

City of Warner Robins
Draft Pre-Council Agenda March 02, 2020
Council's Chamber

4:30 p m

Council Agenda March 02, 2020
Council's Chamber
5:30 p m

Mayor Officially Opens Meeting

Opening Prayer Led by Councilman – **Holmes**

Pledge of Allegiance by Councilman – **Bibb**

Pre – Council Items:

- ◆ Discussion - Lawrence A. Knox, 110 S. Amanda Place, Sewer Connection
- ◆ Formal Public Comments Pertaining to Current Agenda Items

Mayor Calls Meeting to Order -

Adoption of the Agenda: Motion –
Second –

1. Approval of Minutes from Regular Meeting of February 18, 2020 – **Lee**
2. Purchasing Bids – **Lashley**
3. Motion – Appointment of City Attorney - **Lauritsen**
4. Motion – City Wide Forensic Audit - **Curtis**
5. Resolution - Surplus Property - **Holmes**
6. Resolution – CDBG Five (5) year Consolidated Plan 2020-2024 & FY 2020 Proposed Statement of Objectives and Projected Use of Funds – **Lee**
7. Discussion – Animal Control Intergovernmental Agreement – **Lashley**
8. Resolution – To Rescind Land Lease Agreement – **Bibb** **DOCUMENTS TO FOLLOW**
9. Ordinance – Rescind Ordinance #: 32-16 for Motor Vehicle Rental Tax – **Lauritsen**
10. Discussion – Municipal Ponzi Scheme - **Bibb**

Citizens Comments

Council Comments

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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.

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.

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 request to be placed on the agenda does not entitle the speaker to be added to the agenda.

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 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

Tuesday, February 18, 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 Lauritsen

Pledge of Allegiance: Councilman Lee

Call to Order: 5:34 p.m.

Adoption of the Agenda: Councilman Lauritsen moved to adopt the agenda. Councilman Holmes seconds the motion. Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

Presentation of Proclamations/Awards:

- ◆ Service Awards - Trey Ammons (UT) 10 years, Nola Marquez, (HR) 15 years, Larry Warren (FD) 25 years.

Action Items:

Action Item 1 Presentation of Minutes	
The minutes of the regular meeting of February 02, 2020 were presented for approval.	
Motion:	Councilman Bibb moved for the approval of the minutes for regular meeting of Monday, February 02, 2020
Second:	Councilman Lashley
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval. Councilman Lauritsen abstained.

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

Action Item 3 Ordinance: Russell Parkway Overlay	
Ordinance of the Mayor and Council of the City of Warner Robins hereby amending to the City's zoning ordinance to provide an overlay of additional regulations and restrictions for the Richard B. Russell "corridor" as defined in section 1-1 of the ordinance.	
Motion:	** Councilman Lashley motioned to reject this ordinance at this time and Councilmen Bibb second. After some discussion Councilman Lauritsen motioned to postpone this Ordinance until more work and communication could be done on the overlay.
Second:	Councilman Lee
Outcome:	Councilmen Lee, Lauritsen, Holmes and Curtis voted for approval. Councilmen Lashley and Bibb opposed.

Action Item 4 Ordinance #06-20: Annexation – Ken Dom Enterprises, LLC / 1.2 Acres / 1256 S Houston Lake Road.	
♦ Zoning of C-2[General Commercial District] [County] to the zoning of C-2[General Commercial District] [City]	
Ordinance #: 06-20 of the Mayor and Council of the City of Warner Robins, annexing Land Lot 190 of the 10th Land District of Houston County, Georgia, totaling 1.2 acres, as shown on a plat of survey drawn by Bryant Engineering, dated August 31, 2018, recorded in Plat Book 80, Page 95, Clerk's Office, Houston Superior Court. Said plat and the recorded coy thereof are hereby made a part of this description by reference thereto for all purposes. The property is located at 1256 S. Houston Lake Road, Warner Robins, Georgia.	
Motion:	Councilman Holmes presented Ordinance #06-20, moved to waive the second reading and moved for approval of this Ordinance.
Second:	Councilman Lashley
Outcome:	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 5	Motion Rezoning Petition – Requests for rezoning 6.503 acres / S. of White Road, W. of Hwy 41 & N. of Arrie Road
	The City of Warner Robins requests the rezoning of a 6.503 acre portion of tax parcel[0W97F 04A000] from the zoning of C-2[General Commercial District] to the zoning of R-1[Single Family Residential District][City]
Motion:	Councilman Lauritsen moved for approval of this motion.
Second:	Councilman Bibb.
Outcome:	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 6	Motion – Home Occupation Permits
	The following Home Occupation Permits are recommended for approval by the Planning and Zoning Board: ◆ Omar Hassan – 200 Wake Forest Drive – request permission to operate a wildlife removal business as a home occupation. ◆ Canaan Brian Ballard – 123 Huntington Chase Circle – request permission to operate an electrical construction repairs business as a home occupation. ◆ Mark Ortiz – 507 South 2nd Street – request permission to operate a handy man business as a home occupation. ◆ Joshua Mantei – 108 Cherokee Forest Trail – request permission to operate a remodeling business as a home occupation. ◆ Hannah Mitchell– 301 South Corder Road, Apt. 112 – request permission to operate a mobile gymnastics business as a home occupation. ◆ Lopez Scott – 105 Scarlett Oak Way – request permission to operate a mobile detailing business as a home occupation. ◆ John Holland – 509 Beechwood Drive – request permission to operate a parts sales business as a home occupation.
Motion:	Councilman Bibb moved for approval of these Home Occupation Permits
Second:	Councilman Lauritsen.
Outcome:	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 7	Resolution - Reimbursement for Associated Financing of Capital Expenditures
	A Resolution of the Mayor and Council of the City of Warner Robins stating the City presently owns and operates the City's water and wastewater systems and facilities, which have been developed over many years. The future usefulness and operational function of the existing systems and facilities owned and operated by the City, and the additions and improvements thereto, rests on the ability of the City to effectively manage, protect, control, regulate, use, and enhance the systems and facilities within the City and its service area in concert with the management of other water resources within the City. In order to do so, the City must have both a comprehensive water and wastewater management program as well as an adequate and stable funding source for its comprehensive operational needs. The professional engineering technical memorandum related to water and wastewater system upgrades and expansions prepared by the City's consulting engineer properly assesses and defines the City's water and wastewater management program needs, goals, and priorities as well as the water and wastewater management program funding strategy. The City has been and expects to continue making capital expenditures (Exhibit A) for the purpose of constructing certain improvements and renovations to the City's water and wastewater systems (the "Projects") and reasonably expects that additional capital expenditures for the Projects will be necessary. The City intends to issue its water and wastewater revenue bonds in the approximate amount of \$20,000,000 (the "Bonds") to pay all or a portion of the costs of the Projects, including the reimbursement of certain costs incurred by the City prior to the receipt of any proceeds of the Bonds, upon terms acceptable to the City, as authorized in an ordinance or resolution to be hereafter adopted and to take all further action that is necessary or desirable in connection therewith to be subsequently executed by the City. The City is making this declaration of official intent pursuant to Section 1.103-8(a) (5) and Section 1.150-2 of the United States Treasury Regulations (collectively, the "Reimbursement Regulations"). The capital expenditures for the Projects made by the City's water and wastewater management staff before the issuance of the Bonds from any legally available source of funds of the City, including without limitation, certain operation and maintenance reserves of the City, shall be reimbursed from the proceeds of the Bonds to the extent permitted by the Reimbursement Regulations. The officers, employees, and agents of the City shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Projects and to otherwise carry out the transactions contemplated by this resolution; and that all resolutions in conflict with this resolution are hereby rescinded and repealed, but only to the extent of any such conflict. This resolution shall be effective immediately upon its adoption.
Motion:	Councilman Holmes moved for the approval of the this Resolution.
Second:	Councilman Lashley .
Outcome:	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 8 Resolution Employee Promotions	
The following employees were recommended for promotion by their respective department.	
◆ Alex Wood, promoted from Utilities Maintenance Worker II (Water), Job Class #918, Grade 9, Utility Department, to Utilities Maintenance Worker III (Water), Job Class #921, Grade 11, Utility Department, to be effective February 24, 2020. ◆ Tiffany Newman, promoted from Records Technician, Job Class #616, Grade 9, Police Department, to Keep Warner Robins Beautiful Manager, Job Class #815, Grade 17, Community Development Department, to be effective February 24, 2020.	
Motion:	Councilman Curtis moved for the approval of this Resolution.
Second:	Councilman Holmes.
Outcome:	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9 Discussion – Forensic Audit / Finance Report	
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 10 Discussion – DAWR Authority Board Members	
Mr. Lashley talked about the Authority Board Members and the terms of each member. The fact that Tim Thomas's term as a member of the DAWR board ended when his term in office was over at the end of December. However, he acted as a voting board member at the January 09, 2020 DAWR meeting. After much discussion it was agreed to have the Authority's Attorney and the City Attorney's along with the Mayor and full Council look further into this matter.	
Motion:	N/A
Second:	N/A
Outcome:	N/A

Citizen Comments: Louise McBride, Rita Simons, James Erdmanczyk

Adjournment: 6:41 p.m.

Next Regular Council Meeting: Tuesday, February 03, 2020

Kim A. Demoone
Acting City Clerk

DRAFT

**CITY OF WARNER ROBINS
COUNTY OF HOUSTON
STATE OF GEORGIA**

RESOLUTION

WHEREAS, the City of Warner Robins is owner of certain items of personal property more particularly described in Exhibit "A" attached hereto; and

WHEREAS, said items are no longer needed for public use or have become unusable for the purpose intended; and

WHEREAS, it is in the best interest of the City that said items be declared surplus; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Warner Robins that the value of each individual item on the said Exhibit "A" is less, than Five Hundred (\$500.00) Dollars.

BE IT FURTHER RESOLVED that said property be sold in accordance with the laws of the State of Georgia.

This 2nd day of March 2020.

CITY OF WARNER ROBINS, GEORGIA

BY: _____
RANDY TOMS
MAYOR

ATTEST:

KIM A. DEMOONIE
INTERIM CITY CLERK

EXHIBIT "A"

Glock 17 9mm serial number GFD 936

DRAFT

**STATE OF GEORGIA
CITY OF WARNER ROBINS**

**RESOLUTION
AUTHORIZING PUBLIC COMMENT OF
FIVE-YEAR CONSOLIDATED PLAN AND
FY 2020 PROPOSED STATEMENT OF OBJECTIVES
AND PROJECTED USE OF FUNDS**

WHEREAS, the City of Warner Robins (City) is designated as an entitlement city by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the Community Development Block Grant Program (CDBG), and

WHEREAS, all proposed activities must be consistent with the City's Consolidated Plan and the Consolidated Plan must be approved by HUD; and

WHEREAS, to ensure continuous funding under this program the City must allow citizen input on the Five-Year Consolidated Plan and FY 2020 Proposed Statement of Objectives and Projected Use of Funds prior to publication of the Annual Action Plan; and

WHEREAS, the City of Warner Robins will provide any additional information HUD may request, and

WHEREAS, HUD regulations contained in 24 CFR Part 91 et.al. also require local governing body approval of the budget for said activities as shown in the Proposed Statement of Objectives and Projected Use of Funds for the FY 2020 HUD Entitlement Grant.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Warner Robins 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.

This 2nd day of March, 2020.

CITY OF WARNER ROBINS, GA

BY: _____
RANDY TOMS
MAYOR

ATTEST:

KIM A. DEMOONIE
INTERIM CITY CLERK

PUBLIC NOTICE

**CITY OF WARNER ROBINS
COMMUNITY DEVELOPMENT BLOCK GRANT
PROPOSED STATEMENT OF OBJECTIVES AND PROJECTED
USE OF FUNDS FOR THE 2020- 2024 CONSOLIDATED PLAN
AND PY2020 ACTION PLAN**

The Consolidated Plan is prepared by the City of Warner Robins Community Development Department every five years and submitted to the Department of Housing and Urban Development (HUD) in accordance with Federal regulations. The Plan serves as the City's planning document to guide the Community Development Block Grant (CDBG) and its application for funding. The Plan consists of seven (7) parts: housing and homeless needs assessment, housing market analysis, strategic plan, action plan, certifications, monitoring, and Outcome Performance Measurements. The Action Plan is an annual description of the Grantee's expected funding and the activities that the Grantee will undertake in the coming year.

Unless otherwise designated concentrated use of funds will be in the Neighborhood Strategy Area (NSA) bordered on the east by Highway 247, south by Richard B. Russell Parkway, west by Pleasant Hill Road, Johns Road, Suzanne Drive, and north by Keith Drive, Bargain Road. All activities are expected to meet or exceed the 70% overall program benefit to low and moderate income citizens. Each activity must meet one of three National Objectives of the CDBG program. These National Objectives are:

- 1) Benefit to low and moderate income persons
- 2) Addressing of slum or blight
- 3) Meeting a particular urgent need

The sources of funding are as follows:

CDBG	\$668,192
Program Income	\$ 25,000
Total funds:	\$693,192

PY2020 Action Plan consists of the following projects:

- **PUBLIC SERVICES***** \$100,000**
 - Meals on Wheels \$20,000
 - Family Counseling Center \$20,000
 - NAMI Central Georgia, Inc. \$20,000
 - Community Outreach Service Center \$10,000
 - Boys & Girls Club \$20,000
 - Educare Center-Warner Robins Transit \$10,000
- **HOUSING***** \$425,773**
 - Single Unit Residential \$ 62,773
 - Rebuilding Together \$150,000
 - Habitat for Humanity \$ 85,000
 - WR Housing Authority (Oscar Thomie) \$100,000
 - House of Promise \$ 28,000
- **CODE ENFORCEMENT***** \$30,447**
- **PROGRAM ADMINISTRATION***** \$134,472**
 - Fair Housing \$2,500

TOTAL EXPENDITURES*** \$693,192**

***NOTE: All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.**

The City of Warner Robins Community Development Department, after holding public hearings on January 7, 2020 and February 20, 2020, submitted for approval by the Mayor and Council its Fiscal Year 2020 Community Development Block Grant Proposed Statement of Objectives and Projected use of funds at the March 2, 2020, Council meeting held at 5:30 PM in City Hall Council Chambers, 700 Watson Boulevard, Warner Robins, Georgia.

The DRAFT Five Year Consolidated Plan and Annual Plan are available for the 30-day public review period beginning March 4, 2020 to April 3, 2020.

Copies of the DRAFT Five Year Consolidated Plan and Annual Action Plan will be available for public review at the following places:

- Office of Community Development – 700 Watson Blvd., 2nd Floor City Hall
- Nola Brantley Memorial Library – 721 Watson Blvd.
- City of Warner Robins website: www.wrga.gov “Community Development”

Interested parties are invited to submit written comments concerning this document by 4:00 PM on April 3, 2020. Questions or comments can be directed to Kim Mazo, Office of Community Development, 700 Watson Blvd., 2nd Floor, Warner Robins, GA 31099 or to kmazo@wrga.gov. After reviewing citizens' comments, the proposed statement may be modified if deemed appropriate. Final approval of the 2020-2024 Consolidated Plan and PY2020 Action plan will be submitted to Mayor and Council at their meeting on April 20, 2020, at 5:30 P.M., City Hall, Council Chambers.

Please contact the Office of Community Development at 478-302-5514 for any questions.

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