, 2020 and shall become effective upon adoption on March 16, 2020.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest: \_\_\_\_\_  
Kim Demoonie  
Interim City Clerk

No. \_\_\_\_\_  
CITY OF WARNER ROBINS  
STATE OF GEORGIA

ORDINANCE

WHEREAS, the Mayor makes the following recommendations to the City Council for changes in the City of Warner Robins Classification Plan,

WHEREAS, the Mayor and City Council deem such recommendations beneficial,

NOW, THEREFORE, BE IT ORDAINED that the City Classification Plan be amended as follows:

-1-

Create the position of Assistant Finance Director, Job Class #116, Grade 24, authorized strength of one (1), Administrative Services Department, and move Holly Gross into this position.

-2-

Reclassify the position of Chief Financial Officer, Job Class #114, Grade 24, Administrative Services Department, to Grade 26.

BE IT ORDAINED that this amendment was first read on \_\_\_ day of \_\_\_\_\_, 2020, was adopted this \_\_\_ day of \_\_\_\_\_, 2020 and shall become effective on the first day of the next pay period.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF WARNER ROBINS

By: \_\_\_\_\_

Randy Toms, Mayor

ATTEST:

\_\_\_\_\_  
Kim Demoonie, Interim City Clerk

NO. \_\_\_\_ - 20  
CITY OF WARNER ROBINS  
STATE OF GEORGIA

## ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from LeClay, Inc., to annex the property which is more particularly described as follows, to-wit:

*All that tract or parcel of land situate, lying and being in Land Lot 189 of the 10<sup>th</sup> Land District of Houston County, Georgia, known and designated as Parcel 104, comprising 2.95 acres, according to a plat of survey entitled "Survey for LeClay, Inc.", prepared by McDougald & Associates, certified by James R. McDougald, Georgia Registered Land Surveyor No. 2702, dated November 15, 2002, a copy of which is of record in Map Book 60, Page 11, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.*

The property is located on Wrasling Way, East of Houston Lake Road and West of Moran Drive, Warner Robins, Georgia.

WHEREAS, the said land of LeClay, Inc., may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from LeClay, Inc., on January 2, 2020, is adopted and approved and said properties are hereby

incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

The provisions of this ordinance were first read on March 16, 2020, adopted on \_\_\_\_\_, 2020 and shall become effective \_\_\_\_\_ 1, 2020.

This 16<sup>th</sup> day of March, 2020.

CITY OF WARNER ROBINS, GEORGIA

BY: \_\_\_\_\_  
RANDY TOMS, MAYOR

ATTEST:

\_\_\_\_\_  
KIM A. DEMOONIE, INTERIM CITY CLERK

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

March 11, 2020

**MAYOR**  
Randy Toms

Coldwell Banker Robbins & Free Realty  
ATTN: Scott Free  
1271 S Houston Lake Road  
Warner Robins, GA 31088

**MEMBERS OF COUNCIL**

- Post 1**  
Daron Lee
- Post 2**  
Charlie Bibb
- Post 3**  
Keith Lauritsen
- Post 4**  
Kevin Lashley
- Post 5**  
Clifford Holmes, Jr.
- Post 6**  
Larry Curtis, Jr.

*RE: ANNEXATION OF PROPERTY LOCATED AT WRASLING WAY TOTALING 2.95 ACRES FROM THE ZONING OF C-2[GENERAL COMMERCIAL DISTRICT][COUNTY] TO C-2[GENERAL COMMERCIAL DISTRICT][CITY].*

**INTERIM CITY CLERK**  
Kim Demoonie

Dear Mr. Free,

On March 10, 2020, the Planning and Zoning Commission for the City of Warner Robins recommended approval of, and forwarded, your petition for annexation of the above-described property to Mayor and Council. To verify the date and time your petition will be heard by Council, please contact the City Clerk's office at 478-293-1099.

**CITY ATTORNEY**  
Fred Graham

If you have any questions or need additional information regarding this matter, please feel free to call me at (478) 302-5522.

**OF COUNSEL**  
James E. Elliott, Jr.

Best regards,

  
Darin Curtis, Zoning Assistant  
Community Development

cc: File

APPLICATION

Property Owner(s) Name: Clay Smith Cellphone: 478-256-4114

Company Name (if applicable): LeClay Inc Office Phone: 478-256-4114

Property Owner(s) Address: P.O. Box 564 Perry, Ga. 31069

Applicant's Name: Clay Smith Cellphone: 478-256-4114

Company Name (if applicable): LeClay Inc Office Phone: \_\_\_\_\_

Applicant's Address: P.O. Box 564 Perry, Ga. 31069

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA § 36-36-21, OF:

ADDRESS/LOCATION: Wrashing Way

Tract#: \_\_\_\_\_ Parcel#: 104 Land Lot(s): 189 Land District#: 10th

County: Houston Tax Parcel#: 000770 104000 Total Acres: 2.95

Survey Prepared by: McDougal & Associates Dated Nov. 15, 2002

Recorded in Plat Book#: 60 Page#: 11

Present Zoning: R-2 D. Co 1/30/2020 Requested Zoning: C-2

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

Selling Property to buyer that needs zoning of C-2 to Accommodate Day Care Facility.

Infrastructure Information:

Is water available to this site?  Yes  No Jurisdiction: City of Warner Robins

Is sewer service available?  Yes  No Jurisdiction: City of Warner Robins

Authorization:

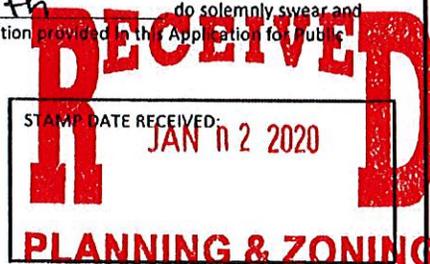
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Clay Smith do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

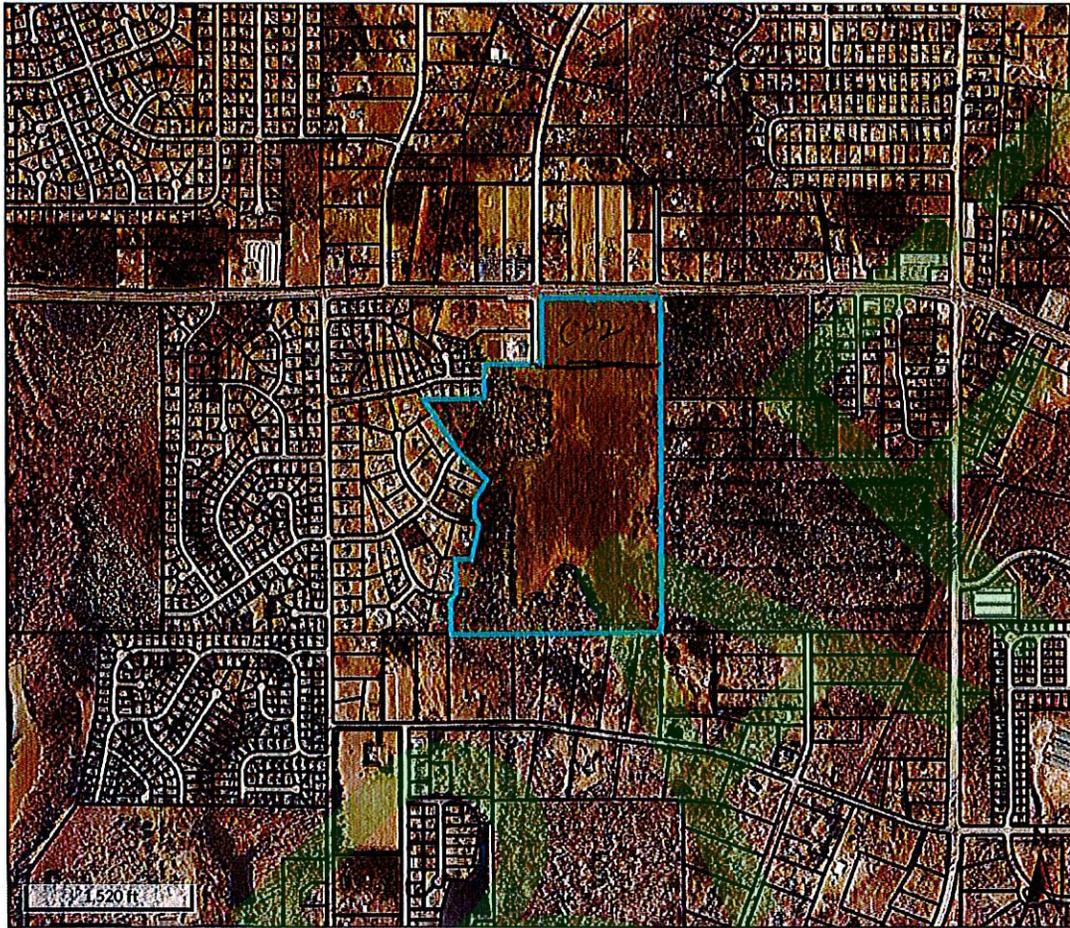
This 19 day of December 2019.

Owner/Applicant Signature [Signature]

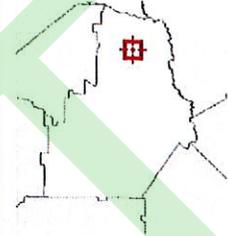
Print Name W. Clay Smith







Overview



Legend

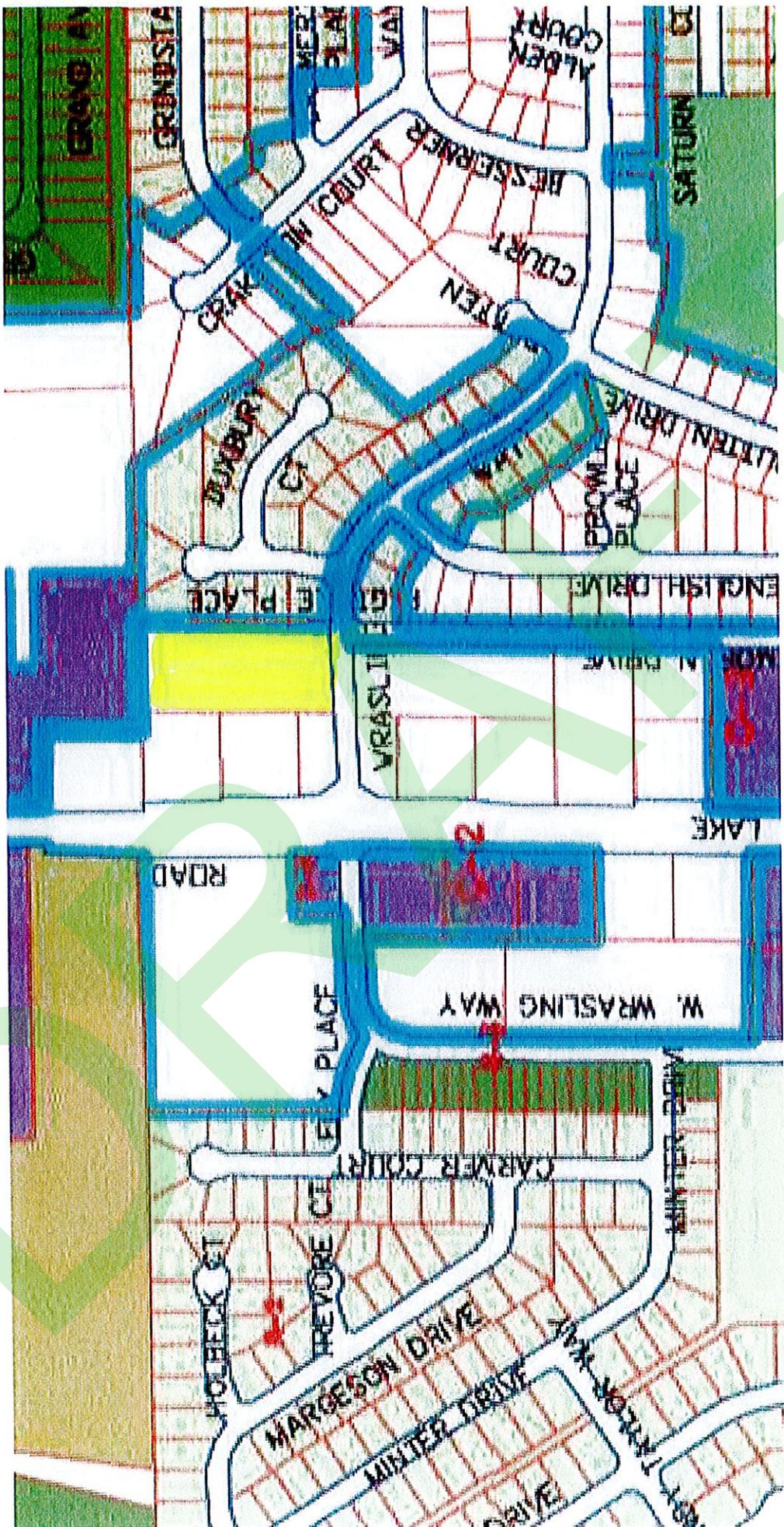
-  Parcels
-  Roads

Parcel ID	0W1330 005000	Owner	SECOND BAPTIST CHURCH OF WARNER	Last 2 Sales			
Class Code	Residential		ROBINS	Date	Price	Reason	Qual
Taxing District	Warner Robins		2504 MOODY RD	6/23/2016		23	U
	Warner Robins		WARNER ROBINS GA 31088	6/23/2016	\$1324275	03	U
Acres	107.17	Physical Address	HWY 96				
		Assessed Value	Value \$902100				
		Land Value	Value \$1.5148e+006				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

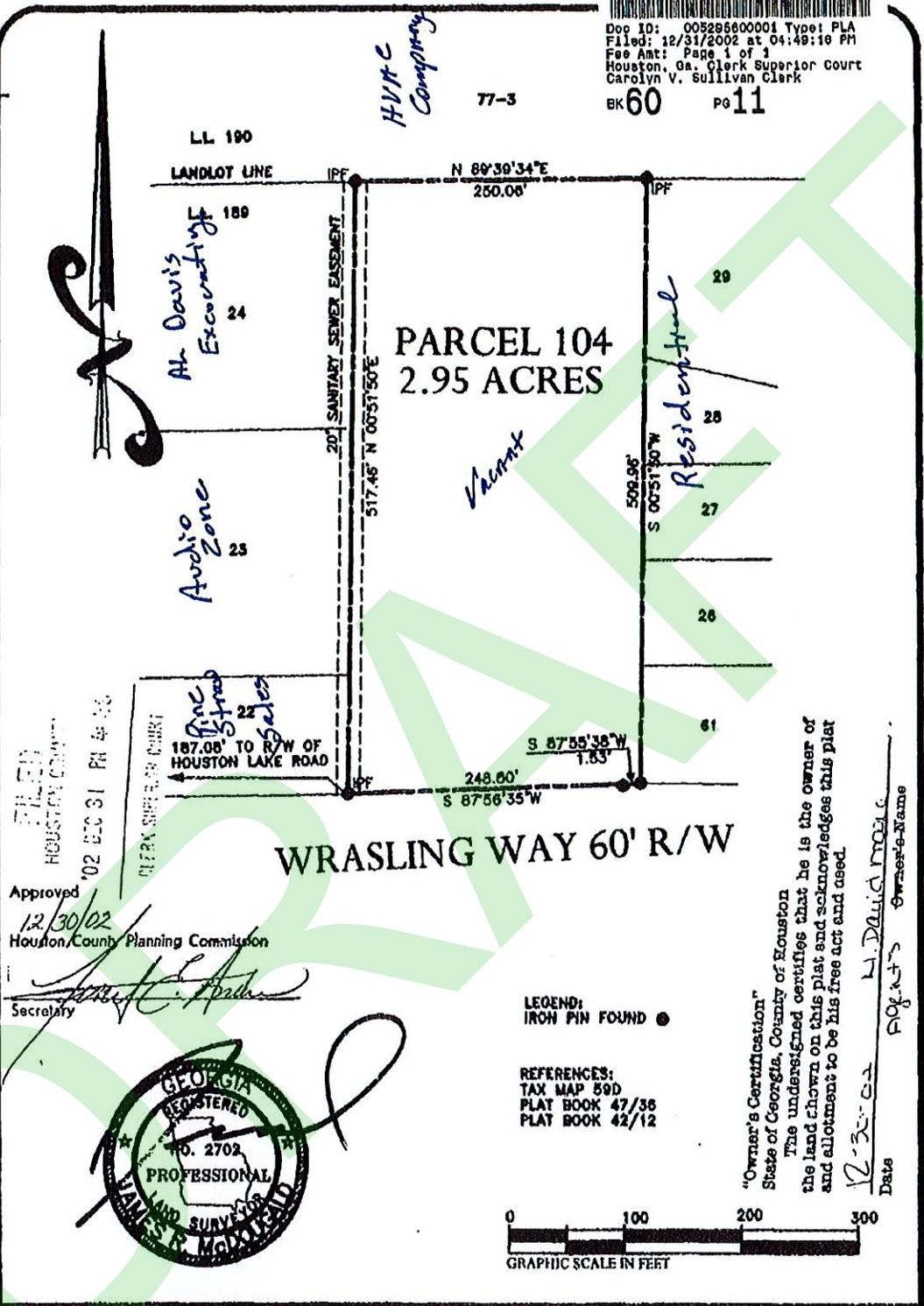
Date created: 1/22/2020  
 Last Data Uploaded: 1/22/2020 6:03:53 AM

Developed by  Schneider GEOSPATIAL



60/11

Doc ID: 009295600001 Type: PLA  
Filed: 12/31/2002 at 04:49:19 PM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 60 Pg 11



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,896 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000+ FEET.  
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON G.T.S. 210 SERIES TOTAL STATION.

SURVEY FOR  
**LeCLAY, INC.**  
LANDLOT 189, 10TH. LAND DISTRICT  
HOUSTON COUNTY, GEORGIA  
SCALE: 1" = 100', NOVEMBER 15, 2002  
**McDOUGALD & ASSOCIATES**  
LAND SURVEYING, LAND PLANNING, & DESIGN  
146 PIERCE AVENUE, MACON GEORGIA 31204, 478-471-0024

NO. \_\_\_\_ - 20  
CITY OF WARNER ROBINS  
STATE OF GEORGIA

## ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from JTS Realty Investments, to annex the property which is more particularly described as follows, to-wit:

*All that tract or parcel of land situate, lying and being in Land Lot 189 of the 10<sup>th</sup> Land District of Houston County, Georgia, known and designated as Parcel 77D-209, comprising 4.62 acres, according to a plat of survey entitled "Boundary Survey for LeClay, Inc.", prepared by McDougald & Associates, certified by James R. McDougald, Georgia Registered Land Surveyor No. 2702, dated November 15, 2002, a copy of which is of record in Map Book 60, Page 11, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.*

*LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 189 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, comprising of 0.69-acre tract of land being more particularly shown on a survey for "CrossFit Wartown", prepared by McLeod Surveying, dated January 23, 2018, a copy of said plat being of record in Plat Book 79, Page 314, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.*

*LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 189 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, comprising of 1.299 acres and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey prepared by John W. Wilkes, Registered Land Surveyor No. 2738, dated December 14, 2018 and recorded in Plat Book 80, Page 299, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.*

*All that tract or parcel of land situate, lying and being in Land Lot 189 of the 10<sup>th</sup> Land District of Houston County, Georgia, known and designated as Parcel 77-5, comprising 6.61 acres, according to a plat of survey entitled "Boundary Survey for LeClay, Inc.",*

*prepared by McDougald & Associates, certified by James R. McDougald, Georgia Registered Land Surveyor No. 2702, dated January 26, 2006, a copy of which is of record in Map Book 66, Page 124, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.*

The property is located on Bitten Drive & Hwy 96, Warner Robins, Georgia.

WHEREAS, the said land of JTS Realty Investments, may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from JTS Realty Investments, on January 24, 2020, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

The provisions of this ordinance were first read on March 16, 2020, adopted on

\_\_\_\_\_, 2020 and shall become effective \_\_\_\_\_ 1, 2020.

This 16<sup>th</sup> day of March, 2020.

CITY OF WARNER ROBINS, GEORGIA

BY: \_\_\_\_\_  
RANDY TOMS, MAYOR

ATTEST:

\_\_\_\_\_  
KIM A. DEMOONIE, INTERIM CITY CLERK

DRAFT

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

March 11, 2020

**MAYOR**  
Randy Toms

**MEMBERS OF  
COUNCIL**

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

**INTERIM  
CITY CLERK**  
Kim Demoonie

**CITY ATTORNEY**  
Fred Graham

**OF COUNSEL**  
James E. Elliott, Jr.

Coldwell Banker Robbins & Free Realty  
ATTN: Scott Free  
1271 S Houston Lake Road  
Warner Robins, GA 31088

*RE: ANNEXATION OF PROPERTIES LOCATED AT BUTTEN DRIVE  
TOTALING 9.93 ACRES FROM THE ZONING OF C-2[GENERAL  
COMMERCIAL DISTRICT][COUNTY] TO C-2[GENERAL COMMERCIAL  
DISTRICT][CITY].*

Dear Mr. Free,

On March 10, 2020, the Planning and Zoning Commission for the City of Warner Robins recommended approval of, and forwarded, your petition for annexation of the above-described property to Mayor and Council. To verify the date and time your petition will be heard by Council, please contact the City Clerk's office at 478-293-1099.

If you have any questions or need additional information regarding this matter, please feel free to call me at (478) 302-5522.

Best regards,



Darin Curtis, Zoning Assistant  
Community Development

cc: File

APPLICATION

Property Owner(s) Name: Clay Smith Cellphone: 478-256-4114

Company Name (if applicable): JTS Realty Investments Office Phone: 478-256-4114

Property Owner(s) Address: P.O. Box 564 Perry, GA. 31069

\*\*\*\*\*  
Applicant's Name: Clay Smith Cellphone: 478-256-4114

Company Name (if applicable): JTS Realty Investments Office Phone: 478-256-4114

Applicant's Address: P.O. Box 564 Perry, GA 31069

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA§ 36-36-21, OF:

ADDRESS/LOCATION: State Route 96 / Botten Drive

Tract#: \_\_\_\_\_ Parcel#: 77-5 Land Lot(s): 189 Land District#: 10th

County: Houston Tax Parcel#: 000770 005000 Total Acres: 6.61 +

Survey Prepared by: McDougal & Associates Dated January 26, 2008

Recorded in Plat Book#: 66 Page#: 124

Present Zoning: C-2 Requested Zoning: SAME

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

Selling Property to buyer that needs  
C-2 zoning and City Services to Accommodate  
Medical Use.

Infrastructure Information:

Is water available to this site?  Yes  No Jurisdiction: City of Warner Robins

Is sewer service available?  Yes  No Jurisdiction: City of Warner Robins

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Clay Smith, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

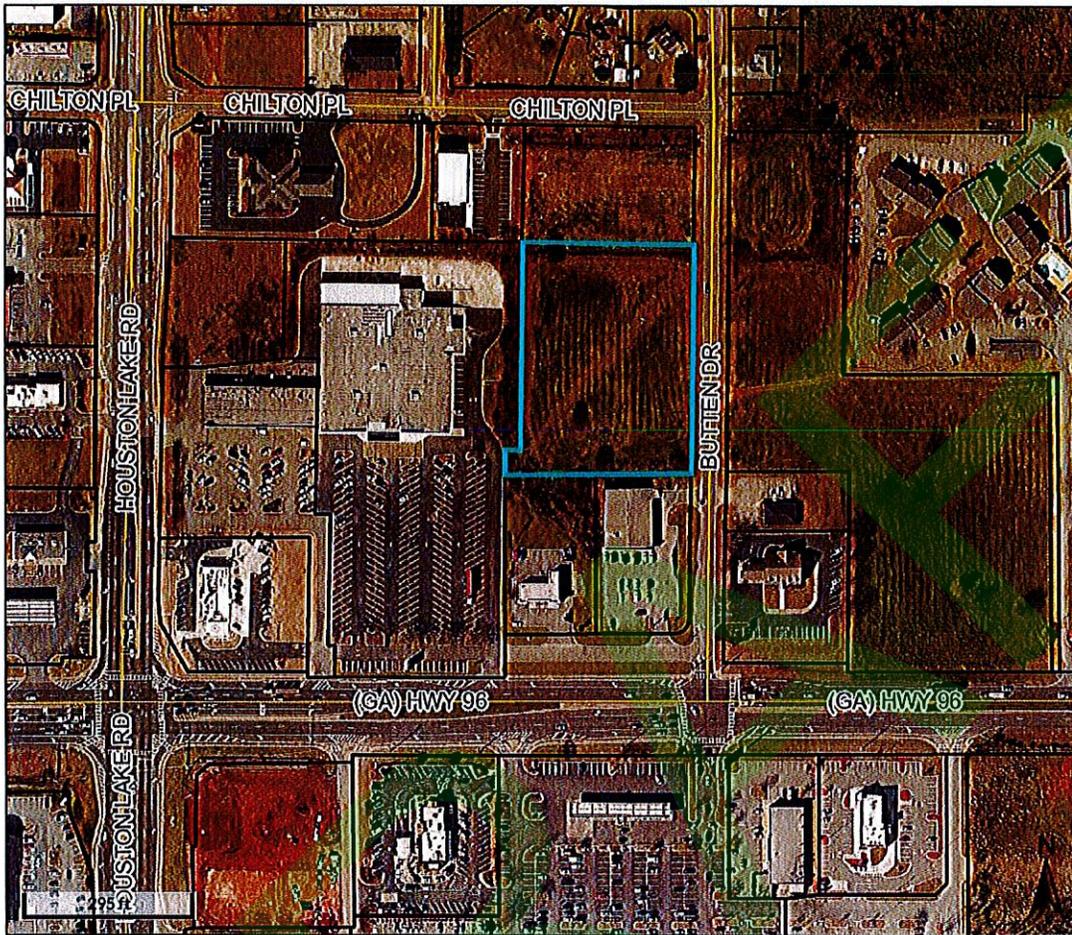
This 24 day of January 2020.

Owner/Applicant Signature [Signature]

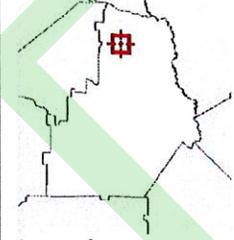
Print Name W. Clay Smith

STAMP DATE RECEIVED:

3.32  
9.93  
total



Overview



Legend

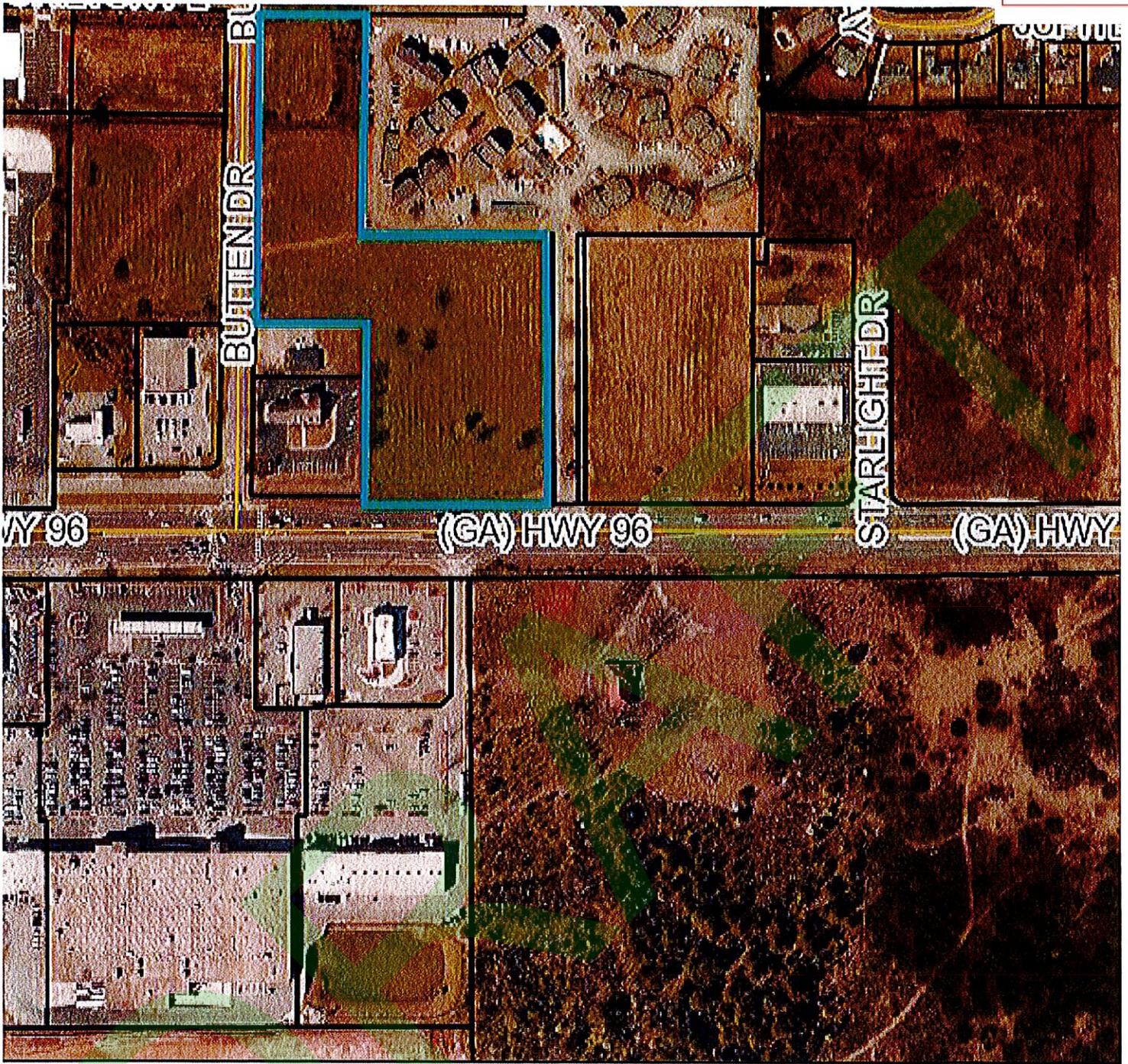
-  Parcels
-  Roads

Parcel ID	00077D 209000	Owner	JTS REALTY INVESTMENTS INC	Last 2 Sales			
Class Code	Commercial		P O BOX 564	Date	Price	Reason	Qual
Taxing District	County		PERRY GA 31069	12/23/2009		04	U
	County	Physical Address	BUTTEN DR	2/13/1998		23	U
Acres	2.62	Assessed Value	Value \$196000				
		Land Value	Value \$131000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

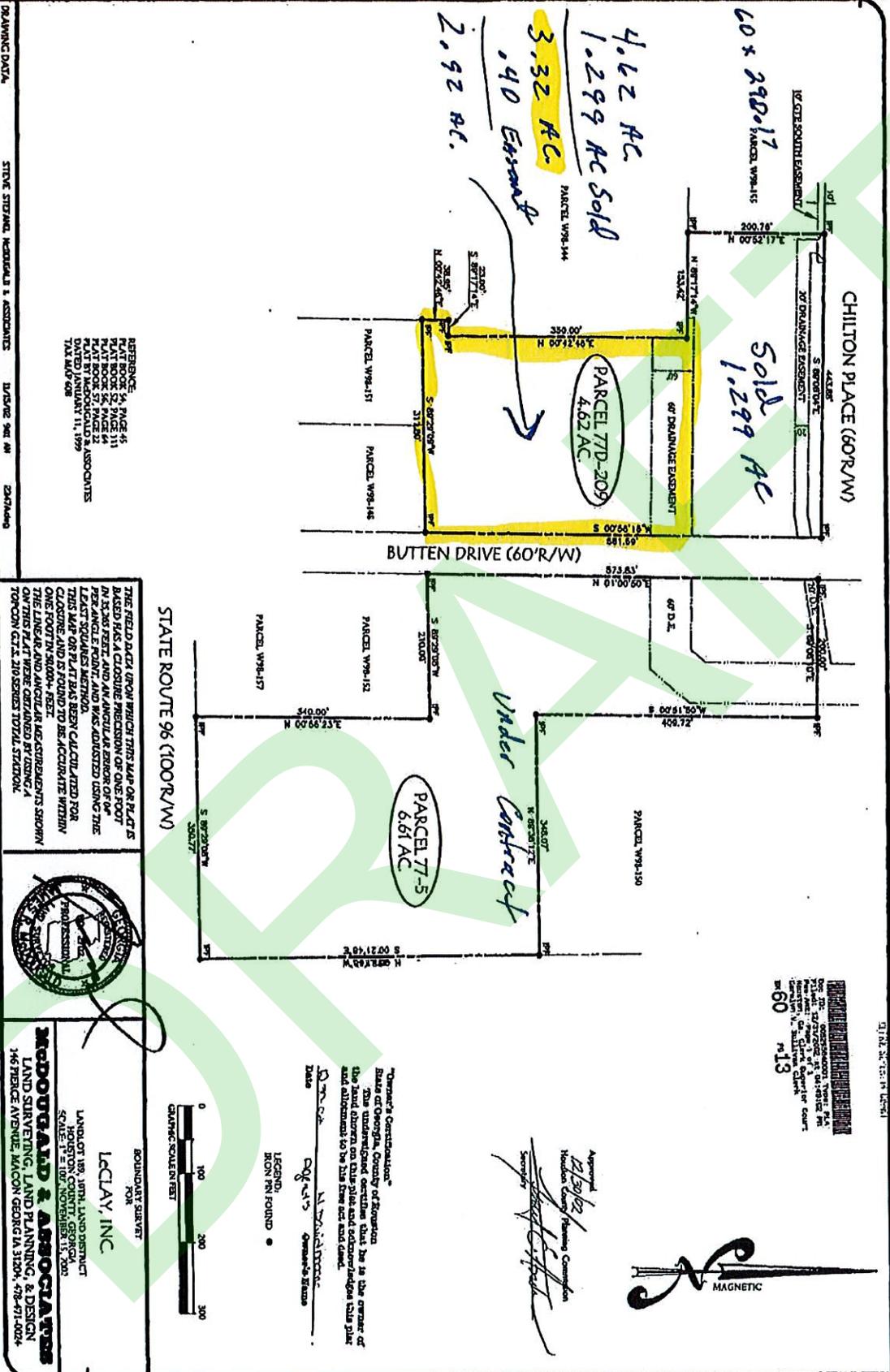
Date created: 2/5/2020  
 Last Data Uploaded: 2/5/2020 6:07:00 AM

Developed by  Schneider  
 GEOSPATIAL



<b>Owner</b>	JTS REALTY INVESTMENTS INC P O BOX 564 PERRY GA 31069	<b>Last Date</b> 12/2 11/2
<b>Physical Address</b>	HWY 96	
<b>Assessed Value</b>	Value \$728100	
<b>Land Value</b>	Value \$728100	
<b>Improvement Value</b>		
<b>Accessory Value</b>		

60/13

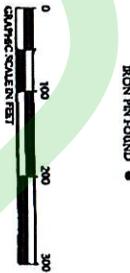


REFERENCE:  
 PLAT BOOK 34, PAGE 45  
 PLAT BOOK 35, PAGE 41  
 PLAT BOOK 36, PAGE 41  
 PLAT BOOK 37, PAGE 42  
 PLAT BOOK 38, PAGE 41  
 PLAT BOOK 39, PAGE 41  
 PLAT BOOK 40, PAGE 41  
 PLAT BOOK 41, PAGE 41  
 PLAT BOOK 42, PAGE 41  
 PLAT BOOK 43, PAGE 41  
 PLAT BOOK 44, PAGE 41  
 PLAT BOOK 45, PAGE 41  
 PLAT BOOK 46, PAGE 41  
 PLAT BOOK 47, PAGE 41  
 PLAT BOOK 48, PAGE 41  
 PLAT BOOK 49, PAGE 41  
 PLAT BOOK 50, PAGE 41  
 PLAT BOOK 51, PAGE 41  
 PLAT BOOK 52, PAGE 41  
 PLAT BOOK 53, PAGE 41  
 PLAT BOOK 54, PAGE 41  
 PLAT BOOK 55, PAGE 41  
 PLAT BOOK 56, PAGE 41  
 PLAT BOOK 57, PAGE 41  
 PLAT BOOK 58, PAGE 41  
 PLAT BOOK 59, PAGE 41  
 PLAT BOOK 60, PAGE 41  
 PLAT BOOK 61, PAGE 41  
 PLAT BOOK 62, PAGE 41  
 PLAT BOOK 63, PAGE 41  
 PLAT BOOK 64, PAGE 41  
 PLAT BOOK 65, PAGE 41  
 PLAT BOOK 66, PAGE 41  
 PLAT BOOK 67, PAGE 41  
 PLAT BOOK 68, PAGE 41  
 PLAT BOOK 69, PAGE 41  
 PLAT BOOK 70, PAGE 41  
 PLAT BOOK 71, PAGE 41  
 PLAT BOOK 72, PAGE 41  
 PLAT BOOK 73, PAGE 41  
 PLAT BOOK 74, PAGE 41  
 PLAT BOOK 75, PAGE 41  
 PLAT BOOK 76, PAGE 41  
 PLAT BOOK 77, PAGE 41  
 PLAT BOOK 78, PAGE 41  
 PLAT BOOK 79, PAGE 41  
 PLAT BOOK 80, PAGE 41  
 PLAT BOOK 81, PAGE 41  
 PLAT BOOK 82, PAGE 41  
 PLAT BOOK 83, PAGE 41  
 PLAT BOOK 84, PAGE 41  
 PLAT BOOK 85, PAGE 41  
 PLAT BOOK 86, PAGE 41  
 PLAT BOOK 87, PAGE 41  
 PLAT BOOK 88, PAGE 41  
 PLAT BOOK 89, PAGE 41  
 PLAT BOOK 90, PAGE 41  
 PLAT BOOK 91, PAGE 41  
 PLAT BOOK 92, PAGE 41  
 PLAT BOOK 93, PAGE 41  
 PLAT BOOK 94, PAGE 41  
 PLAT BOOK 95, PAGE 41  
 PLAT BOOK 96, PAGE 41  
 PLAT BOOK 97, PAGE 41  
 PLAT BOOK 98, PAGE 41  
 PLAT BOOK 99, PAGE 41  
 PLAT BOOK 100, PAGE 41

THESE PLOTS ARE BASED UPON THE DATA PROVIDED BY THE SURVEYOR AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.



**McDOOGAL & ASSOCIATES**  
 LAND SURVEYING, LAND PLANNING, & DESIGN  
 146 PRIDCE AVENUE, MARIETTA, GEORGIA 31704, 478-971-0024



Owner's Certification  
 I, the undersigned, certify that I am the owner of the land shown on this plat and acknowledge that the plat and all information thereon are true and correct.

Signature: [Signature]  
 Date: [Date]

Approved:  
 [Signature]  
 Surveyor



FILED  
 HOUSTON COUNTY  
 02 SEP 31 PM 4:43

60/13

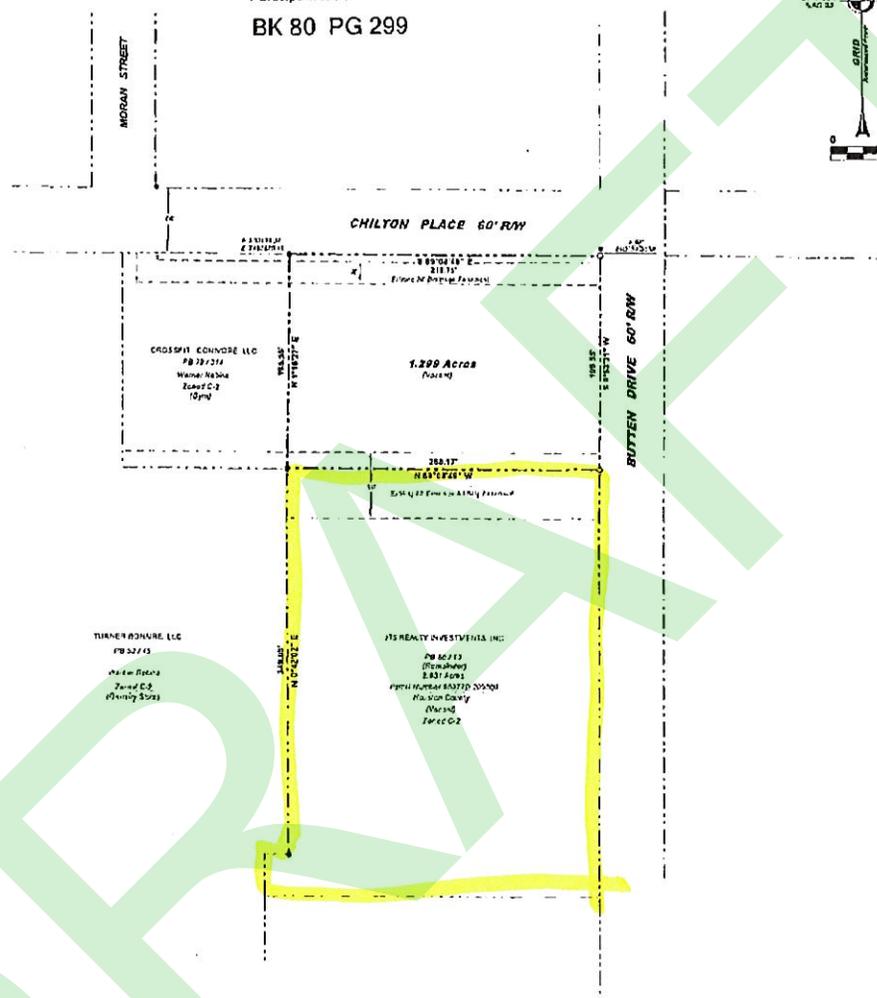
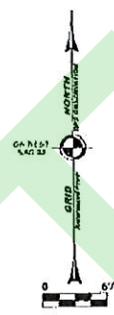
60/13

60/13



A 2 11 2 2 A  
 A 4 B

Type: GEORGIA STANDARD PLATS  
 Recorded: 4/11/2019 11:53:00 AM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 Participant ID: 1888625083  
**BK 80 PG 299**



**OWNER CERTIFICATION**  
 COUNTY OF GEORGIA COUNTY OF HULL: I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 Signature: *[Signature]*  
 Date: 4/11/2019

**REFERENCES**  
 SUBJECT PARCEL(S)  
 PLAT BOOK 80 PAGE 13  
 PARCEL NUMBER 953770 223000

**CLOSURE DATA**  
 THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENT OF ONE FOOT IN 51,705 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT.  
 THIS PLAT HAS BEEN CHECKED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 143,281 FEET.  
 THE ANGULAR AND LINEAR MEASUREMENTS SHOWN WERE OBTAINED USING A TOPCON 3037A; STATION

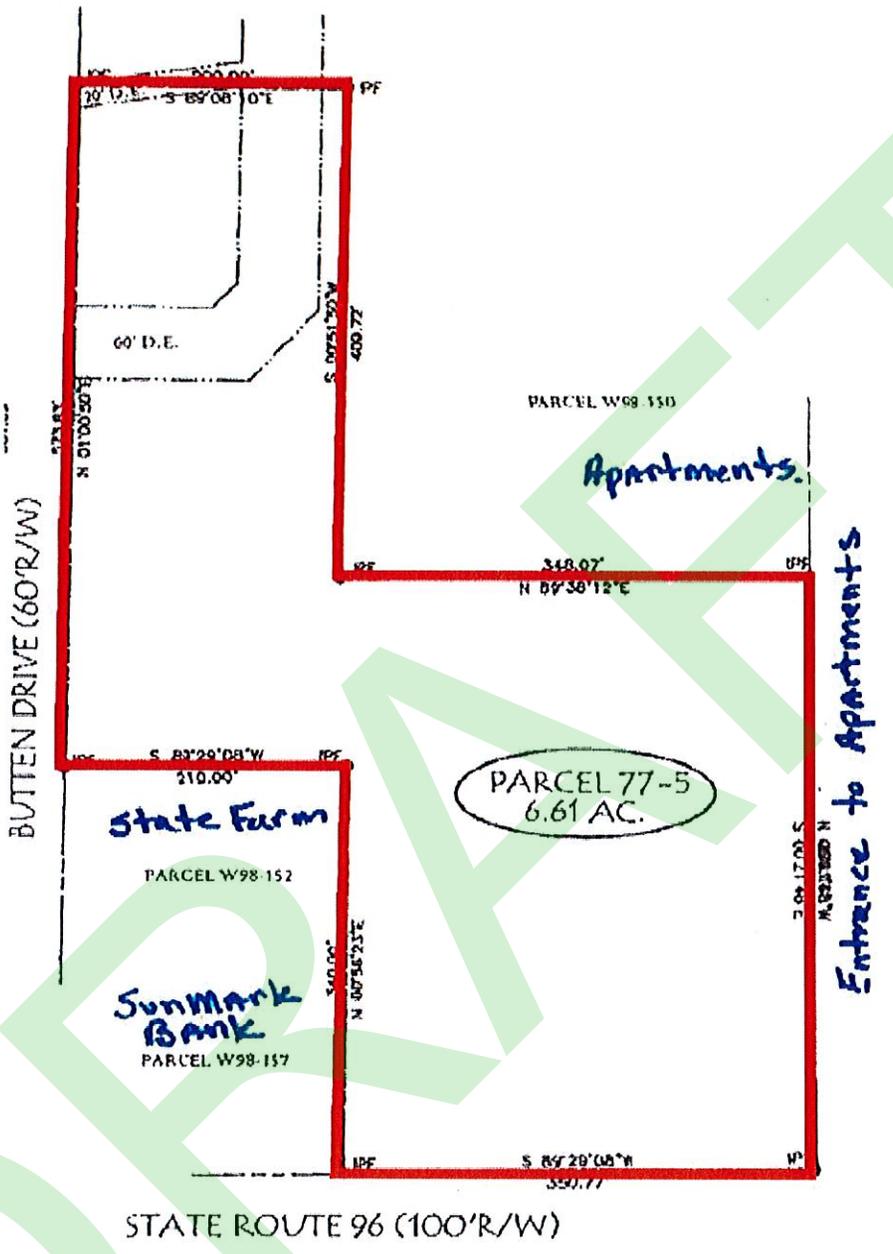
**LEGEND**

1/2" DEBAR FOUND	W
1" DEBAR FOUND	Q
2" DEBAR FOUND	CM
BOUNDARY LINE	---
FENCE	---
UTILITY LINE	---
UTILITY POLE	○
POINTER OF REFERENCE	○
POINTER OF IDENTIFICATION	○
HEAVEN	---
OPEN PIPE	○
CLOSED PIPE	○
PLAT BOOK	FB
FIELD BOOK	DB
BLACKTOP PAVEMENT	██

**CERTIFICATION**  
 As required by the Georgia Surveyors Act, I, the undersigned, being a duly licensed and sworn surveyor in the State of Georgia, do hereby certify that the information contained on this plat is true and correct to the best of my knowledge and belief.  
 Signature: *[Signature]*  
 Date: 4/11/2019

STATE OF GEORGIA LAND SURVEYORS JOHN W. WILKINS No. 5134 Surveyor Seal	SUBDIVISION SURVEY OF <b>LIEUS</b>
	PROPERTY LOCATION IN COUNTY OF HULL - HULL COUNTY, GEORGIA THIS PLAT FILED ON DECEMBER 11, 2019 <b>JOHN W. WILKINS</b> SURVEYOR 1100 W. BAYVIEW FORT WALTON BEACH, FLORIDA 32411 SCALE: 1" = 400'

Legal Description to be formalized in Purchase Contract



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

March 11, 2020

**MAYOR**  
Randy Toms

**MEMBERS OF  
COUNCIL**

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

**INTERIM  
CITY CLERK**  
Kim Demoonie

**CITY ATTORNEY**  
Fred Graham

**OF COUNSEL**  
James E. Elliott, Jr.

Varner & Peacock  
ATTN: D. Lee Peacock  
P.O. Box 8099  
Warner Robins, GA 31095

*RE: REZONING OF PROPERTY LOCATED AT HWY 96 TOTALING 104.883  
ACRES FROM THE ZONING OF R-2, R-3, AND R-4 [SINGLE-FAMILY,  
GENERAL, AND MULTI-FAMILY RESIDENTIAL DISTRICT] TO C-  
2[GENERAL COMMERCIAL DISTRICT].*

Dear Mr. Peacock,

On March 10, 2020, the Planning and Zoning Commission for the City of Warner Robins recommended approval of, and forwarded, your petition for rezoning of the above-described property to Mayor and Council. To verify the date and time your petition will be heard by Council, please contact the City Clerk's office at 478-293-1099.

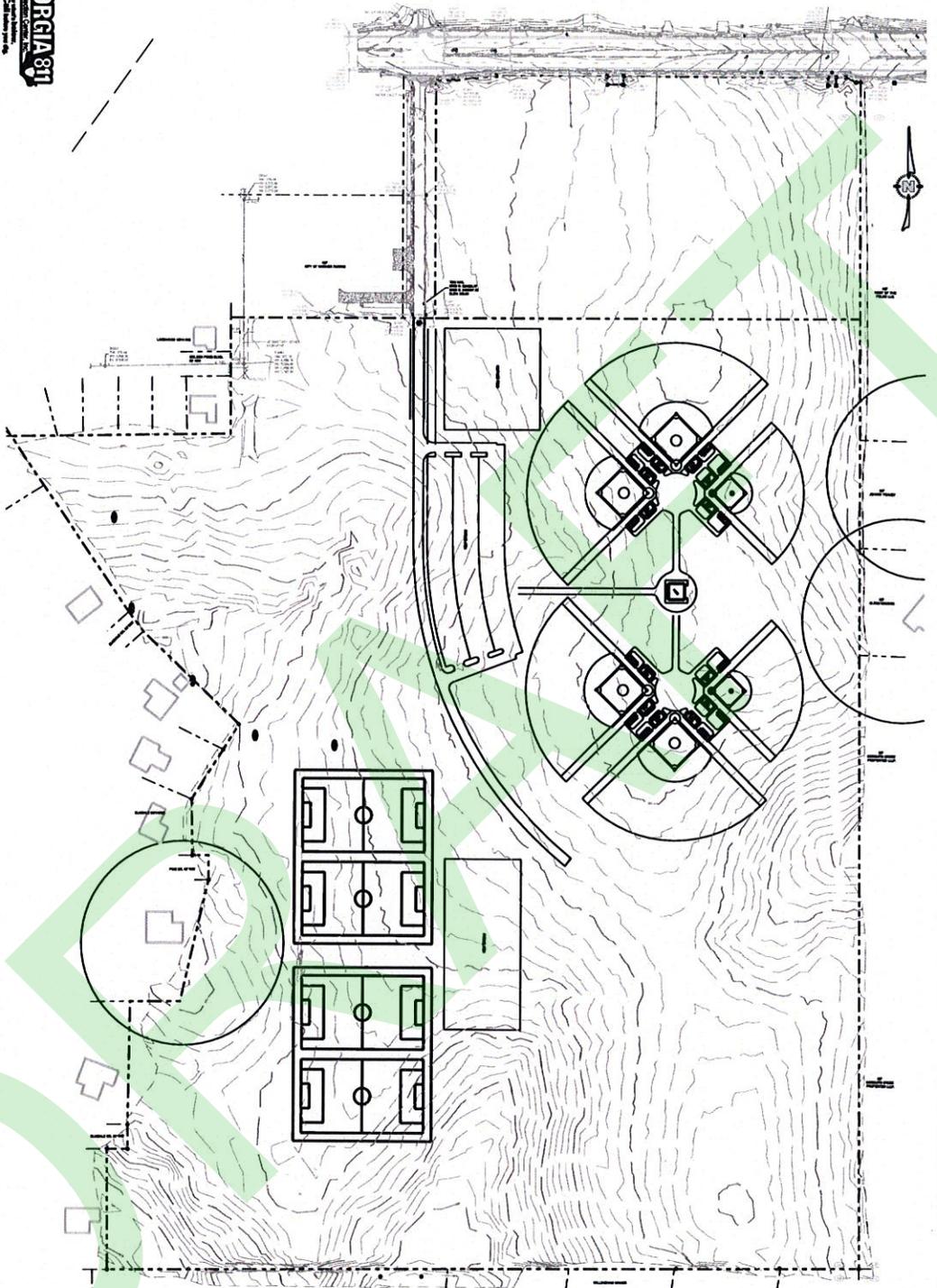
If you have any questions or need additional information regarding this matter, please feel free to call me at (478) 302-5522.

Best regards,

  
Darin Curtis, Zoning Assistant  
Community Development

cc: File

7



**S** Saunders  
**E**ngineering  
**C**onsultants, Inc.  
 104-C Gantt Road, Columbus, GA 31928  
 (706) 535-1250 (706) 535-1549 Fax

**GEORGIA 811**  
 Licensed Professional Engineer  
 Civil/Structural

SCALE

DATE	REVISIONS	DATE	REVISIONS



SECOND BAPTIST CHURCH  
 SAUNDERS ENGINEERING CONSULTANTS, INC.  
 CIVIL/STRUCTURAL  
 1000

**CONCEPT PLAN**



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

M E M O R A N D U M

TO: KIM DEMOONIE

FROM: SHERRI WINDHAM – DIRECTOR, COMMUNITY DEVELOPMENT

DATE: MARCH 11, 2019

SUBJECT: AGENDA FOR MAYOR AND COUNCIL MEETING

**MAYOR**  
Randy Toms

**MEMBERS OF  
COUNCIL**

**Post 1**

Daron Lee

**Post 2**

Charlie Bibb

**Post 3**

Keith Lauritsen

**Post 4**

Kevin Lashley

**Post 5**

Clifford Holmes, Jr.

**Post 6**

Larry Curtis, Jr.

**INTERIM  
CITY CLERK**  
Kim Demoonie

**CITY ATTORNEY**  
Fred Graham

**OF COUNSEL**  
James E. Elliott, Jr.

Please place the following items on the agenda for the next Mayor and Council Meeting:

**The Planning & Zoning Board recommends approval the following applications as submitted.**

1. **Meirav Swissa** – 1300 Moody Road – Requests permission to operate a cosmetics and jewelry sales business as a home occupation.
2. **Mohamed Museitef** – 219 Stacy Lane – requests permission to operate an online retail business as a home occupation.
3. **Samuel L. Williams, Jr.** – 121 Landings Drive – requests permission to operate a handy man business as a home occupation.
4. **Glywin Cha-Tom** – 106 Blair Street – requests permission to operate a camera sales and installation business as a home occupation.
5. **Maureen R. Walker** – 206 Garden Court – requests permission to operate a jewelry sales business as a home occupation.
6. **Susan Horne** – 110 Kestral Way – requests permission to operate a jewelry sales business as a home occupation.
7. **Ashonda Jackson** – 121 Maryjay Drive – requests permission to operate a cleaning business as a home occupation.
8. **Maria Elizabeth Hernandez** – 208 Ledford Way – requests permission to operate a cleaning business as a home occupation.
9. **Patricia Mathis** – 200 Royal Arbor Court – requests permission to operate a homecare business as a home occupation.
10. **Dianne Trueblood** – 51 Cohen Walker Drive, Apt. 1905 – requests permission to operate a geriatric homecare business as a home occupation.
11. **Emily Smith** – 415 Erin Way – requests permission to operate a bookkeeping and tax services business as a home occupation.
12. **Gloria Vanegas** – 502 Arrowhead Trail – requests permission to operate a buying, selling and renovating of homes business as a home occupation.
13. **Areulior Thompson** – 104 Verandah Court – requests permission to operate an online fitness business as a home occupation.
14. **Ashley N. Lawson** – 100 Camellia Circle – requests permission to operate an online retail business as a home occupation.

**CITY OF WARNER ROBINS  
STATE OF GEORGIA**

**RESOLUTION**

BE IT RESOLVED, that Mayor and Council hereby authorizes Mayor Randy Toms to execute a Memorandum of Understanding with The Peach County Board of Commissioners outlining Peach County's portion of funding for Buc-ee's, Ltd project.

This 16th day of March, 2020.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Kim A. Demoonie

MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF WARNER ROBINS, GEORGIA AND PEACH COUNTY, GEORGIA REGARDING FUNDING OF AN ECONOMIC DEVELOPMENT PROJECT BENEFICIAL TO BOTH WARNER ROBINS AND PEACH COUNTY

WHEREAS, Buc-ee's, Ltd. (or its related assigns), desires to make a substantial investment to improve real property located at the intersection of Interstate 75 and Richard B. Russell Parkway on approximately 22 acres of land in the City of Warner Robins, Peach County, Georgia, described on Exhibit "A" attached hereto, and plans to construct thereon a Buc-ee's Travel Center; and

WHEREAS, Buc-ee's, Ltd., in order to enhance the construction of the improvements and create new jobs, has requested Warner Robins to consider providing an Economic Development Grant to Buc-ee's, Ltd.; and

WHEREAS, Warner Robins has determined that providing an economic development grant to Buc-ee's, Ltd. is in compliance with the intent of the City's economic development programs as it will: (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City, see Exhibit "B"; and

WHEREAS, Peach County has determined that assisting in the payment for infrastructure and improvements at the intersection of Interstate 75 and Richard B. Russell Parkway is in compliance with the intent of the County's economic development programs and will be of benefit to the citizens of Peach County;

In consideration of the foregoing, Peach County agrees as follows:

- (1) the County will make a payment to the City of Warner Robins in the amount of \$400,000 towards improvements referenced above;
- (2) the payment above is conditioned upon the City sending an invoice with appropriate documentation, which should include an engineer or architect certification that the project has been concluded with specific reference to the subject property;
- (3) the County is submitting these funds for work performed on public land and none of the funds are applicable to private property; and
- (4) the County's assistance is limited to the \$400,000 payment referenced herein.

AGREED and APPROVED on this 11 day of February, 2020.

\_\_\_\_\_  
Randy Toms, Mayor  
City of Warner Robins, Georgia

\_\_\_\_\_  
Martin Moseley, Chairman  
Peach County, Georgia

Attest:  
\_\_\_\_\_  
City Clerk, Warner Robins, Georgia

Attest:  
\_\_\_\_\_  
County Clerk, Peach County, Georgia

APPROVED AS TO FORM:  
\_\_\_\_\_  
Fred Graham, City Attorney

APPROVED AS TO FORM:  
\_\_\_\_\_  
Thomas F. Richardson, Attorney for Peach County

**STATE OF GEORGIA  
CITY OF WARNER ROBINS**

**RESOLUTION**

WHEREAS, on August 5, 2019, the Mayor and Council adopted the following resolution:

*“BE IT RESOLVED by the Mayor and Council of the City of Warner Robins authorize Mayor Randy Toms to execute the attached Development Agreement by and among the City of Warner Robins, Georgia, The Development Authority of the City of Warner Robins, Georgia and Woda Cooper Development, Inc. pending the grant being lifted.”;and*

WHEREAS, said “grant,” being a limitation of use related to the property known as Perkins Field and other recreation facilities, remains in place as of this date.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins rescind the said August 5, 2019 resolution in its entirety.

This 16<sup>th</sup> day of March, 2020.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
**Randy Toms, Mayor**

Attest: \_\_\_\_\_  
**Kim Demoonie  
Interim City Clerk**

CITY OF WARNER ROBINS  
STATE OF GEORGIA

RESOLUTION

WHEREAS, the following employees are recommended for promotion by their respective departments,

WHEREAS, the Mayor and City Council deem such recommendations beneficial,

NOW, THEREFORE, BE IT RESOLVED that these promotions be approved as follows:

-1-

Riley Sims, promoted from Police Officer, Job Class #633, Grade 602, Police Department, to Detective, Job Class #630, Grade 603, Police Department, to be effective March 23, 2020.

-2-

Mark Helms, promoted from Heavy Equipment Operator, Job Class #459, Grade 12, Public Works Department, to Public Works Supervisor (ST), Job Class #470, Grade 17, Public Works Department, to be effective March 23, 2020.

-3-

William Rooks, promoted from Police Captain, Job Class #628, Grade 608, Police Department, to Assistant Police Chief, Job Class #603, Grade 609, Police Department, to be effective March 23, 2020.

-4-

Nathaniel Pomazal, promoted from Firefighter, Job Class #520, Grade 14, Fire Department, to Fire Driver Engineer, Job Class #515, Grade 16, Fire Department, to be effective March 23, 2020.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

By: \_\_\_\_\_  
Randy Toms, Mayor

ATTEST:

\_\_\_\_\_  
Kim Demoone, Interim City Clerk

## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO PROVIDE FOR THE FINANCING AND/OR REFINANCING OF CERTAIN CAPITAL PROJECTS, IN WHOLE OR IN PART; TO PRESCRIBE, REVISE, AND COLLECT RATES, FEES, TOLLS, OR CHARGES FOR THE SERVICES, FACILITIES, OR COMMODITIES FURNISHED OR MADE AVAILABLE BY SUCH FINANCING AND/OR REFINANCING; AND FOR OTHER PURPOSES:**

**WHEREAS**, the City of Warner Robins (the “**City**”) is a municipal corporation and body politic and corporate organized pursuant to the Constitution and laws of the State of Georgia, managed and controlled by the Mayor and City Council of the City (the “**City Council**”); and

**WHEREAS**, the City owns and operates a water and sewer system (the “**System**”) that serves residents within the corporate boundaries of the City as well as certain unincorporated areas of north Houston County; and

**WHEREAS**, the City Council has determined that it is necessary and in the best interests of the City to pay, in whole or in part, for one or more capital outlay projects of the City including improvements to the System, which are more particularly described at Exhibit A attached hereto (the “**Projects**”); and

**WHEREAS**, the City Council has determined that in order to pay for all or a portion of the cost of the Projects, it is necessary and in the best interests of the City to issue its Warner Robins Water and Sewer Revenue Bonds, Series 2020A (the “**Series 2020A Bonds**”), in an original aggregate principal amount not to exceed Twenty Five Million Dollars (\$25,000,000) issued in one or more series or subseries; and

**WHEREAS**, the Warner Robins Public Facilities Authority (the “**PFA**”), a public body corporate and politic, previously issued its \$28,220,000 Revenue Bonds (Water and Sewer Projects) Series 2012 (the “**Series 2012 Bonds**”)

**WHEREAS**, the in 2009, the City obtained a loan from the Georgia Environmental Finance Authority in 2009, which is currently outstanding in the approximate principal amount of \$2,645,014 (the “**GEFA Loan**”); and

**WHEREAS**, the City Council desires to issue its Warner Robins Water and Sewer Revenue Refunding Bonds, Series 2020B (the “**Series 2020B Bonds**,” and together, where applicable, with the Series 2020A Bonds, the “**Series 2020 Bonds**”) in an original aggregate principal amount not to exceed Twenty Five Million Dollars (\$25,000,000) issued in one or more series or subseries to retire and refund the Series 2012 Bonds and prepay the GEFA Loan for the purpose of effectuating interest savings; and

**WHEREAS**, the City Council further desires to prescribe, revise, and collect rates, fees, tolls, or charges for the services, facilities, or commodities of the System in order to generate sufficient revenues to pay for all or portion of the costs of the Projects and/or the principal of and interest on the Series 2020A Bonds and the Series 2020B Bonds; and

Resolution No. \_\_\_

Page 2

**WHEREAS**, O.C.G.A. § 36-82-62(a)(3) authorizes the City to prescribe, revise, and collect rates, fees, tolls, or charges for the services, facilities, or commodities furnished or made available by such undertaking; and, in anticipation of the collection of the revenues of the undertaking:

(A) To issue revenue bonds to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment, or extension of any undertaking;

(B) To issue revenue bonds at any time to refund or refinance, in whole or in part, all outstanding revenue bonds against any existing undertaking or any combination thereof or its anticipated revenue; and

(C) To issue revenue bonds at any time to refund or refinance, in whole or in part, all obligations or debt of any nature, including outstanding revenue bonds or general obligation bonds, against any existing undertaking or any combination thereof or its anticipated revenue

**WHEREAS**, O.C.G.A. § 36-82-62(a)(4) authorizes the City to pledge to the punctual payment of such revenue bonds and interest thereon all or any part of the revenues of the undertaking (including the revenues of improvements, betterments, or extensions thereto thereafter constructed or acquired as well as the revenues of existing systems, plants, works, instrumentalities, and properties of the undertaking so improved, bettered, or extended) or of any part of the undertaking; and

**WHEREAS**, under the authorization of O.C.G.A. § 36-82-62, and other provisions of Georgia law, the payments of the principal of and interest on the Series 2020 Bonds will be secured by the net revenues of the System; and

**WHEREAS**, the City has determined it is in the best interest of the City, coinciding with the issuance of the Series 2020 Bonds, to engage a bond attorney and financial advisor to work with the City to effectuate such issuance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City as follows:

**Section 1. Recitals.** The recitals contained in the above “**WHEREAS**” clauses shall be, and by this reference are hereby, incorporated into this Resolution (the “**Resolution**”) as a substantive part hereof.

**Section 2. Hiring of Professionals.** The following firms are hereby engaged to provide professional services in connection with the issuance of the Series 2020 Bonds:

a. Butler Snow LLP shall serve as bond counsel (“**Bond Counsel**”) to the City and is authorized and directed to prepare the form of the Bond Resolution, necessary documents relating to the validation of the Series 2020 Bonds, and such resolutions and other documents as may be required for the City Council to approve the specific terms and conditions of the Series 2020 Bonds and to prepare necessary closing documents.

Resolution No. \_\_\_

Page 3

b. Terminus Municipal Advisors, LLC shall serve as financial advisor to the City.

**Section 3. Details of the Series 2020 Bonds.** The Series 2020 Bonds shall be issued under and pursuant to a bond resolution (the “**Bond Resolution**”) to be adopted by the City Council. The Bond Resolution shall contain the forms of the Series 2020 Bonds, interest rate details, and details related to the payment of principal of and interest on the Series 2020 Bonds. The Series 2020 Bonds may be issued in one or more series or subseries. The Series 2020A Bonds shall be issued for the purpose of providing all or a portion of the funds necessary to undertake the Projects and to pay costs of issuing the Series 2020A Bonds and the Series 2020B Bonds shall be issued for the purpose of refunding all or a portion of the outstanding Series 2012 Bonds and to pay the costs of issuing the Series 2020B Bonds; provided, however, that the Series 2020B Bonds shall provide at least 3% interest savings. The security and source of payment for the Series 2020 Bonds shall be the net revenues of System.

**Section 4. Validation.** The Mayor, with the advice of the City Attorney and Bond Counsel, is authorized and directed to cause to be prepared validation documents requesting that the Series 2020 Bonds and the security therefor be declared valid in all respects.

**Section 5. Further Authority.** The Mayor, City Clerk, Chief Financial Officer, City Attorney, and all other proper officers and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions and intent of this resolution. The final proposed financial structure relating to the Series 2020 Bonds, including the exact principal amount of the Series 2020 Bonds, and the payments to be made by the City shall be approved by a future resolution of Mayor and Council.

**Section 6. Interpretation.** Except as specifically provided herein, any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

**Section 7. Conclusion.** Copies of this Resolution shall be filed in the offices of the City Clerk and the City Attorney, and the Mayor shall sign and the City Clerk shall attest, each to the adoption of this Resolution.

[Signatures Follow]

Resolution No. \_\_\_\_  
Page 4

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**MAYOR OF THE CITY OF WARNER ROBINS**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK OF THE CITY OF  
WARNER ROBINS**

DRAFT

**EXHIBIT A**

Description of Projects

[Attached]

DRAFT

**Warner Robins  
Waste Water - CIP Summary  
As of September 2019**

<u>Project Description</u>	<u>Project Type</u>	<u>Amount</u>		
Ocmulgee	Waste Water Treatment Plant	\$ 1,000,000		
Southwest Veterans Parkwa	Sewer Extension	\$ 40,000		
Bonaire Service Area	Sewer Main Upgrade	\$ 5,889,240		
Houston Lake/Highway 96	Sewer Capacity Evaluation	\$ 20,000		
Kroger Service Area	Sewer Main Upgrade	\$ 4,977,600		
Hill Top Service Area	Sewer Main Upgrade	\$ 1,700,000		
Peach County - Crestview	Sewer Interconnect	\$ 550,000		
Russell Parkway	Sewer Extension	\$ 467,230		
Other Miscellaneous Projec	Reinforcements, New Lines and Projec	\$ 750,000		
Other Miscellaneous Projec	Year 2021 through 2025	\$ 3,981,091		
		<u>\$ 19,375,161</u>	<b>\$ 15,394,070</b>	\$ 21,434,070

<u>Estimated Cost by Year</u>	<u>Capital Improvement</u>	<u>Operating Cost</u>		
2020	\$ 6,743,420	\$ 3,195,314		
<b>Current Fiscal Year</b>	<u>\$ 6,743,420</u>	<u>\$ 3,195,314</u>		
2021	\$ 7,207,035	\$ 3,259,220	\$	13,950,455
2022	\$ 1,288,915	\$ 3,324,405	\$	15,239,370
2023	\$ 1,645,906	\$ 3,390,893		
2024	\$ 1,661,824	\$ 3,458,711		
2025	\$ 828,061	\$ 3,527,885		
<b>Total Year 2021 through 2025</b>	<u>\$ 12,631,741</u>	<u>\$ 16,961,114</u>		
<b>Grand Total</b>	<u>\$ 19,375,161</u>	<u>\$ 20,156,428</u>		

**Warner Robins  
Waste Water - CIP Summary  
As of September 2019**

<u>Project Description</u>	<u>Project Type</u>	<u>Amount</u>	
Peach County Industrial Park	New Water Storage Tank/ Well	\$ 4,500,000	
Peach County Water System	Industrial Park Interconnects	\$ 300,000	
Crestview Church Road	Extensions/Internconnect	\$ 800,000	
Other Miscellaneous Projects	Reinforcements, Service Lines and Proj	\$ 440,000	
Other Miscellaneous Projects	Year 2021 through 2025	\$ 2,335,574	
		<u>\$ 8,375,574</u>	<b>\$ 6,040,000</b>

<u>Estimated Cost by Year</u>	<u>Capital Improvement</u>	<u>Operating Cost</u>		
2020	\$ 2,840,000	\$ 3,104,942		
<b>Current Fiscal Year</b>	<u>\$ 2,840,000</u>	<u>\$ 3,104,942</u>		
2021	\$ 3,248,800	\$ 3,104,942	\$ 6,088,800	\$20,039,255
2022	\$ 857,776	\$ 3,104,942	\$ 6,946,576	\$22,185,946
2023	\$ 466,932	\$ 3,104,942		
2024	\$ 476,270	\$ 3,104,942		
2025	\$ 485,796	\$ 3,104,942		
<b>Total Year 2021 through 2025</b>	<u>\$ 5,535,574</u>	<u>\$ 15,524,710</u>		
<b>Grand Total</b>	<u>\$ 8,375,574</u>	<u>\$ 18,629,652</u>		

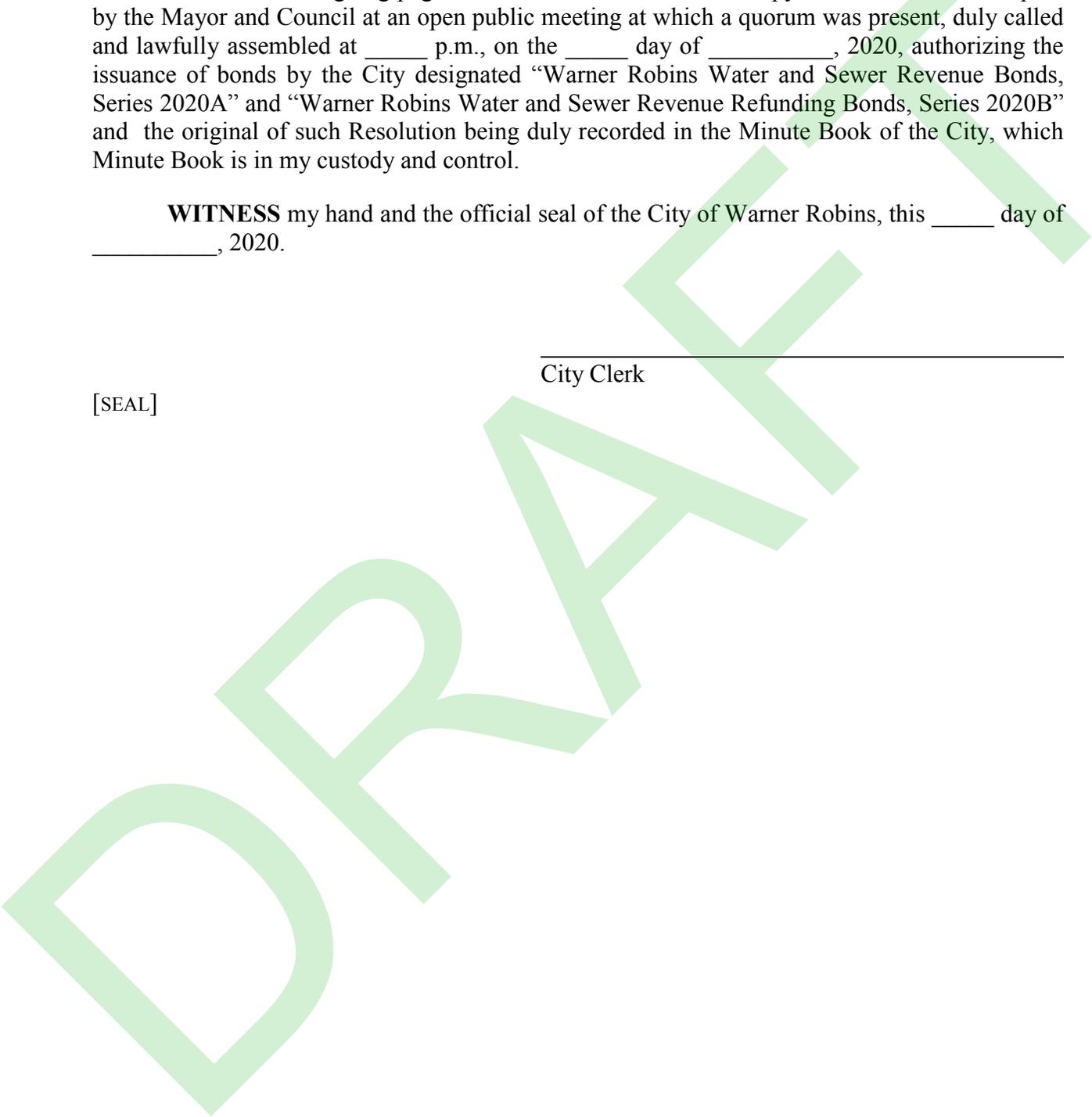
**CERTIFICATE OF CLERK**

The undersigned Clerk of the City of Warner Robins (the “City”), **DOES HEREBY CERTIFY** that the foregoing pages constitute a true and correct copy of the Resolution adopted by the Mayor and Council at an open public meeting at which a quorum was present, duly called and lawfully assembled at \_\_\_\_ p.m., on the \_\_\_\_ day of \_\_\_\_\_, 2020, authorizing the issuance of bonds by the City designated “Warner Robins Water and Sewer Revenue Bonds, Series 2020A” and “Warner Robins Water and Sewer Revenue Refunding Bonds, Series 2020B” and the original of such Resolution being duly recorded in the Minute Book of the City, which Minute Book is in my custody and control.

**WITNESS** my hand and the official seal of the City of Warner Robins, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
City Clerk

[SEAL]



**ORDINANCE**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, ADOPTING AN NEW ORDINANCE FOR CONTAGIOUS SYMPTOMS AND CONTAGIOUS CONDITIONS AND FOR OTHER PURPOSES.

BE IT ORDAINED that the Mayor and Council of the City of Warner Robins hereby adopt the following ordinance:

**Introduction:**

The City of Warner Robins strives to provide a safe and healthy workplace for all employees. This policy outlines our overall response to a pandemic flu outbreak or similar illness.

This policy outlines specific steps the City takes to safeguard employees' health and well-being during a flu pandemic, or similar illness, while ensuring the City's ability to maintain essential operations and continue providing essential services to our citizens. In addition, it provides guidance on how we intend to respond to specific operational and human resource issues in the event of a pandemic.

**Contagious Symptoms and Contagious Condition**

Sick employees who report to work with Contagious Symptoms and/or a Contagious Condition, as those terms are defined in this Section, may significantly impact City operations due to the potential for spreading sickness, diminished productivity, and lack of quality or attention to safety.

Employees must consider options and practices that will reduce the risk of contracting a contagious condition or passing on a contagious condition by observing healthy practices such as: receiving flu vaccinations, covering their noses or mouths when coughing or sneezing, washing or sanitizing their hands, using sanitizers on common work areas, and other health practices that are designed to reduce infection and the spread of disease. Employees should also refrain from reporting to work with Contagious Symptoms and/or a Contagious Condition, so as not to spread a condition or disease.

In the interest of maintaining a safe and healthy workplace, the City may require persons with Contagious Symptoms and/or a Contagious Condition not to report to work and/or may send employees with Contagious Symptoms and/or a Contagious Condition home.

(a) **Contagious Symptoms and/or Condition**

For purposes of this Section, Contagious Symptoms and/or a Contagious Condition exist when:

- (1) An employee exhibits influenza-related symptoms (e.g., fever, vomiting, diarrhea, headache, cough, sore throat, runny or stuffy nose, muscle aches) or other symptoms, described by a public health organization as indicative of other contagion, such as Coronavirus, SARS, swine flu, H1N1, etc.; and/or
- (2) An employee is diagnosed with an infectious/contagious condition (e.g., influenza, strep throat, tuberculosis, bacterial meningitis, mononucleosis, mumps, measles, rubella, chicken

pox, etc.); or

- (3) An employee and/or family member/household member has recently traveled or plans to travel to a geographic area or has been subjected to a confined area, such as cruise ship or airplane, actively identified by a recognized health organization to present a high degree of contagion health risk or an area for which the Centers for Disease Control and Prevention (CDC) has issued a Level 2 or 3 travel advisory.

(b) Workplace Requirements

The City and its employees bear responsibility for a safe and productive workplace environment. Accordingly, an employee with Contagious Symptoms and/or a Contagious Condition:

- (1) Will not report to the workplace so as not to infect other employees or members of the public.
- (2) Will not report to the workplace until his/her symptoms have subsided. A health care provider's statement that an employee may return to work may be required during epidemics, pandemics, or similar situations during which enhanced precautions are warranted.
- (3) Will not report to the workplace after returning from, or after a family/household member has returned from, a geographic area or confined area recently identified by a recognized health organization to present a high degree of contagion health risk or an area for which the CDC has issued a Level 2 or 3 travel advisory. In such case, the employee cannot return to the workplace until completion of the incubation period as identified by a public health organization and until the employee has been cleared with a health care provider's statement that the employee may return to work. (Such statement must be submitted to Human Resources for approval as provided in subsection (d), below, in advance of returning to the workplace.)
- (4) May be sent home, with or without the opportunity to work from home, based on observations of symptoms of a Contagious Condition.

(c) Absence Due to Contagious Symptoms or Conditions

An employee who has been sent home by the City and/or has not reported to work due to Contagious Symptoms and/or a Contagious Condition, or who has been quarantined, will be required to use accrued Sick Leave or Annual Leave. If accrued paid leave is unavailable or exhausted, the employee will be recorded as absent with approved unpaid leave. In the event that an employee's absence pursuant to an approved unpaid leave extends beyond five (5) days and/or an employee's absence pursuant to an approved unpaid leave becomes a recurring issue, and such absences are deemed to constitute an undue burden upon the City, the City may request that the employee provide a doctor's certification as to the employee's current condition. Ultimately, any prolonged absences will be addressed in compliance with all federal and state laws and regulations, including the ADA and the FMLA (where a serious health condition is involved).

The City may approve an employee to work from home or another private location while recuperating. Such approval is dependent upon consideration of factors, including the employee's position, the severity of the illness, and other safety and logistical considerations.

Any employee subject to absence due to Contagious Symptoms or a Contagious Condition must contact Human Resources to determine if the employee and medical condition qualifies for Family Medical Leave. In such case, the policy covering Family Medical Leave Act shall apply.

(d) Return to Work from Contagious Symptoms or Contagious Condition

A health care provider's statement that the Contagious Symptom or Contagious Condition that the employee experienced has been cleared and the employee may return to work without risk to other employees may be required during epidemics, pandemics, or similar situations during which enhanced precautions are warranted. The written statement must be submitted *electronically* to Human Resources, which shall review and must approve the release *before* the employee may return to work. An employee failing to provide a written return to work authorization prior to reporting to work will be immediately sent home and may be subject to disciplinary action for failure to comply with this requirement.

(e) Compliance

Due to the seriousness of the ramifications of non-compliance, any violation of the policy as set forth will subject the employee to disciplinary action, up to and including, termination.

This Section will be administered in accordance with all federal and state laws and regulations, including the ADA and the FMLA (where a serious health condition is involved).

(f) Scope of Policy

This section applies to all employees, volunteers, interns, and any other individuals performing services on the City's behalf, whether paid or unpaid.

The provisions of this ordinance were first read on \_\_\_\_\_ and shall become effective upon adoption on \_\_\_\_\_.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Kim Demoonie, Interim City Clerk