



# City of Warner Robins City Council Meeting Minutes

Monday, November 3, 2025

4:30 PM

Council Chambers

**Presiding:** Mayor LaRhonda W. Patrick

**City Officials Present:**

Councilman Clifford Holmes  
Councilman Keith Lauritsen  
Councilman Larry Curtis

Councilman Kevin Lashley  
Councilman Derek Mack  
Councilman Charlie Bibb

**City Officials Absent:**

**Regular Meeting of Warner Robins City Council**

**Opening Prayer:** Pastor Kevin Stout; Central Baptist Church

**Pledge of Allegiance:** Veterans High School JROTC; Col. Alyson Neville and Lt. Col. Hailey Lambert

**Call to Order:** 4:44 p.m.

**Announcements:**

**Proclamations/Awards/Presentations:**

- Presentation – Judah Soccer Association
- Proclamation – Lung Cancer Awareness Month

| Action Item 1   | Work Session Items |
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| <b>Motion:</b>  | N/A                |
| <b>Second:</b>  | N/A                |
| <b>Outcome:</b> | N/A                |

| Action Item 1 (A) | Discussion of November 3, 2025 Agenda Items  |
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|                   | 3B – Resolution – FY 26 Planning Contract for the Warner Robins Area Transportation Study (WRATS) & Y410 |

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| <p>3C – Resolution – SHPG Run-Out Claims Administration and Termination Reporting Agreements</p> <p>3F – Resolution – CHIP 2024 Construction Grant Change Order No 1</p> <p>3G_IV – IV. – Building and Inspections; Hardy Family Ford – \$153,765.44</p> <p>4. Motion – Sewer Availability Request– 105 Timberlane Avenue</p> <p>5. Resolution – JMA Architecture</p> <p>6. Resolution – Intergovernmental Master Lease Agreement (Engage WR; 79 Green Street)</p> <p>7. Ordinance – Annexation – Gunn Properties LLC./55.448 acre portion of tax parcel [052 040]/Southside of Robins International Industrial Blvd., Southwest of the intersection of Pete’s Way &amp; Robins International Industrial Blvd</p> |
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| Action Item 1 (B) | Discussion of November 3, 2025 Agenda Items   |
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|                   | <ul style="list-style-type: none"> <li>• Update on Alcohol/Tobacco ordinance</li> <li>• DUI Activity Update from Drinkard from PD (Numbers down from this time last year).</li> <li>• Blight Tax Update</li> <li>• Cost of Construction of flashing lights in all school speed zones</li> </ul> |

**Adoption of the Agenda:**

Councilman Lauritsen moved to adopt the agenda. Councilman Bibb seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

**Executive Session – Real Estate**

Mayor Patrick requested a motion to enter an executive session for Personnel. Councilman Lauritsen motioned for Executive Session for Personnel. Councilman Bibb seconded the motion for Personnel. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval of the executive session. The regular council meeting was suspended at 5:30 pm, and the governing body convened into executive session at 5:35 pm, the executive session ended at 6:04 pm. The City Clerk is in possession of the executive session minutes.

Mayor Patrick requested a motion to reconvene the meeting at 6:08 pm. Councilman Holmes motioned for the request. Councilman Bibb seconded. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

**Action Items:**

| Action Item 2 | Formal Public Comments Pertaining to Current Agenda Items |
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| <b>Motion:</b>  | N/A |
| <b>Second:</b>  | N/A |
| <b>Outcome:</b> | N/A |

| Action Item 3   | Consent Agenda   |
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| <p>A. October 20, 2025 Meeting Minutes</p> <p>B. Resolution – FY 26 Planning Contract for the Warner Robins Area Transportation Study (WRATS) &amp; Y410</p> <p>C. Resolution – SHPG Run-Out Claims Administration and Termination Reporting Agreements</p> <p>D. Resolution – SAAP Engineering</p> <p>E. Resolution – 2025 WPP Monitoring Work Authorization - Integrated Science &amp; Engineering</p> <p>F. Resolution – CHIP 2024 Construction Grant Change Order No 1</p> <p>G. Purchasing Items</p> <ul style="list-style-type: none"> <li>I. General Administration; SHI – \$15,985.08</li> <li>II. General Administration; Apptegy – \$15,170.87</li> <li>III. Public Works; Ferguson Waterworks Ferguson Enterprises LLC – \$13,455.15</li> <li>IV. Building and Inspections; Hardy Family Ford – \$153,765.44</li> <li>V. Utilities; Itron – \$20,622.56</li> <li>VI. Utilities; Bartow Precast – \$30,600.00</li> <li>VII. Police Department; JAG Grant (Houston County Sheriff’s Office) – \$24,230.00</li> </ul> |  |
| <b>Motion:</b>  | Councilman Mack moved for the approval of the consent agenda.                    |
| <b>Second:</b>  | Councilman Bibb  |
| <b>Outcome:</b>   | Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval. |

| Action Item 3 (A)  | October 20, 2025 Meeting Minutes |
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| <p>The minutes of the Regular Meeting of October 20, 2025 were presented for approval.</p> |                                  |

| Action Item 3 (B)   | Resolution – FY 26 Planning Contract for the Warner Robins Area Transportation Study (WRATS) & Y410 |
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| <p>WHEREAS, the Secretary of Transportation and the Commissioner of the Georgia Department of Transportation are authorized to make grants for transportation planning projects; and</p> <p>WHEREAS, the contract for financial assistance imposes certain obligations upon the applicants, including the provision by it of the twenty percent local share of project costs; and</p> |   |

WHEREAS, federal highway planning funds of \$247,284.10 and Y410/complete streets funds of \$6,340.62 are available from the Federal Highway Administration for the period of July 1, 2025 through June 30, 2026 to assist local governments in conducting transportation planning.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Warner Robins, acting in their capacity as the designated Metropolitan Planning Organization (MPO), that they do hereby:

1. Approve matching funds in the amounts of \$61,821.03 for planning and \$0.00 for Y410/complete streets, of which 55.40% of each will be reimbursed by other local government participants; and
2. Authorize Mayor LaRhonda W. Patrick to furnish all relevant information and execute necessary documents for the administering of this project on behalf of the City; and
3. Authorize Mayor LaRhonda W. Patrick to enter into a contract with the Middle Georgia RC to provide planning data services and studies, as required by the MPO; not to exceed \$5,000.00

BE IT FURTHER RESOLVED, that LaRhonda W. Patrick, Mayor of the City of Warner Robins, is duly authorized to execute this Resolution for herself and on behalf of the Council.

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| <b>Action Item 3 (C)</b> | <b>Resolution – SHPG Run-Out Claims Administration and Termination Reporting Agreements</b> |
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A resolution to authorize Mayor LaRhonda W. Patrick and City Clerk Mandy Stella to execute any and all necessary documents with SHPG for the purposes of these services.

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| <b>Action Item 3 (D)</b> | <b>Resolution – SAAP Engineering</b> |
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A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached contract between SAAP Engineering and Services, and the City of Warner Robins, Georgia, whereby SAAP Engineering and Services will provide engineering services described on “Exhibit A” for a contract period from January 1, 2026, thru December 31, 2026.

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| <b>Action Item 3 (E)</b> | <b>Resolution – 2025 WPP Monitoring Work Authorization - Integrated Science &amp; Engineering</b> |
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A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached contract between Integrated Science & Engineering, and the City of Warner Robins, Georgia, whereby Integrated Science & Engineering will perform annual long-term water quality monitoring to meet the requirements of the 2025 Watershed Protection Plan as required by Georgia Environments Protection Division.

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| <b>Action Item 3 (F)</b>  | <b>Resolution – CHIP 2024 Construction Grant Change Order No 1</b> |
| <p>A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached Change Order #1 of the Construction Contract between the City of Warner Robins (“City”) and Deep South CS, LLC (“Contractor”) outlining the increased cost for sufficient foundations critical for providing long-term structural integrity of the Town Homes located at Airman Boulevard.</p> |  |

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| <b>Action Item 3 (G)</b>   | <b>Purchasing Items</b> |
| <p><b>Purchasing Items</b></p> <ul style="list-style-type: none"> <li>I. General Administration; SHI – \$15,985.08</li> <li>II. General Administration; Apptegy – \$15,170.87</li> <li>III. Public Works; Ferguson Waterworks Ferguson Enterprises LLC – \$13,455.15</li> <li>IV. Building and Inspections; Hardy Family Ford – \$153,765.44</li> <li>V. Utilities; Itron – \$20,622.56</li> <li>VI. Utilities; Bartow Precast – \$30,600.00</li> <li>VII. Police Department; JAG Grant (Houston County Sheriff’s Office) – \$24,230.00</li> </ul> |                         |

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| <b>Action Item 4</b>  | <b>Motion – Sewer Availability Request– 105 Timberlane Avenue</b>                |
| <p>Motion to approve the request for sewer availability at 105 Timberlane Avenue where the property owner is responsible for the cost of any necessary line installations, and authorize the Mayor to execute all necessary documents, including a covenant agreement stating the owner’s consent to annexation should the property become contiguous to the City of Warner Robins.</p> |  |
| <b>Motion:</b>  | Councilman Bibb moved for the approval.  |
| <b>Second:</b>  | Councilman Lauritsen   |
| <b>Outcome:</b>   | Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval. |

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| <b>Action Item 5</b>   | <b>Resolution – JMA Architecture</b> |
| <p>A resolution to authorize Mayor LaRhonda W. Patrick to execute the contract between JMA Architecture, Inc., and the City of Warner Robins, Georgia, whereby JMA Architecture, Inc. will provide</p> |                                      |

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| engineering and design services for the Vietnam Veterans Memorial in an amount not to exceed \$128,150.00. |  |
| <b>Motion:</b>   | Councilman Holmes moved for the approval.  |
| <b>Second:</b>   | Councilman Lashley   |
| <b>Outcome:</b>  | Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval. |

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| <b>Action Item 6</b>   | <b>Resolution – Intergovernmental Master Lease Agreement (Engage WR; 79 Green Street)</b> |
| <p>A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached Intergovernmental Master Lease Agreement with the Warner Robins Development Authority d/b/a Engage Warner Robins, (“the Authority”) and The City of Warner Robins, (“the City”) whereas the Authority will partner with the Assembly Church of Warner Robins to utilize the Property, as described herein, for the purpose of providing shelter, outreach and support services to the unhoused population in the City of Warner Robins (“the Project”).</p> |   |
| <b>Motion:</b>   | Councilman Curtis moved for the approval.   |
| <b>Second:</b>   | Councilman Holmes   |
| <b>Outcome:</b>  | Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.          |

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| <b>Action Item 7</b>   | <b>Ordinance #27-25 – Annexation – Gunn Properties LLC./55.448 acre portion of tax parcel [052 040]</b> |
| <p>IT IS HEREBY ORDAINED by the GOVERNING AUTHORITY 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.</p> <p>WHEREAS, a petition has been received from GUNN PROPERTIES, LLC to annex the property which is more particularly described as follows, to-wit:</p> <p>A 55.448 acre portion of all that tract or parcel of land situate, lying and being in Land Lot 41 of the 5th Land District, Peach County, Georgia, consisting of +/- 308 acres, known and designated as a “Tract 3-B,” as shown on a plat of survey drawn by 12 Stones Engineering Co., Surveying Company, GRLS #3469 titled, “Division Survey for Warehouse Rentals” dated September 9, 2025, designated as project number 25084, a copy of which is incorporated herein for reference.</p> |   |

The property is located and has primary frontage along the south side of Robins International Boulevard, and is situated south of the intersection of Pete’s Way and Robins International Boulevard, also known as 55. 448 acre portion of tax parcel [052 040].

WHEREAS, the said land of Gunn Properties, LLC, 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 petitioners 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 Gunn Properties, on September 14, 2025, 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.

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| <b>Motion:</b>  | Councilman Lauritsen moved for the approval of Ordinance #27-25 and to waive the second reading.  |
| <b>Second:</b>  | Councilman Bibb   |
| <b>Outcome:</b> | Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.  |
| <b>Motion:</b>  | Councilman Lauritsen moved to approve the Rezoning Petition for the annexed land from R-AG [Residential Agricultural District][Peach County] to M-2 [Industrial District][City] |
| <b>Second:</b>  | Councilman Curtis   |
| <b>Outcome:</b> | Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.  |

**Citizen Comments** – Joy Moten-Thomas, April Wilson, Rochelle Baker, Bill Carey, David Wilson

**Adjournment:** 7:13 pm

**Next Regular Council Meeting:** Monday, November 3, 2025



Mandy Stella  
City Clerk