

City of Warner Robins
Draft Council Agenda
October 5, 2026
Council Chambers
700 Watson Blvd. Warner Robins, GA 31093
Immediately Following Pre-Council Meeting

Opening Prayer Led by – Dr. Levi Rozier; Harvest Builders Worship Center
Pledge of Allegiance by – Northside High School AFJROTC

Mayor Calls Meeting to Order

Adoption of the Agenda: Motion –
Second –

Announcements:

Proclamations/Awards/Presentations:

- Proclamation – Filipino American History Month
- Proclamation – Code Enforcement Appreciation
- Proclamation – Customer Service Week

Executive Session – Pending Litigation

1. Formal Public Comments Pertaining to Current Agenda Items
2. Approval of Minutes from Regular Meeting of September 21, 2026 – **Holmes**
3. Purchasing Consent Items – **Curtis**
 - A. Resolution – Mid-Georgia Industrial Sales, Inc.
 - B. Resolution – Placer.ai
 - C. Resolution – Real Turf Solutions
 - D. Invoice/Proposal Approvals
 - I. Fire Department – Gellman Upfitting LLC (Upfitting for two vehicles); \$23,317.60
 - II. General Administration – Hays Service (City Hall HVAC Repairs); \$17,327.00
 - III. Parks, Recreation and Cultural Services – Hays Service (N. Houston Rd. Sports Complex Repairs); \$20,051.00
 - IV. Public Works – Chaves Brothers Management LLC (Pneumatic Tire Forklift w/forks); \$33,979.00
 - V. Utilities – Consolidated Pipe & Supply Co. (8" Master Meter Octave assembly and engineered vaults); \$24,450.00
 - VI. Police Department – Axon Enterprise, Inc. (Taser Supplies); \$26,037.60
4. Ordinance – Annexation – Gunn Properties, LLC/+/-200.88 acres/Tax parcel [052 040] – **Bibb**
5. Ordinance – Annexation – M.E.L.C & Riley Investments LLC/.508 acres/747 Elberta Road (tax parcel [000960 039000]) – **Lashley**

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, Jessica Bird, at (478) 302-5505 or jbird@wrga.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.

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6. Ordinance – De-Annexation – 101 Joy Drive – **Lauritsen**
7. Ordinance – Amendment – Appendix C, Articles III and VII, Sections 32 and 72.2.3(e) – **Holmes**
8. Ordinance – Amendment – Chapter 10, Article II (Short-Term Rentals) – **Curtis**
9. Ordinance – Amendment – Chapter 10, Article IV, Section 10-28 (Revocation/Suspension Occupational Tax License) – **Bibb**
10. Resolution – Planning and Zoning Commission Appointment – **Lashley**
 - Oath of Office
11. Resolution – Roadway Abandonment (Lyons Dr) – **Lauritsen**
12. Resolution – Ocmulgee Mounds National Park and Preserve Strategic Plan Endorsement – **Holmes**
13. Resolution – Justice Assistance Grant (JAG; WRPD) – **Curtis**
14. Motion – Small Bill Write-offs – **Bibb**

Citizen Comments
Council Comments
Mayor's Comments
Adjourn

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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. 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 12:00 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.

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City of Warner Robins City Council Meeting Minutes

Monday, September 21, 2026

4:30 PM

Council Chambers

Presiding: Mayor LaRhonda W. Patrick

City Officials Present:

Councilman Larry Curtis
Councilman Keith Lauritsen
Councilman Kevin Lashley

Councilman Charlie Bibb
Councilman Clifford Holmes
Councilman Derek Mack

City Officials Absent:

Regular Meeting of Warner Robins City Council

Opening Prayer: Pastor Jordan Poole of Hope Church

Pledge of Allegiance: WRFD Firefighter Chris Reid

Call to Order: 5:43 p.m.

Adoption of the Agenda: Councilman Lauritsen motioned to adopt the agenda with the addition of item #3BVII; Aerzen; \$189,397.37. Councilman Bibb seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

Announcements: See Attachment

Proclamations/Awards/Presentations:

- Proclamation – National Childhood Cancer Awareness Month
- Proclamation – Stormwater Awareness
- Awards – Employee Service Awards
 - Kate Hogan 5 years; Community and Economic Development
 - Greg Humphrey – 30 years; General Administration (Maintenance)
- Recognition – SRO Cody Nelson and Communications Officers Mallory Cheatwood and Charity Miller

Mayor LaRhonda Patrick requested a motion to suspend the regularly scheduled meeting and to open the public hearing for the 2026 Millage Rate. Councilman Lauritsen made a motion to suspend the regularly scheduled meeting and to open the public hearing for 2026 Millage Rate. Councilman Mack seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

The regular council meeting was suspended at 6:12 pm and the governing authority convened into the public hearing at 5:52 pm.

Mayor LaRhonda Patrick requested a motion to adjourn the public hearing for the 2026 Millage Rate and to reconvene the regularly scheduled meeting. Councilman Lauritsen made a motion to adjourn the public hearing for the 2026 Millage Rate and to reconvene the regularly scheduled meeting. Councilman Bibb seconded the

motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

The public hearing was adjourned at 7:11 pm and the governing authority reconvened the regularly scheduled meeting at 7:11 pm.

Executive Session: 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 7:11 pm, and the governing body convened into executive session at 7:17 pm; the executive session ended at 7:20pm. The City Clerk is in possession of the executive session minutes.

Mayor Patrick requested a motion to reconvene the meeting at 7:24 pm. Councilman Mack motioned for the request. Councilman Lauritsen seconded. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 1	Formal Public Comments Pertaining to Current Agenda Items
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 2	Consent Agenda
	A. September 8, 2026, Meeting Minutes Approval B. Resolution – Employee Promotions C. Resolution – Triple Point Engineering
Motion:	Councilman Lauritsen moved for the approval of the consent agenda.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 2 (A)	September 8, 2026 Meeting Minutes
	The minutes of the Regular Meeting of September 8, 2026 were presented for approval.

Action Item 2 (B)	Resolution – Employee Promotions
A resolution of the Mayor and Council to approve the following promotion: Michael B. Harp, promoted from Athletic Programs Coordinator, Job Class #7007, Grade 21, Recreation, Parks, and Cultural Services Department, to Assistant Director of Recreation, Job Class #7002, Grade 24, Recreation, Parks, and Cultural Services Department, to be effective September 28, 2026.	

Action Item 2 (C)	Resolution – Triple Point Engineering
A resolution of the Mayor and Council to authorize Mayor LaRhonda W. Patrick to execute the attached Agreement between Triple Point Engineering, Inc. (“TPE or “Engineer”), and the City of Warner Robins, Georgia (“City”), whereby Triple Point Engineering, Inc. will provide certain on call/standby engineering services.	

Action Item 3	Purchasing Consent Agenda Items
A. Resolution – Delinquent Tax Services (Clerks Office) B. Invoice/Proposal Approvals - Fire Department – Hardy Family Ford; \$85,230.00 - General Administration – Apptegy; \$16,384.54 - Utilities – Consolidated Pipe & Supply; \$21,500.00 - Utilities – Hardy Family Ford; \$188,696.00 - Utilities – Environmental Resource Analysts, Inc; \$17,050.10 - Building and Inspections – Temple, Inc.; \$37,585.20 - Utilities – Aerzen; \$189,397.37	
Motion:	Councilman Holmes moved for the approval.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 3 (A)	Resolution – Delinquent Tax Services (Clerks Office)
A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached Agreement for the Collection of Delinquent Taxes between Delinquent Tax Services, Incorporated (“DTS”), and the City of Warner Robins, Georgia (“City”), for a term beginning September 21, 2026, and ending December 31, 2027, whereby Delinquent Tax Services, Incorporated will provide services to assist the City with the collection of delinquent taxes, including notification and collection efforts, levy and tax sale preparation, title research, and related post-sale services.	

Action Item 3 (B)	Invoice/Proposal Approvals
I. Fire Department – Hardy Family Ford; \$85,230.00 II. General Administration – Apptegy; \$16,384.54 III. Utilities – Consolidated Pipe & Supply; \$21,500.00 IV. Utilities – Hardy Family Ford; \$188,696.00 V. Utilities – Environmental Resource Analysts, Inc; \$17,050.10 VI. Building and Inspections – Temple, Inc.; \$37,585.20 VII. Utilities – Aerzen; \$189,397.37	

Action Item 4	Ordinance #25-26 – 2026 Millage Rate and Due Date – SECOND READING
Ordinance #25-26 of the Mayor and Council of the City of Warner Robins that the millage rate for 2026 is set at 10.000 mills and the due date will be December 21, 2026.	
Motion:	Councilman Curtis moved for the approval of Ordinance #25-26.
Second:	Councilman Holmes
Outcome:	Councilmen Lauritsen, Lashley, Holmes and Mayor Patrick voted for approval. Councilmen Mack, Bibb and Curtis voted in opposition. The motion carries.

Action Item 5	Ordinance – Annexation – Gunn Properties, LLC/+/-200.88 acres/Tax parcel [052 040] – FIRST READING
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. WHEREAS, a petition has been received from GUNN PROPERTIES, LLC to annex the property which is more particularly described as follows, to-wit: All that tract or parcel of land lying and being in Land Lots 41 and 38 of the 15th Land District of Peach County, Georgia, comprising parcel 3A and 3B according to a plat of survey titled “L. Mitchell Coffee, ETAL, Agent for: Mary Brown Gunn Coffee Grandchildren’s Trust”, totaling 256.33 acres, drawn 09/12/2002 by Eason Land Surveying, registered land surveyor #2508, file number 020805 LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lot 41 of the 5th Land District, Peach County, Georgia, being known and designated as Tract 1, totaling 55.448 acres, shown on a plat of survey titled, “Division Survey for: Warehouse Rentals”, project number 25084, drawn 10/30/2025 by 12 Stones Engineering, registered land surveyor no. 3469, said plat being of record in plat book 30, page 182, in Peach County Superior Court, Peach County Georgia. Said plat and the recorded copy thereof are hereby incorporated for reference thereto for all purposes. Said portion of property is located along both the east and west side of Robins International Boulevard, and touches the eastern right-of-way of Interstate 75. WHEREAS, the said land of Gunn Properties, LLC, may be annexed pursuant to the provisions of the <u>Official Code of Georgia Annotated</u> 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, LLC**, on July 8, 2026, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 6	Motion – Rezoning Petition – MSK PROPERTIES LLC/1.07 acres/129 S 6th Street/R-4 [Multi-Family Residential District] to C-3 [Concentrated Commercial District]
Motion to approve rezoning request from MSK PROPERTIES LLC for property totaling 1.07 acres located at 129 S 6th Street from R-4 [Multi-Family Residential District] to C-3 [Concentrated Commercial District].	
Motion:	Councilman Lashley moved for the approval.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 7	Motion – Special Exception – Lisa Jay/ 303 Hillcrest Ave./Independent Living Residence Group Home
A motion to deny the request for special exception requested by Lisa Jay for property located at 303 Hillcrest Ave – whereby there is a request for permission to operate a structured independent living residence, group home, subject to the provisions of Appendix C, section 97 of the zoning code.	
Motion:	Councilman Curtis moved for the approval to deny.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley and Holmes voted for approval to deny. Councilman Curtis abstained.

Action Item 8	Motion – Planned Development Conceptual Revision; Outparcels at Arlington Station
Motion to approve the Planned Development Conceptual Revision – Outparcel at Arlington Station.	
Motion:	Councilman Lauritsen moved for the approval.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Motion – Purchasing Policy Amendment
Motion to approve the purchasing policy amendment to include language for:	
Suspension and Debarment:	
For procurements funded in whole or in part with Federal funds, the City shall not enter into a contract, purchase order, subaward, or other covered transaction with any contractor, vendor, subrecipient, or other party that is suspended, debarred, excluded, or otherwise ineligible to participate in Federal awards. Vendors, contractors, and subrecipients shall certify, when required by the City, that they are not suspended or debarred from contracting with any agency or entity of the State of Georgia or from participating in Federal awards. If a prospective or existing contractor, vendor, or subrecipient is identified as suspended, debarred, excluded, or otherwise ineligible, the City shall take appropriate action in accordance with applicable Federal requirements and the terms of the applicable award or agreement.	
Motion:	Councilman Holmes moved for the approval.
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 10	Resolution – 2026 Safety and Liability Management Grant Program
A motion to approve resolution that the City of Warner Robins will apply for the 2026 Safety and Liability Management Grant Program offered through Georgia Municipal Association, and; the City of Warner Robins will use the grant to purchase equipment and staff training in accordance with the purposes outlined in the grant program, and; the grant sets forth the conditions necessary for proper	

administration and fiscal management of these awarded funds that the Mayor and Council of the City of Warner Robins hereby authorize Mayor LaRhonda W. Patrick to execute all documents pertaining to this grant.	
Motion:	Councilman Mack moved for the approval.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 11	Resolution – Surplus Property (WRPD)
A resolution of 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 and that said property be sold in accordance with the laws of the State of Georgia. (Glock Model 47, Serial Number CBLA371 and Glock 19, Serial Number CBEZ861). *Service weapons for two upcoming retirees. (Capt. John Clay and Capt. Eric Gossman).	
Motion:	Councilman Bibb moved for the approval.
Second:	Councilman Mack
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 12	Resolution – Memorandum of Agreement; AFSC/SW and WRPD/WRFD
A resolution to authorize Mayor LaRhonda W. Patrick to execute the Memorandums of Agreement in both Fire and Police Protection on behalf of the City of Warner Robins, Georgia resulting in the City becoming a participating party to the Mutual Aid Agreement with the Air Force Sustainment Center Software Directorate (“AFSC/SW”) in direct support of 402 SWEG Operations at Thomas Hall, 100 University Blvd., Warner Robins, GA.	
Motion:	Councilman Lashley moved for the approval.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 13	Motion – Grant Monitoring and Subrecipient Monitoring Policy Amendment
Motion to approve the Grant Monitoring and Subrecipient Monitoring Policy Amendment to include updates to the internal procedures for administering, monitoring, and closing out federal, state, and other grant awards, as well as monitoring subrecipients.	
Motion:	Councilman Mack moved for the approval.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Citizen Comments N/A

Council Comments: Cynthia Malone

Adjournment: 7:57 pm

Next Regular Council Meeting: Monday, October 19, 2026

Mandy Stella
City Clerk

STAFF REPORT

DEPARTMENT: PUBLIC WORKS

SUBMITTED BY: CRAIG CLIFTON

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Contract Renewal: I-4676 Contract for PPE Clothing and Equipment Inventory, Mid-Georgia Industrial Sales Inc

Consideration of 12-month contract renewal for Personal Protective Equipment for use by personnel in all departments.

STAFF RECOMMENDATION

Approve the twelve (12) month contract renewal to Mid-Georgia Industrial Sales Inc and authorize the Director of Public Works to execute all necessary purchases.

BUDGET AND PROCUREMENT

Budgeted Item: **Yes**Included In Current Operating Budget: **Yes**Fiscal Impact: **Yes**

Total Estimated Yearly Cost: \$52,379.90

Included In Current Capital Budget: **No**Appropriations: **Yes**

External Funding Sources:

Account Title / Number	Dollar Amount
Contract Renewal for PPE Clothing and Equipment Inventory / I-4676	Estimated: \$52,379.90

ITEM DESCRIPTION

BACKGROUND:

A necessary resource for Personal Protective Equipment. With this, we will continue to have a source of personal protective equipment and products available for all departments and their personnel. This is a Georgia owned and operated business, which has made the convenience of pick-up and/ or delivery feasible, with the added benefit of supporting the extended communities.

PROCUREMENT PROCESS AND PROPOSAL REVIEW:

Seeking to continue modernizing operations, improve efficiency, and maintain the safety of city departmental services. City personnel safety is priority and should be treated as such.

The Department Director and Superintendents reviewed previous bid proposals.

Previous proposals were evaluated based on four (4) criteria:

- Availability
- Cost
- Reliability

- *Variety of Stock*

ALTERNATIVES

The City has one primary option should the Mayor and City Council choose to follow a path other than that being recommended by Staff:

- *Reject the renewal request, and rebid the engagement.*

Pursuing this option could mean needing to delay possible timely repairs or servicing so that an alternative contract could be completed and bid out through city processes.

ATTACHMENTS

1. *I-4676 Contract Renewal for Personal Protective Equipment Inventory with Mid-Georgia Industrial Sales, Inc.*

**STATE OF GEORGIA
CITY OF WARNER ROBINS**

RESOLUTION

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick to execute the attached contract renewal between Mid-Georgia Industrial Sales Inc, and the City of Warner Robins, Georgia, whereby Mid-Georgia Industrial Sales Inc will provide personal protective clothing and equipment as described on “Exhibit A” of bid I-4676 for the Public Works Department of the City of Warner Robins for a term commencing December 1, 2026 and ending November 30, 2027.

This 5th day of October, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk



ANNUAL CONTRACT FOR GOODS—RENEWAL

OWNER: City of Warner Robins
P.O. Box 8629
Warner Robins, GA 31095

CONTRACTOR: Mid-Georgia Industrial Sales, Inc.
P.O. Box 6175
357 Oak Street
Macon, GA 31208

BID NO./TITLE: I-4676 Annual Contract for the Purchase of Personal Protective Clothing and Equipment

THIS CONTRACT (hereinafter “Contract”) made and entered into this **5th day of October 2026**, by and between **MID-GEORGIA INDUSTRIAL SALES, INC.** (hereinafter “Contractor”), and the **CITY OF WARNER ROBINS**, a Georgia Municipal Corporation located in Houston and Peach Counties (hereinafter called the City).

WHEREAS, in consideration of the mutual promises and covenants contained herein, the parties do hereby agree as follows:

1. Contract Documents: The following documents, including any addenda, attachments, and additions, collectively form the complete contract documents, all of which are incorporated herein by reference and shall do everything required by this contract:
 - a. Bid Form and Invitation to Bid;
 - b. General Instructions to Bidders, Terms and Conditions;
 - c. Special Conditions and Specifications
 - d. Exhibit A: Bid Price List
2. Contract Term: The initial contract period is from December 1, 2025, through November 30, 2026 (the “Initial Contract Period”). The City hereby exercises its option to renew the Contract for one (1) additional one (1) year period, commencing **December 1, 2026, and ending November 30, 2027** (the “Renewal Term”). Upon expiration of the Renewal Term, this Contract shall automatically renew for one (1) additional one (1) year renewal term, unless either party provides written notice of its intent not to renew at least thirty (30) days prior to the expiration of the Renewal Term. In no event shall the total duration of the Contract, including the Initial Contract Period and all renewal terms, exceed three (3) years. All terms and conditions of the Contract as originally executed shall remain in full force and effect during the Renewal Term and the subsequent automatic renewal term unless amended in writing and executed by both parties.

3. Scope of Services: The Contractor is responsible for performing the scope of services set forth in the Invitation to Bid, generally described as follows:

Contractor shall furnish, ship, and deliver all goods specified in Exhibit A: Bid Price List (the “Goods”), attached hereto as Exhibit A. The Goods shall be new, unused, and of current production and must conform to the specifications, quantities, and requirements set forth in this Contract.

4. Contract Price: The City shall pay Contractor in accordance with the prices set forth in the Contractor’s proposal, attached hereto and incorporated herein as “Exhibit A”, for Contractor’s supply and delivery of Goods, subject to authorized budget appropriations. Pricing shall remain firm for the full term of the contract and may only be modified through a written amendment approved by both parties.

5. Commencement of Services; Indefinite Quantity

- 5.1 During the term of this Contract, the City will request the Contractor to supply Goods as specified on an as-needed basis upon issuing a Purchase Order.

- 5.2 The City shall have no obligation to any expenditure commitment or minimum purchase quantity under this Contract.

6. Delivery: Goods shall be shipped F.O.B. Destination. The Contractor shall retain title for the risk of transportation, including the filing for losses or damages. The invoice covering the items is not payable until items are delivered and the contract of carriage has been completed the F.O.B. clause states otherwise, the Contractor assumes transportation and related charges either by payment or allowance.

7. Payment Procedures

- 7.1 The City will process payment requests following inspection and acceptance of the goods delivered.

- 7.2 Contractor must submit valid, itemized invoices after delivering goods or services. At a minimum, invoices must include: (i) invoice number; (ii) Contractor name and address; (iii) purchase order number; (iv) buyer name and address; (v) item description and line number; (vi) item quantity, unit price, and extended price; (vii) discount, if applicable; (viii) order date and shipping date; (ix) back order amount, if any, and shipping date.

- 7.3 All invoices must be submitted via email to the following address, wrinvoices@wrga.gov.

- 7.4 The City will pay all undisputed amounts via check within thirty (30) days of receipt and approval of a properly prepared invoice.

8. Termination

- 8.1 The City, by written notice, may terminate this Contract, in whole or in part, when in the City’s interest. If this Contract is terminated, the City shall be liable only for goods or services delivered or accepted. The City Notice of Termination may provide the Contractor thirty (30) days prior notice before it becomes effective. However, at the City’s sole option

a termination of convenience may be effective immediately and may apply to delivery orders (if applicable) or to the contract in whole.

- 8.2 In compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract shall be effective for a term commencing on the Effective Date and terminating at midnight one year later (“initial term”), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term. Thereafter, in accordance with O.C.G.A. § 36-60-13, this Contract shall be automatically renewed for successive one-year terms as specified (each one-year term occurring after the initial term shall be referred to as a “renewal term”) unless either party provides written notice of its intent not to renew at least thirty (30) days prior to the expiration of the then current term.
9. Licenses, Registrations, Certifications and Permits: The Contractor shall be responsible for obtaining and maintaining in a valid status, all licenses, registrations, certifications, and permits required by law to manufacture, supply, deliver, or sell the goods provided under this Contract. Contractor shall provide copies of any such licenses, certifications, or permits to the City upon request.
10. Indemnification: The Contractor shall indemnify, defend and hold harmless the City of Warner Robins and, its departments, their officers, agents, and employees from any claims, demands, damages and actions of any kind or nature whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the Contractor/any services of any kind or nature provided by the Contractor.
11. Subcontractors
 - 11.1 No subcontractor, sub-subcontractor or consultant shall be retained by the Contractor to supply or deliver goods under this Contract without the prior written consent of the City.
 - 11.2 Administration of any approved subcontractor shall be the Contractor’s responsibility and all subcontracts shall require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City.
 - 11.3 The Contractor shall ensure that all subcontractors engaged in the performance of this Contract possess and maintain all required licenses, certifications, permits, and approvals required by applicable federal, state, and local laws and authorizing the performance of such services for which they were retained.
12. Assignment: This Contract shall not be assignable by the Contractor in whole or in part without the written consent of the City.
13. Contract Modification: Any change to the Contract must be made by a written amendment, signed and dated by authorized representatives of both the City and the Contractor. The amendment must reference the original Contract, state the specific changes, and note any adjustments to price, schedule, or deliverables. No verbal agreements or informal communications shall constitute a valid amendment.

14. Compliance with Laws; Non-Discrimination: The Contractor, its sub-contractor(s), assignees and successors, in the performance of contracted work, shall comply with all applicable federal, state, and local laws, rules and regulations. Including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin, gender, religion, age, or disability in connection with any bid submitted to the City of Warner Robins or the performance of any contract resulting therefrom.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed.

CITY OF WARNER ROBINS

**MID-GEORGIA INDUSTRIAL
SALES, INC.**

Signature: _____
LaRHONDA W. PATRICK
MAYOR

Signature: _____

Print Name: _____

Title: _____

Date: _____

ATTEST: _____
MANDY STELLA
CITY CLERK

ATTEST: _____

I-4676 Annual Contract for the Purchase of Personal Protective Clothing and Equipment Exhibit A - Bid Price List Mid-Georgia Industrial Sales, Inc.						
Line Item #	Estimated Quantity	Description	Manufacturer Brand	Manufacturer Stock Number	Unit Price	Extended Unit Price
1	100	Rain Suits Sets: Yellow, bib style 35mm PVC over Polyester. A hardware non-conductive & non-corrosive. River City #2003 Only Sizes: Small - XLarge	MCR SAFETY	2003	\$9.55	\$955.00
2	100	Rain Suits Sets: Yellow, bib style 35mm PVC over Polyester. A hardware non-conductive & non-corrosive. River City #2003 Only Sizes: XXLLarge (2XL) - XXXXXLarge (5XL)	MCR SAFETY	2003	\$11.45	\$1,145.00
3	100	Hip Boots: Heavy duty, black rubber, heavy tread sole & heel, steel shank & cushion insole, cotton duct lining reinforced knee with steel toe. *Must meet ANSI 141.1-1983 Class 75 Ironwear 9267 Only Sizes: 7 - 13, including Ladies sizes.	IRONWEAR CORP	9267	\$44.35	\$4,435.00
4	100	Knee Boots: 15" or 16" black rubber with steel toe, cushion insole, cotton duct lining (non-insulated). Liberty 1551 or Equivalent Sizes: 7 - 15, including Ladies sizes	LIBERTY SAFETY	1551	\$18.99	\$447.00
5	300	Safety Vest: Florescent Lime / Yellow DOT Approved with Reflective Stripes. City Seal to be Screen printed on back. *Must meet or exceed ANSI 107-2010 Ironwear 1284-LZ or equivalent Sizes: Large - XXXLarge (3XL)	IRONWEAR CORP	1284-LZ	\$8.45	\$169.00
6	200	Safety Glasses: Translucent frames with one piece flat fold side shield temples and snug fitting brow pieces. Universal bridges allow for one size fits all. Lenses 35-54mm polycarbonate, scratch resistant. *Must meet or exceed ANSI Z87.1 performance criteria. Gateway Clear 4680 or equivalent	GATEWAY SAFETY	4680	\$1.27	\$254.00
7	200	Safety Glasses: Translucent frames with one piece flat fold side shield temples and snug fitting brow pieces. Universal bridges allow for one size fits all. Lenses 35-54mm polycarbonate, scratch resistant. *Must meet or exceed ANSI Z87.1 performance criteria. Gateway Light Blue 4676 or equivalent	GATEWAY SAFETY	4676	\$1.45	\$290.00
8	200	Safety Glasses: Translucent frames with one piece flat fold side shield temples and snug fitting brow pieces. Universal bridges allow for one size fits all. Lenses 35-54mm polycarbonate, scratch resistant. *Must meet or exceed ANSI Z87.1 performance criteria. Gateway Blue Mirror 469M or equivalent	GATEWAY SAFETY	469M	\$1.85	\$370.00
9	20	Goggles: Clear safety, fog free to be worn over glasses. *Must meet ANSI Z87-1 Liberty 1790C/AF or equivalent	LIBERTY SAFETY	1790C/AF	\$1.49	\$447.00
10	1500	Work Gloves: Leather palm Liberty 3260SQ/G or equivalent	LIBERTY SAFETY	3260SQ/G	\$2.05	\$3,075.00

11	400	Work Gloves: Cotton, White Canvas, Knit Wrist Liberty 4501Q or equivalent	LIBERTY SAFETY	4501Q	\$0.75	\$300.00
12	3000	Mesh Glove Liner Liberty 4517L or equivalent	LIBERTY SAFETY	4517L	\$0.40	\$1,200.00
13	40	Mask: Disposable, Dust, adjustable Liberty 1890 or equivalent	LIBERTY SAFETY	1890	\$6.15	\$246.00
14	125	Ear Plugs: Taper fit on string. Noise reduction rating 33 decibels. Must meet ANSI S 3.19-1974 Howard Leight Max 30 or equivalent	HONEYWELL	MAX30	\$0.42	\$52.50
15	15	Ear Muff: Aeero Model #1000, 330-3001 or equivalent Must meet ANSI S 3.19-1974	GATEWAY SAFETY	GW95134	\$8.50	\$127.50
16	100	Disposable Protective Suit or Coveralls w/ Hood and cover boots (color white) (sizes M, L, XL, 2XL, 3XL)	LIBERTY SAFETY	C18125	\$60.85	\$6,085.00
17	500	Latex Gloves	VANGUARD SAFETY	A16A3	\$5.99	\$2,995.00
18	500	Nitrile Gloves, Powder-Free, 4MIL (FDA Compliant) (sizes S, M, L, XL)	LIBERTY SAFETY	F2010WC	\$5.85	\$2,925.00
19	500	Nitrile Gloves, Powder-Free, 6MIL (FDA Compliant) (sizes S, M, L, XL)	LIBERTY SAFETY	2016BKT	\$7.75	\$3,875.00
20	500	Nitrile Gloves, 12" Extended Cuff, Powder-Free, 6 MIL (FDA Compliant) (sizes S, M, L, XL)	LIBERTY SAFETY	2013ML	\$5.75	\$2,875.00
21	20	Half-Mask Respirator Kit w/ cartridges, Reusable, cover nose and mouth. (NIOSH Rating N95) Size: Small	3M CORP	7100312667	\$34.40	\$688.00
22	25	Half-Mask Respirator Kit w/ cartridges, cover nose and mouth. (NIOSH Rating N95) Size: Medium	3M CORP	7100309484	\$34.40	\$860.00
23	40	Half-Mask Respirator Kit w/ cartridges, Reusable, cover nose and mouth. (NIOSH Rating N95) Size: Large	3M CORP	7100308666	\$34.40	\$1,376.00
24	8	Half-Mask Respirator Filters Replacements	3M CORP	7000051851	\$12.80	\$102.40
25	8	Half-Mask Respirator Cartridges Replacements	3M CORP	7000051850	\$14.25	\$114.00
26	20	Industrial Back Supports Belts (includes suspenders, double hook & loop, adjustable shoulder straps) Sizes: S, M, L, XL, 2XL	ERB SAFETY	WEL1213	\$15.25	\$305.00
27	20	Cut Resistant Sleeves with Thumbhole - 18"	Liberty Safety	2818KVT	\$7.85	\$157.00
28	50	Standard Hard Hats, Vented (Color: Yellow) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-475360 orequivalent	MSA	10034029	\$26.15	\$1,307.50
29	50	Standard Hard Hats, Vented (Color: Blue) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-475360 orequivalent	MSA	10034019	\$26.15	\$1,307.50
30	50	Standard Hard Hats, Vented (Color: Green) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-475360 orequivalent	MSA	10034032	\$26.15	\$1,307.50
31	50	Full Brim Hard Hat (Color: Gray) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-475360 or equivalent	MSA	475367	\$21.30	\$1,065.00
32	50	Full Brim Hard Hat (Color: Yellow) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-475360 or equivalent	MSA	475366	\$21.30	\$1,065.00
33	50	Full Brim Hard Hat (Color: Blue) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-475360 or equivalent	MSA	475368	\$21.30	\$1,065.00

34		Full Brim Hard Hat (Color: Green) Must meet or exceed OSHA & ANSI Z89.1, MSA 454-50 475360 or equivalent	MSA	475370	\$21.30	\$1,065.00
35		Hard Hat Replacement Sweatband (SOLD IN PACKS of 10)	MSA	10153518	\$25.25	\$6,312.50
36		Mosquito Head Net for face and neck (Net Only)	STANSPORT	711-4872	\$4.75	\$356.25
37		Mosquito Head Net Hat w/ removeable mosquito net mesh cover	COGHAN'S	2508	\$2.75	\$206.25

STAFF REPORT

DEPARTMENT: COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBMITTED BY: KATE HOGAN

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Contract Renewal for Placer.ai

Review and discuss the upcoming renewal of the Placer.ai subscription agreement, a data analytics platform that supports business attraction, retention, and growth efforts in Warner Robins.

STAFF RECOMMENDATION

Staff recommends approval of the Placer.ai contract renewal to continue providing data-driven market insights that support business development, retention, and economic growth initiatives in Warner Robins.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$27,000

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
Advertising/Promotion 2417550.523300	\$27,000

ITEM DESCRIPTION

Approval of the renewal of the Placer.ai contract to continue providing access to data-driven market analytics and consumer insights that support economic development efforts in Warner Robins. The platform delivers valuable information on consumer behavior, visitation patterns, and market trends, enabling staff to make informed decisions related to business recruitment, retention, expansion, and strategic planning. This data is also made available to local businesses to support their growth, decision-making, and marketing efforts within the City. Renewing this contract will strengthen the City's ability to support existing businesses, help local businesses flourish and expand within Warner Robins, attract new investment, and promote sustainable economic growth. Upon approval, services will commence on November 9, 2026 and continue through November 8, 2027.

ALTERNATIVES

Forego renewal of the Placer.ai contract, resulting in limited access to data-driven market insights and reduced support for business development, retention, and economic growth initiatives.

ATTACHMENTS

1. Placer.ai Contract

CITY OF WARNER ROBINS
STATE OF GEORGIA

RESOLUTION

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins hereby authorize Mayor LaRhonda W. Patrick to execute an Amendment to Order Form with Placer Labs, Inc. for the period of 12 months starting November 9, 2026 and ending November 8, 2027.

This 5th day of October 2026.

CITY OF WARNER ROBINS

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk



Placer.ai

PLACER LABS, INC.

AMENDMENT TO ORDER FORM

This Amendment to Order Form (this “**Amendment**”), dated and effective as of the last signature below (the “**Amendment Date**”), modifies the Order Form executed by City of Warner Robins (“**Customer**”) and Placer Labs, Inc. (“**Placer**”) on or about November 09, 2023 (together with any other prior amendments thereto, the “**Order Form**”). Unless otherwise defined, capitalized terms herein have the same meaning as in the Order Form. Placer and Customer agree to amend the Order Form as follows:

1. The Parties agree to an Additional Term commencing on November 09, 2026 (“**Commencement Date**”) and ending on November 08, 2027.
2. Starting on the Commencement Date, the following summary of the Services and Fees is added to the beginning of the Order Form and replaces any existing summary:

Services and Fees.

Services Description	List Price	Discount	Total Fees	Services Description Detail
Platform Access	\$29,500.00	\$2,500.00	\$27,000.00	Section 2
Chains Report Expanded	\$0.00	\$0.00	\$0.00	Section 2
Void Analysis	\$0.00	\$0.00	\$0.00	Section 2
Events	\$0.00	\$0.00	\$0.00	Section 2
Esri Basemaps	\$0.00	\$0.00	\$0.00	Section 2

Total List Price	\$29,500.00
Total Discount	\$2,500.00
Subscription Fees Total	\$27,000.00

All Fees in this Order Form are shown in US Dollar (USD)

3. Starting on the Commencement Date, the services listed in Exhibit A are added as Services in the applicable Services section of the Order Form.



Placer.ai

PLACER LABS, INC.

4. Customer's invoicing schedule for this Additional Term shall be as follows and replaces the current invoicing schedule, if any (for purposes of this Amendment, Effective Date means Commencement Date):

Placer will invoice Customer as follows for the Additional Term starting on the Effective Date:	Annually (Placer will invoice Customer for the entire Annual Fee promptly after the Effective Date and then annually thereafter)
Customer shall pay all invoices within the following number of days of the invoice date:	30

5. As of the Amendment Date, the annual Fees for any subsequent Additional Term shall be subject to an increase up to the greater of eight percent (8%) or CPI, unless Placer provides notice of different pricing at least thirty (30) days prior to the applicable Additional Term. Any such increase in Annual Fees will only be effective upon commencement of the Additional Term.
1. **Additional Terms For the Esri Basemaps Enabled Platform.** Customer hereby acknowledges and agrees that access to and use of the Esri Basemaps features in the Placer Platform is subject to the supplemental Terms and Conditions included below (the "Supplemental T&Cs"). Customer acknowledges and agrees that the Supplemental T&Cs shall specifically modify, amend and supersede any contrary terms or conditions in this Order Form or the Agreement.

Supplemental T&Cs

1. Customer hereby disclaims, to the extent permitted by applicable law, Environmental Systems Research Institute, Inc.'s ("Esri") and its licensors' liability for any damages or loss of any kind, whether direct, special, indirect, incidental, or consequential, arising from the use of the Placer Platform or its components or output therefrom including, but not limited to, liability for use of the Placer Platform or its components or output therefrom in high-risk activities or liability related to any data supplied by Esri.
2. Customer hereby agrees that, at the time of termination of use of the Placer Platform, it shall delete or destroy all elements of data derived from the Placer Platform or its components; provided however, that Customer shall not be required to immediately purge from its hard-copy, electronic or email files any such data which are contained in such files for so long as such data is (i) solely retained for ordinary corporate systems backup, legal or regulatory purposes, (ii) not used for any commercial purposes or monetized in any manner and (iii) ultimately deleted in accordance with its data retention policy.
3. Customer hereby agrees that it shall comply fully with all relevant export control and trade sanctions laws and regulations of the United States, including, but not limited to, the Export Administration Regulations (EAR), including prohibited end users and end uses as referenced in Part 744 of the EAR and all of its relevant supplements including Supplement



PLACER LABS, INC.

No. 4 to Part 744 of the EAR (<https://www.bis.doc.gov/index.php/documents/regulations-docs/2343-part-744-control-policy-end-user-and-end-use-based-2/file> and <https://www.bis.doc.gov/index.php/documents/regulations-docs/2347-744-suppl-4-6/file>); International Traffic in Arms Regulations (ITAR); and the United States Department of Treasury, Office of Foreign Assets Control (OFAC) regulations, and it shall ensure that the Placer Platform, Placer Data and/or any component or output therefrom is not exported, reexported, transferred, diverted, used, or accessed, directly or indirectly, in violation of any United States export control and trade sanctions laws and regulations. When applicable, Customer shall provide Placer with information about its export and distribution activities as may be required for Placer and Esri to meet their respective obligations under those laws and regulations.

4. Customer hereby agrees that it shall not remove or obscure any patent, copyright, trademark, proprietary rights notices, or legends contained in or affixed to the Placer Platform, any component thereof, any data supplied by Esri, output, metadata file, or online or hard-copy attribution page of any data supplied by Esri with respect to the Placer Platform and/or any component thereof.

5. Customer hereby acknowledges and agrees that Esri and its licensors do not warrant that any data supplied by Esri or its licensors or in the Placer Platform and/or any component thereof will meet its needs or expectations; that the use of the Placer Platform, any component thereof, any data supplied by Esri or its licensors will be uninterrupted; or that all nonconformities can or will be corrected. Esri and its licensors are not inviting reliance on any data supplied by Esri or its licensors in the Placer Platform and/or any component thereof, and Customer should always verify actual data supplied by Esri or its licensors in the Placer Platform and/or any component thereof. Any warranty offered by Placer for the Placer Platform, any component or output therefrom and/or any data supplied by Esri or its licensors shall only apply between Placer and Customer. Esri and its licensors do not offer any warranties or indemnities to Customer for the Placer Platform, any component thereof and/or any data supplied by Esri.

6. Customer hereby agrees that it shall not store, or cache, for the purposes of redistributing, or sublicensing content or otherwise using the Placer Platform and/or any component or output therefrom in violation of Esri's or a third-party's rights, including intellectual property rights, privacy rights, nondiscrimination laws, export laws, or any other applicable laws or regulations.

2. Except as modified by the terms of this Amendment, the Order Form shall remain in full force and effect. In the event of any conflict or inconsistency between any provision of this Amendment and any provision of the Order Form, the provisions of this Amendment shall govern and control.

City of Warner Robins

Placer Labs, Inc.



Placer.ai

PLACER LABS, INC.

By:
Name:
Title:
Date:

By:
Name:
Title:
Date:

REVIEWED AS TO FORM


CITY ATTORNEY
SUBJECT TO MAYOR AND COUNCIL APPROVAL

DRAFT



Placer.ai

PLACER LABS, INC.

Exhibit A

Esri Basemaps

Esri Basemaps is enabled on the Placer Platform . The Esri Basemaps product is subject to the Additional Terms for the Esri Basemaps Enabled Platform outlined herein.

DRAFT

STAFF REPORT

DEPARTMENT: COMMUNITY AND ECONOMIC DEVELOPMENT

SUBMITTED BY: TIFFANY BOWEN

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Consideration for the use of Trees Across Georgia (TAG) Grant funds to plant 34 trees and establish a healthy tree canopy in the CEJST target area.

STAFF RECOMMENDATION

Staff recommends approval of this expenditure for the planting of selected trees within the TAG Grant target area. The trees were thoughtfully chosen with careful consideration of land use, site conditions, and soil profiles to ensure long-term health, suitability, and sustainability.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: No

Total Project Cost: \$44,282.12

Included In Current Capital Budget: N/A

Appropriations: N/A

Account Title / Number	Dollar Amount

External Funding Sources:

Account Title / Number	Dollar Amount
TAG GRANT 7500-52119	\$44,282.12

ITEM DESCRIPTION

The City of Warner Robins is the recipient of \$750,950 in Trees Across Georgia (TAG) Grant funding over a four-year period to support tree planting in disadvantaged areas identified by the Climate and Economic Justice Screening Tool (CEJST). The City is currently in year three of the grant cycle. To remain eligible for future funding, annual tree planting goals must be met and designated funds fully expended by the end of each year.

This expenditure is consistent with the Forestry Commission's previously approved planting locations for Year Three. The proposed project will increase canopy coverage within a tract that currently scores 0.77 out of 1.0 on the Tree Equity Priority Index, which ranks areas for planting by integrating tree canopy gaps with climate risk, environmental health, and socioeconomic vulnerability to identify where planting is most needed. This score indicates the targeted area only has a tree canopy coverage of 33%.

The lowest bidder, Real Turf Solutions, was selected for this project due to compliance, accuracy, locality and demonstrated capacity to fulfill the contract requirements.

ALTERNATIVES

Choose to delay, revise, or not approve this tree planting proposal. However, delaying this project would could result in missing the year three grant expenditure requirements.

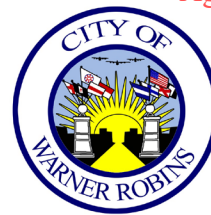
ATTACHMENTS

1. Bid tabulation sheet

DRAFT

BID TABULATION
BID NO.: 26-CED-4796 TAG TREE PLANTING

Line #	Description	QTY	UOM	Real Turf Solutions			Dalton Landscapes			AEM Services, LLC			Tall Pines Forestry Services			Russell Landscape, LLC		
				Perry, GA			Washburn, TN			Fort Valley, GA			Danville, GA			Sugar Hill, GA		
				Unit	Extended		Unit	Extended		Unit	Extended		Unit	Extended		Unit	Extended	
1	Furnish, transport, and install the following trees at the designated location: Warner Robins City Hall (700 Watson Blvd)	1	LS	\$20,209.00	\$20,209.00		\$36,000.00	\$36,000.00		\$22,269.26	\$22,269.26		\$21,945.80	\$21,945.80		\$107,838.50	\$107,838.50	
2	Furnish, transport, and install the following trees at the designated location: Warner Robins City Annex (610A Watson Blvd)	1	LS	\$1,706.01	\$1,706.01		\$3,750.00	\$3,750.00		\$1,751.90	\$1,751.90		\$1,869.80	\$1,869.80		\$10,664.75	\$10,664.75	
3	Furnish, transport, and install the following trees at the designated location: Nola Brantley Memorial Library (721 Watson Blvd)	1	LS	\$3,353.73	\$3,353.73		\$5,500.00	\$5,500.00		\$1,917.74	\$1,917.74		\$3,370.90	\$3,370.90		\$13,633.22	\$13,633.22	
4	Furnish, transport, and install the following trees at the designated location: Middle Georgia State University (100 University Blvd)	1	LS	\$857.33	\$857.33		\$2,000.00	\$2,000.00		\$1,036.15	\$1,036.15		\$831.50	\$831.50		\$6,743.50	\$6,743.50	
5	Furnish, transport, and install the following trees at the designated location: Median along University Blvd (University Blvd)	1	LS	\$2,868.05	\$2,868.05		\$5,500.00	\$5,500.00		\$2,792.99	\$2,792.99		\$3,972.20	\$3,972.20		\$14,316.50	\$14,316.50	
6	Weekly watering of each installed tree. Quoted price should reflect the monthly cost.	12	Month	\$1,274.00	\$15,288.00		\$1,000.00	\$12,000.00		\$3,333.33	\$39,999.96		\$3,250.00	\$39,000.00		\$5,200.00	\$62,400.00	



CONTRACT FOR SERVICES

OWNER: City of Warner Robins
P.O. Box 8629
Warner Robins, GA 31095

CONTRACTOR: TCCN, LLC dba Real Turf Solutions
P.O. Box 1526
Perry, GA 31069

BID NO./TITLE: 26-CED-4796 TAG Tree Planting & Watering Services

This Contract is made and entered into this **5th** day of **October 2026**, by and between **REAL TURF SOLUTIONS**, (hereinafter "Contractor"), and the **CITY OF WARNER ROBINS**, a Georgia municipal corporation in Houston and Peach Counties, (hereinafter "City").

WHEREAS, in consideration of the mutual promises and covenants contained herein, the parties do hereby agree as follows:

1. Contract Documents: The following documents, including any addenda, attachments, and additions, collectively form the complete contract documents, all of which are incorporated herein by reference and shall do everything required by this contract:
 - a. Request for Proposal No. 26-CED-4796;
 - b. General Instructions to Bidders, Terms and Conditions;
 - c. Exhibit A: Special Conditions
 - d. Exhibit B: Contractor's Proposal
2. Contract Term: The term of this Contract shall commence on the Effective Date of **October 5, 2026 and expire on October 4, 2027**.
3. Scope of Services: The Contractor is responsible for performing the scope of services set forth in the Special Conditions (the "Work"), attached hereto as "Exhibit A" and generally described as follows:

The Contractor shall furnish all labor, equipment, materials, supervision, and transportation necessary to perform tree planting and tree watering services in accordance with current ANSI A300 standards.
4. Contract Price: The City shall pay the Contractor in accordance with the rates set forth in the Contractor's Proposal, attached hereto and incorporated herein as "Exhibit B", for Contractor's performance of Work, subject to authorized budget appropriations. Pricing shall remain firm for the full term of the contract and may only be modified through a written amendment approved by both parties.

5. Payment Procedures

- 5.1 The City will process payment requests on a monthly basis following inspection and approval of services rendered.
- 5.2 Contractor must submit valid, itemized invoices after delivering goods or services. At a minimum, invoices must include: (i) invoice number; (ii) Contractor name and address; (iii) purchase order number; (iv) buyer name and address; (v) item description and line number; (vi) item quantity, unit price, and extended price; (vii) discount, if applicable; (viii) order date and shipping date; (ix) back order amount, if any, and shipping date.
- 5.3 All invoices must be submitted via email to the following address, wrinvoices@wrga.gov.
- 5.4 The City will pay all undisputed amounts via check within thirty (30) days of receipt and approval of a properly prepared invoice.

6. Termination

- 6.1 The City, by written notice, may terminate this Contract, in whole or in part, when in the City's interest. If this Contract is terminated, the City shall be liable only for goods or services delivered or accepted. The City Notice of Termination may provide the Contractor thirty (30) days prior notice before it becomes effective. However, at the City's sole option a termination of convenience may be effective immediately and may apply to delivery orders (if applicable) or to the contract in whole.
- 6.2 In compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract shall be effective for a term commencing on the Effective Date and terminating at midnight one year later ("initial term"), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term.

7. Licenses, Registrations, Certifications and Permits: The Contractor shall be responsible for obtaining and maintaining in a valid status, all licenses, registrations, certifications, and permits necessary to perform the Work as required by law. Contractor shall provide copies of any such licenses, certifications, or permits to the City upon request.

8. Insurance

- 8.1 Contractor shall obtain and continuously maintain during the term of the Contract insurance meeting or exceeding the minimum coverage amounts as follows:
 Worker's Compensation at Statutory Requirement
 Commercial General Liability: \$1 Million/Occurrence, \$2 Million General Aggregate
 Commercial Auto Liability: \$1 Million Combined Single Limit
 Umbrella Liability: \$1 Million
- 8.2 Such insurance shall be endorsed to name the City of Warner Robins as a Certificate Holder and additional insured party.

9. Indemnification: The Contractor shall indemnify, defend and hold harmless the City of Warner Robins and, its departments, their officers, agents, and employees from any claims, demands, damages and actions of any kind or nature whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the Contractor/any services of any kind or nature provided by the Contractor.

10. Subcontractors

- 10.1 No subcontractor, sub-subcontractor or consultant shall be retained by the Contractor to perform services under this Contract without the prior written consent of the City.
- 10.2 Administration of any approved subcontractor shall be the Contractor's responsibility and all subcontracts shall require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City.
- 10.3 The Contractor shall ensure that all subcontractors engaged in the performance of this Contract possess and maintain all required licenses, certifications, permits, and approvals required by applicable federal, state, and local laws and authorizing the performance of such services for which they were retained.

11. Employment Authorization Program

- 11.1 In accordance with the Georgia Security and Immigration Compliance Act, as amended, any Contractor that enters into a contract for the physical performance of services shall register and participate in the federal work authorization program, E-Verify. All subcontractors and sub-subcontractors, as such terms are defined in O.C.G.A. § 13-10-90, shall also be required to comply with these E-Verify requirements.
- 11.2 The Contractor and their subcontractors and sub-subcontractors will be required to execute an affidavit verifying their compliance with O.C.G.A. § 13-10-91.
- 11.3 The Contractor shall comply with any and all applicable requirements and provisions set forth in O.C.G.A. § 13-10-91.
- 11.4 Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor contracts with a subcontractor in connection with this Contract, the Contractor shall secure from such subcontractor a notarized subcontractor affidavit, and maintain such record for inspection by the City.

- 12. Assignment: This Contract shall not be assignable by the Contractor in whole or in part without the written consent of the City.

- 13. Contract Modification: Any change to the Contract must be made by a written amendment, signed and dated by authorized representatives of both the City and the Contractor. The amendment must reference the original Contract, state the specific changes, and note any adjustments to price, schedule, or deliverables. No verbal agreements or informal communications shall constitute a valid amendment.

- 14. Compliance with Laws; Non-Discrimination: The Contractor, its sub-contractor(s), assignees and successors, in the performance of contracted work, shall comply with all applicable federal, state, and local laws, rules and regulations. Including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin, gender, religion, age, or disability in connection with any bid submitted to the City of Warner Robins or the performance of any contract resulting therefrom.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed.

CITY OF WARNER ROBINS

REAL TURF SOLUTIONS

Signature: _____
LaRHONDA W. PATRICK
MAYOR

Signature: _____

Print Name: _____

Title: _____

Date: _____

ATTEST: _____
MANDY STELLA
CITY CLERK

ATTEST: _____

DRAFT

Exhibit A
Special Conditions
Bid No.: 26-CED-4796
Tree Planting Services

1. Scope of Work

The Contractor shall furnish all labor, supervision, personnel, equipment, tools, materials, transportation, and all other resources necessary to perform the tree removal services as specified herein (“Work”). The Contractor shall perform all Work in a safe, timely, and professional manner and in accordance with the requirements of the solicitation.

2. Scheduling & Site Assessment

2.1 The contractor shall provide a proposed planting schedule prior to beginning work. Notification will be given to the City at least forty-eight (48) hours prior to beginning planting operations.

2.2 Contractor shall notify the City of unforeseen site conditions, utility conflicts, or any conditions that may affect project completion.

3. Technical Specifications

3.1 General Requirements

- 3.1.1 Contractor shall protect existing sidewalks, curbs, utilities, irrigation systems, buildings, signage, landscaping, turf, and other infrastructure from damage. Any damage resulting from contractor operations shall be repaired at the contractor's expense.
- 3.1.2 Notification must be immediately provided upon identifying any additional hazards, defects, or site concerns observed during operations.
- 3.1.3 All Work must be completed within 30 days of bid award.
- 3.1.4 Contractor shall be responsible for all aspects of the project, including, but not limited to:
Procuring nursery-grown trees that meet or exceed all project specifications and ANSI Z60.1 Nursery Stock Standards.
- 3.1.5 Coordinating all required underground utility locates through Georgia 811.
- 3.1.6 Adjust or remove stakes and guying materials when no longer needed.
- 3.1.7 Maintain safe work zones and comply with all applicable OSHA, local, state, and federal safety requirements.

3.2 Tree & Planting Specifications

- 3.2.1 All trees shall be balled-and-burlapped (B&B).
- 3.2.2 Conform to the current ANSI Z60.1 – American Standard for Nursery Stock.
- 3.2.3 Trees shall be healthy, vigorous, true to species and cultivar.
- 3.2.4 Free from insects, disease, mechanical damage, girding roots, sunscald, frost cracks, including bark, or other structural defects.
- 3.2.5 Trees shall exhibit sound branch architecture and a well-developed root system.
- 3.2.6 Trees shall not have circling or kinked roots that would compromise long-term establishment.
- 3.2.7 Shade trees shall be a 3-inch minimum caliper measured six (6) inches above the root flare. Trees shall be proportionate in height and canopy development for their caliper. (Unless otherwise approved by the City)
- 3.2.8 Expose root flare before planting and ensure it remains visible at finished grade.
- 3.2.9 Excavate planting holes two to three times the width of the root ball and of sufficient depth to position the root flare at finished grade.

- 3.2.10 Install trees in accordance with ANSI A300 Standards and ISA Best Management Practices for Tree Planting.
- 3.2.11 Thoroughly water each tree following installation.
- 3.2.12 Install stakes only when site conditions warrant and removing any unnecessary nursery materials.

3.3 Mulching

Install approximately 2–3 inches of natural hardwood mulch around each tree in a minimum 3-foot diameter mulch ring. Mulch shall be kept several inches away from the trunk to prevent bark decay and moisture accumulation.

3.4 Establishment Period & Continued Watering

- 3.4.1 Provide weekly watering of all trees for a period of one year unless weather conditions make watering unnecessary, as determined by the City.
- 3.4.2 Maintain mulch rings as needed throughout the establishment period.
- 3.4.3 Adjust and remove stakes and guying materials when no longer needed.
- 3.4.4 Correct minor planting deficiencies identified by the City.
- 3.4.5 When the City determines that a scheduled weekly watering is unnecessary due to weather conditions, the Contractor shall not be entitled to payment for the watering service that was not performed. The monthly watering services payment shall be pro-rated based on the number of watering services actually performed during the applicable month, using the Contractor's bid monthly watering cost as the basis for calculation.

3.5 Debris Removal & Site Restoration

- 3.5.1 Removal and proper disposal of all excess soil, nursery containers, wire baskets, twine, straps, debris, and other project related waste generated during the project.
- 3.5.2 Upon completion of planting activities, all disturbed turf, landscape areas, and other site features resulting from installation activities must be restored.

3.6 Warranty

- 3.6.1 Contractor shall provide a one (1) year establishment period beginning on the date of final acceptance by the City.
- 3.6.2 Any tree that dies or fails to establish during this period shall be replaced with the same species, cultivar, quality and minimum size at no cost to the City.
- 3.6.3 The City reserves the right to reject any tree material or workmanship that does not meet these specifications.
- 3.6.4 Monitoring tree health throughout the warranty period and correct minor planting deficiencies identified by the City.

3.7 Traffic Control

The Contractor shall provide, maintain, and remove all traffic control necessary to safely perform Work within medians, rights-of-way, and other areas open to public vehicular or pedestrian traffic.

4. Reporting & Documentation

- 4.1 Photographs depicting site conditions before-and-after work is completed shall be provided for each location.
- 4.2 Daily progress reports shall be provided upon request.
- 4.3 Final acceptance shall occur only after all trees have been properly installed and approved by the City.

5. Location and Description of Sites

The contractor shall be responsible for furnishing, transporting, and installing the following trees at the designated locations:

(2) Chinese Pistache, (2) 'Green Vase' Japanese Zelkova, (2) 'Afterburner' Black Tupelo, (1) 'Black Pearl' Eastern Redbud, (3) 'Main Street' Purpleblow Maple, (14) 'Mikiori' Parrotia (Standard Trunk), (7) 'Emerald City' Tulip Poplar and (3) 'Breezeway' Nuttall Oak

Site Name	Address	Tree(s) to be planted
Warner Robins City Hall	700 Watson Blvd Warner Robins, GA 31093	(2) Breezeway Nuttall Oak (1) 'Green Vase' Japanese Zelkova (3) 'Main Street' Purpleblow' Maple (12) 'Mikiori' Parrotia (Standard Trunk) (6) 'Emerald City' Tulip Poplars
Warner Robins City Annex	610A Watson Blvd Warner Robins, GA 31093	(2) 'Mikiori' Parrotia (Standard trunk)
Nola Brantley Memorial Library	721 Watson Blvd Warner Robins, GA 31093	(1) 'Black Pearl' Eastern Redbud (2) 'Afterburner' Black Tupelo
Middle Georgia State University	100 University Blvd Warner Robins, GA 31093	(1) Emerald City Tulip Poplar
Median along University Blvd	University Blvd Warner Robins, GA 31093	(1) Breezeway Nuttall Oak (1) 'Green Vase' Japanese Zelkova (2) Chinese Pistache

**Exhibit B
Contractor's Proposal**

[Exhibit B continues on next page]

TAG Tree Installation 2026 Real Turf Solutions

Warner Robins City Hall								
Qty	Tree	Tree Cost	Mulch/Stake	Labor	Equipment	Price Per Tree	Price	
2	Breezeway	\$402.99	\$50.66	\$262.50	\$78.67	\$794.82	\$1,589.63	Siteone
1	Green Vase	\$299.25	\$50.66	\$262.50	\$78.67	\$691.08	\$691.08	Gomaterials
3	Main Street	\$463.60	\$50.66	\$262.50	\$78.67	\$845.42	\$2,536.27	Bold Springs
12	Parrotia	\$461.18	\$50.66	\$262.50	\$78.67	\$853.00	\$10,236.06	Siteone
6	Emerald Poplars	\$465.50	\$50.66	\$262.50	\$78.67	\$857.33	\$5,143.96	Gomaterials
							\$20,197.01	
Warner Robins City Annex								
2	Mikiori	\$461.18	\$50.66	\$262.50	\$78.67	\$853.00	\$1,706.01	Siteone
Nola Brantley Memorial Library								
1	Black Pearl Eastern Redbud	\$567.30	\$50.66	\$262.50	\$78.67	\$959.13	\$959.13	Siteone
2	Afterburner Black Tupelo	\$805.47	\$50.66	\$262.50	\$78.67	\$1,197.30	\$2,394.60	Siteone
							\$3,353.73	
Middle Georgia State University								
1	Emerald City Tulip Poplar	\$465.50	\$50.66	\$262.50	\$78.67	\$857.33	\$857.33	Gomaterials
Median University Blvd								
1	Breezeway Nuttall	\$402.99	\$50.66	\$262.50	\$78.67	\$794.82	\$794.82	Siteone
1	Green Vase	\$299.25	\$50.66	\$262.50	\$78.67	\$691.08	\$691.08	Gomaterials
2	Chinese Pistache	\$299.25	\$50.66	\$262.50	\$78.67	\$691.08	\$1,382.15	Gomaterials
							\$2,868.05	
							\$28,982.12	
12	Water Applications					\$1,275.00		
							\$15,300.00	
							\$44,282.12	

STAFF REPORT

DEPARTMENT: FIRE DEPARTMENT

SUBMITTED BY: JASON MOCK

MEETING DATE: OCTOBER 5TH 2026

AGENDA ITEM

Fire Department – Upfitting for Emergency Light Duty Response Vehicles

Upfitting for (2) Emergency Response SUVs

STAFF RECOMMENDATION

Approval of the purchase of necessary equipment to properly equip (2) New Light Duty / Emergency Response SUVs (Ford Explorers) from Gellman Upfitting for the amount of \$23,317.60.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$23,317.60

Included In Current Capital Budget: Yes

Appropriations: No

Account Title / Number	Dollar Amount
Vehicles / 1003520-542200	\$23,317.60

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	

ITEM DESCRIPTION

The Warner Robins Fire Department is requesting to utilize **Gellman Upfitting** for the complete upfitting of two emergency response SUVs. The scope of work will include the installation of a full complement of emergency vehicle wiring, emergency warning and lighting systems, radio equipment, control components, and other necessary emergency response accessories required to place the vehicles into operational service.

Gellman Upfitting has served as the Warner Robins Fire Department's specialized emergency vehicle upfitting provider for many years. Their familiarity with the Department's equipment, vehicle configurations, electrical requirements, radio systems, and operational needs provides a significant advantage in ensuring consistency and reliability across the Department's emergency response fleet.

This work requires specialized knowledge and experience to ensure that emergency lighting, communications equipment, wiring, and associated components are properly installed, integrated, and protected from the demanding conditions associated with emergency response operations. Proper installation is essential for firefighter safety, vehicle reliability, communications, and compliance with applicable emergency vehicle standards and manufacturer requirements.

Gellman Upfitting has consistently provided the Department with a high standard of workmanship and service. Additionally, their pick-up and delivery service for each vehicle minimizes the logistical impact on Department personnel downtime and reduces the amount of time the vehicles are unavailable for service.

Utilizing Gellman Upfitting will provide continuity with the Department's existing emergency vehicle configurations, ensure professional installation of critical equipment, and provide an efficient process for completing the two SUV upfits and placing the vehicles into service.

ALTERNATIVES

Utilize a new alternate vendor with no history of upfitting with the Fire Dept.

ATTACHMENTS

1. Quote Estimate – E1723

ESTIMATE

Gellman Upfitting, LLC
5395 Webb Pkwy
Lilburn, GA 30047

jason.gellman@gellmanupfitting.com
+1 (678) 709-2179
www.gellmanupfitting.com

Agenda Item #3D_I



Bill to
Jason Mock
Warner Robins Fire Department
111 North Pleasant Hill Road
Warner Robins, GA 31093 USA

Ship to
Jason Mock
Warner Robins Fire Department
111 North Pleasant Hill Road
Warner Robins, GA 31093 USA

Estimate details

Estimate no.: E1723
Estimate date: 09/22/2026

PO #: (2) 2025 FPIU

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Federal Signal Light/Siren Package	(1) Front ILS (1) Rear ILS (1) PF200 Siren/Light Controller (1) OBD Integration Cable (1) EXPMOD24 light controller (1) ES100C Siren Speaker (1) ESBL-FPIU25 Siren Bracket (10) MPS62U-RW (1) Headlight Flasher (1) Taillight Flasher (1) MPSM6U-FPIU20WW (1) MPSM6U-WIN (1) MPSMW9-FPIU25SMW (1) Freight (1) Installation Materials	2	\$5,395.00	\$10,790.00
2.		Havis Console	Havis Full-Length Console to Warner Robins Spec: (1) C-VSX-1800-INUT VSX Console (2) C-ARM-102 Dual Armrest (1) CUP2-1004 Dual Cupholder (1) C-EB30-APR-1P Motorola Bracket (1) C-EB30-FSP-1P Siren Bracket (2) Magnetic Mic-Mounts (1) C-AP-0645-1 Storage Tray (1) C-LP2-USB-BL2 USB/12V Panel (1) C-MD-119 Tilt/Swivel Motion Device (1) MDT Mount (1) Freight (1) Installation Materials	2	\$2,703.80	\$5,407.60
3.		Parts	(1) Kussmaul 15-amp Super Auto-Eject Receptacle (1) Iota DLS-45-IQ4 Battery Charger	2	\$785.00	\$1,570.00

4.	Labor	(1) Installation of Federal Signal light/siren components into 2025 FPIU (1) Installation of Havis Console, Accessories, and MDT into 2025 FPIU (1) Installation of Kussmaul Auto-Eject and Iota Battery Charger system (1) Installation of customer supplied Motorola APX Radio components. - WRFD to provide remote head, red/blue remote cables, antenna, speaker, power input harness, and radio amplifier. *If Motorola components are not provided GU will add \$75 to invoice and provide HAF-4013A antenna and power/ground/ignition provisions*	2	\$2,750.00	\$5,500.00
5.	Travel	Travel to Warner Robins, GA for vehicle pick-up and delivery of (2) 2025 FPIU.	2	\$0.00	\$0.00

Subtotal \$23,267.60

Shipping \$50.00

Note to customer

Lifetime Warranty on Labor
Manufacturer's Warranty on Components

To approve please sign and return or reply in a written format noting this number. By approving you are agreeing to the following terms and conditions. Cancellation fee of an approved quote is 10% of the total cost. If the manufacturer charges a restocking fee for any items, customer is responsible for charges and additional freight for returns. No returns on any items after 30 days, no returns on any open box, special order, or visibly used/worn items.

MDT Mount to be specified by WRFD prior to approval/order

Thank you for trusting Gellman Upfitting, LLC.

Total \$23,317.60

Accepted date

Accepted by

STAFF REPORT

DEPARTMENT: GENERAL ADMINISTRATION

SUBMITTED BY: CHRIS ROOKS

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

HVAC Repair at City Hall-Cooling Tower (City Hall Hays HVAC Contract)

Several service calls were placed with Hays Service for the City Hall Cooling Tower because the belts on the tower are squealing. The solution is to replace the shaft. The original plan was to delay the repair until cooler weather; however, the temporary repairs are becoming more frequent. The repair needs to be scheduled soon.

STAFF RECOMMENDATION

The request is that Mayor and Council approve Hays Service to repair the HVAC system for \$17,327.00. Hays is the contract HVAC vendor for the City Hall complex.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact:

Total Project Cost: \$17,327.00

Included In Current Capital Budget:

Appropriations:

Account Title / Number	Dollar Amount
1001565 522200 Repairs and Maintenance by Vendor/Buildings	\$17,327.00

External Funding Sources:

Account Title / Number	Dollar Amount

ITEM DESCRIPTION

Hays Service was awarded the contract for HVAC maintenance for the City Hall complex. Hays provides exceptional maintenance service, as well as exceptional service calls. This is a priority repair.

ALTERNATIVES

The City is under contract with Hays awarded to them after a competitive bid process. An option would be to bid for this specific repair, but this decision could impact on the terms of the contract.

ATTACHMENTS

1. Hays Repair Proposal JJ26-539

DRAFT



**PROJECT
PROPOSAL FOR:**

City of Warner Robins

DATE:

September 17, 2026

PROPOSAL NUMBER:

**JJ26-539 - City of Warner Robins -
City Hall - Cooling Tower Repair**

INNOVATIVE HVAC SERVICE SOLUTIONS

4312 Interstate Drive | Macon, Georgia 31210 | Phone: (478) 475-4118 | Fax: (478) 475-5350

Scope of Work

City of Warner Robins

Summary of Services

Hays Service is pleased to offer the following proposal for repairs to the Cooling Tower at City Hall for the City of Warner Robins.

<https://visionshare.xoi.io/?id=wsf7b463bd-b3f3-4664-aa59-34e43ab6bc51>

SPX/Marley
M# MD5008PAF1LCAFMD-10 085771

Insert XOI here

Scope of Work:

- Check in with property manager
- Coordinate with Subcontractor to make repairs to the cooling tower to include:
Replace Shaft Kit Fan shaft, bearings (2), fan and sheave bushings, belt, hardware, rain flingers, shims, grease/fittings/lube lines, protective paint. Disposal of old parts
- 1 Year Warranty on Materials

Scope of Work for Hays Service:

- Isolate cooling tower
- Drain and Refill cooling tower
- Any electrical requirements

Lead time for proposed work is 1 week from job approval

All work to be performed during normal business hours

Pricing

This agreement is subject to the customer's acceptance of Hays Service Terms and Conditions.

Description	Investment
JJ26-539 - City of Warner Robins - City Hall - Cooling Tower Repair	\$17327
Total	\$17,327

NOTE: Due to the current volatility of raw material and supply costs, pricing for this project is only valid for 10 days from the date of this proposal.

Authorization

Customer Acceptance

Printed Name: LaRhonda W. Patrick

Title: Mayor

Acceptance Date: Not yet accepted



SIGNATURE
Chris Rooks

Hays Service Acceptance

Submitted By: Jonny Jeter

Office: 478-475-4118

Cell: 478-475-4118

Proposal Date: September 17, 2026



Jonny Jeter

2026-09-17 14:04:31 (EDT)

Terms and Conditions

Project Agreement Terms and Conditions

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.

2. Contractor warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of installation. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect.

3. Customer will promptly pay invoices within ten (10) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.

4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.

5. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis at Contractor's rates then in effect) over the sum stated in this Agreement.

6. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.

7. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.

8. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.

9. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agent and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

10. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.

11. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Owner of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.

Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the customer's facility, arising out of or in connection with the Contractor's work under this agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).

12. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

Confidential and Proprietary. No Unauthorized Reproduction or Use.

STAFF REPORT

DEPARTMENT: RECREATION, PARKS AND CULTURAL SERVICES

SUBMITTED BY: PRESTON POOSER

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Purchase Requisition – Hays Services for HVAC Repairs at the North Houston Sports Complex

STAFF RECOMMENDATION

Staff recommends approval of a requisition for Hays Services in the amount of \$20,051 for HVAC repairs at the North Houston Sports Complex Proposal Number JJ26-544

BUDGET AND PROCUREMENT

Budgeted Item: No

Included In Current Operating Budget: No

Fiscal Impact: Yes

Total Project Cost: \$20,051

Included In Current Capital Budget: No

Appropriations: Yes

Account Title / Number	Dollar Amount
1006122-522200	\$20,051

External Funding Sources:

Account Title / Number	Dollar Amount
If any funding will be provided by outside partners or agencies, list them with the corresponding amounts	

ITEM DESCRIPTION

Staff recommends approval of a requisition for Hays Services in the amount of \$20,051 for HVAC repairs at the North Houston Sports Complex Proposal Number JJ26-544.

ALTERNATIVES

Reject request

ATTACHMENTS

1. Project Proposal Number JJ26-544

DRAFT



**PROJECT
PROPOSAL FOR:**

City of Warner Robins

DATE:

September 21, 2026

PROPOSAL NUMBER:

**JJ26-544 - City of Warner Robins -
Sports Complex**

INNOVATIVE HVAC SERVICE SOLUTIONS

4312 Interstate Drive | Macon, Georgia 31210 | Phone: (478) 475-4118 | Fax: (478) 475-5350

Scope of Work

City of Warner Robins

Summary of Services

Hays Service is pleased to offer the following proposal for repairs at the City of Warner Robins - Sports Complex, Warner Robins GA.

<https://visionshare.xoi.io/?id=ws983ee39c-5f0a-4ac3-9113-34369b91c0ca>

RTU-10

Carrier

M# 50TCQD24A2A6A2H2G0

S# 2120P16179

Scope of Work:

- Check in with property manager
- Lock out/Tag out RTU-10
- Provide parts and labor to replace blower motor and fuses

RTU-12

Carrier

M# 50HCQ0A05A2A6B2F2A0

S# 2120C85094

Scope of Work:

- Provide parts and labor to replace faulty motor master low ambient/head pressure controller

RTU-2A

Carrier

M# 50HCBE09A2A6A2F2G0

S# 2120P96429

Scope of Work:

- Check in with property manager
- Lock out/Tag out RTU-2A
- Provide parts and labor to replace blower motor

RTU-15

Carrier

M# 50FC-B04A2A6A2F2A0

S# 2020C89928

Scope of Work:

- Check in with property manager
- Lock out/Tag out RTU-15
- Provide parts and labor to replace condenser fan motor, blade and capacitor

DAHU-BB-1

Carrier

M# 40MAQB36B--3

S# 5219V15621

Scope of Work:

- Provide parts and labor to clean evaporator coil and blower assembly

Pricing

This agreement is subject to the customer's acceptance of Hays Service Terms and Conditions.

Description	Investment
JJ26-544 - City of Warner Robins - Sports Complex	\$20051
Total	\$20,051

NOTE: Due to the current volatility of raw material and supply costs, pricing for this project is only valid for 10 days from the date of this proposal.

Authorization

Customer Acceptance

Printed Name: LaRhonda W. Patrick

Title: Mayor

Acceptance Date: Not yet accepted



SIGNATURE

LaRhonda W. Patrick

Hays Service Acceptance

Submitted By: Jonny Jeter

Office: 478-475-4118

Cell: 478-475-4118

Proposal Date: September 21, 2026



Jonny Jeter

2026-09-21 09:00:30 (EDT)

Terms and Conditions

Project Agreement Terms and Conditions

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.

2. Contractor warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of installation. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect.

3. Customer will promptly pay invoices within ten (10) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.

4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.

5. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis at Contractor's rates then in effect) over the sum stated in this Agreement.

6. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all court costs and attorneys' fees incurred by Contractor.

7. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.

8. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.

9. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agent and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

10. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.

11. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Owner of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.

Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the customer's facility, arising out of or in connection with the Contractor's work under this agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).

12. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

Confidential and Proprietary. No Unauthorized Reproduction or Use.

STAFF REPORT

DEPARTMENT: PUBLIC WORKS

SUBMITTED BY: CRAIG CLIFTON

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Purchase Award: 26-PW-4799 Pneumatic – Tire Forklift w/ Extended Forks, Chaves Brothers Management LLC

Consideration for purchase of Pneumatic – Tire Forklift w/ Extended Forks for the Vehicle Maintenance Division of Public Works.

STAFF RECOMMENDATION

Approve the purchase of equipment from Chaves Brothers Management LLC and authorize the Director of Public Works to execute said purchase.

BUDGET AND PROCUREMENT

Budgeted Item: **Yes**Included In Current Operating Budget: **Yes**Fiscal Impact: **Yes**

Total Estimated Yearly Cost: \$33,979.00

Included In Current Capital Budget: **No**Appropriations: **Yes**

External Funding Sources:

Account Title / Number	Dollar Amount
Purchase of Pneumatic – Tire Forklift w/ Extended Forks / 26-PW-4799	Estimated: \$33,979.00

ITEM DESCRIPTION

BACKGROUND:

A necessary purchase for equipment replacement due to age and use. With this purchase we will have a replacement available for immediate use in repairs and annual servicing of all city equipment and vehicles.

Seeking to modernize operations, improve efficiency, and maintain city departmental service, the City of Both the department director and vehicle maintenance superintendent reviewed previous bid proposals.

Previous proposals were evaluated based on four (4) criteria:

- Availability
- Cost
- Reliability
- Variety of Stock

ALTERNATIVES

The City has one primary option should the Mayor and City Council choose to follow a path other than that being recommended by Staff:

- *Reject the purchase request, and rebid the engagement.*

Pursuing this option could mean needing to delay possible timely repairs or servicing so that an alternative contract could be completed and bid out through city processes.

ATTACHMENTS

1. *26-PW-4799 Purchase of Pneumatic – Tire Forklift w/ Extended Forks with Chaves Brothers LLC*

BID TABULATION

Bid No.: 26-PW-4799 Pneumatic-Tire Forklift with Extended Forks

Line #	Description	QTY	UOM	Chaves Brothers Management, LLC.		OCTANE Forklifts, Inc.		Monmouth Solutions, Inc.	
				Total Price	Extended	Total Price	Extended	Total Price	Extended
1	Furnish and deliver one (1) new, unused forklift meeting or exceeding the listed requirements.	1	Each	\$33,979.00	\$33,979.00	\$36,741.00	\$36,741.00	\$44,699.00	\$44,699.00

**26-PW-4799****Chaves Brothers Management, LLC.****Chaves Brothers Management, LLC.****Supplier Response****Event Information**

Number: 26-PW-4799

Title: Pneumatic-Tire Forklift with Extended Forks

Type: IFB

Issue Date: 8/20/2026

Deadline: 9/3/2026 04:00 PM (ET)

Notes: The City of Warner Robins is soliciting electronic sealed bids for the purchase and delivery of one (1) new, unused pneumatic-tire forklift with extended forks, in accordance with the specifications outlined herein. The forklift must fully comply with all stated requirements. Alternatives or substitutions will not be accepted.

Bids must be submitted through the City's online procurement system, ION Wave, no later than September 3, 2026, at 4:00 PM (ET). Late submissions will not be accepted.

Potential bidders are encouraged to submit questions requesting clarification or additional information regarding the specifications or solicitation requirements. All questions must be submitted through ION Wave no later than September 1, 2026, at 2:00 PM (ET).

Submission of a bid constitutes the bidder's acknowledgment and acceptance of all terms, conditions, specifications, and addenda associated with this solicitation.

The City of Warner Robins reserves the right to reject any or all bids, waive informalities and technicalities, and accept or reject any bid when determined to be in the City's best interest. If awarded, the contract will be awarded to the responsive and responsible bidder whose bid is determined to be the most advantageous to the City, with

Contact Information

Contact: Cyndie Algae, Buyer
Address: Purchasing
City Hall Complex
P.O. Box 8629
Warner Robins, GA 31095
Phone: (478) 302-5530
Fax: (478) 929-6940
Email: Purchasing_Office@wrga.gov

DRAFT

Chaves Brothers Management, LLC. Information

Address: 300 Southwest 8th Street
17
Boca Raton, FL 33432
Phone: (973) 224-9955

By submitting your response, you certify that you are authorized to represent and bind your company.

Tyler Chaves

Signature

Submitted at 9/1/2026 12:45:17 PM (ET)

sales@govprocurement.net

Email

Response Attachments

Submission - Bid Invitation.pdf

Bid Package

Non-Collusion Affidavit of Vendor signed.pdf

non collusion

Absence of Conflict of Interest OCGA 36-80-28 signed.pdf

conflict of interest

Technical Proposal FD25F.pdf

Specs

Bid Attributes

1 Business License

To remain eligible for award, bidders must possess a current and valid business license/occupational tax certificate issued by the appropriate local authority, as required by law. Proof of such license must be included with bid submission.

☒ I have read, understand and agree to comply.

2 General Instructions to Bidders, Terms and Conditions

1. Purchasing Policies & Procedures: This bid is subject to the provisions of the City of Warner Robins Purchasing Policies and Procedures and any revisions thereto which are hereby incorporated into this contract in their entirety except as amended or superseded herein.

2. Preparation of Bids: It is the responsibility of the bidder to review all attachments, attributes, drawings, specifications, scope of work/services and all instructions. Failure to do so will be at the bidder's risk, as the bidder will be held liable for their bid response.

Unit price for each line item shall be shown and such prices shall include packing unless otherwise specified, along with a total and grand total where applicable. In case of a discrepancy between a unit price and extended price, the unit price will be assumed correct. Each bidder shall provide all the information required by the bid form or document. An authorized agent of the company must sign bid documents.

Bids issued by the City of Warner Robins are advertised on the City's electronic bidding system IonWave. Bids can be viewed by going to <https://www.wrga.ionwave.net>.

3. Delivery: Each bidder should state the estimated time for delivery of goods or services. Words such

as "immediate" and/or "as soon as possible", etc. will not be acceptable. The known earliest date or the minimum number of calendar days required after receipt of order (delivery A.R.O.) shall be stated (if calendar days are used, include Saturday, Sunday and holidays).

4. Clarification of Terms: If a prospective bidder has questions or requires further clarification regarding the meaning or interpretation of the bids, drawings, specifications or other bid documents, the prospective bidder must submit the question(s) through the City's IonWave electronic bidding system by the date and time specified in the bid notes, in order for a reply to reach all bidders before the close of the bid. Questions submitted via email, telephone, or any alternative method will not be accepted. Any revisions or information concerning a bid will be provided to all prospective bidders as an addendum issued by the Purchasing Office.

5. Bid Acceptance Period: This bid shall be binding upon the bidder for ninety (90) calendar days following the bid closing date. Any bid in which the bidder shortens the acceptance period may be rejected. If specified, bid openings will be held in the Purchasing Office, City Hall Complex, 700 Watson Boulevard, Warner Robins, GA.

6. Submission of Bids: Bids, along with all required documents, must be submitted via Ionwave by the designated date and time stated in bid documents. Submissions received via mail, UPS, Fedex, fax, hand delivery, or any alternative method will not be accepted, unless otherwise specified in bid documents. Only when specified, shall formal sealed bids be submitted to the Purchasing Office. The City of Warner Robins is not responsible for bids that are not submitted in IonWave or received in the Purchasing Office by the due date and time. Bids received after the submission deadline will not be considered in bid evaluation.

Except as otherwise provided by law, information submitted by a bidder in the bidding process shall be subject to disclosure after the bid is awarded in accordance with the Georgia Open Records Act. Proprietary information must be identified as required by the Georgia Open Records Act. Marking an entire bid as proprietary will not be accepted.

Each bidder must keep the contents of their bid confidential after it is submitted until the bid is awarded. The City of Warner Robins will reject the bid as non-responsive if any information is released regarding the bid response prior to it being awarded.

7. Bid Prices: Bid price shall be in the form of a firm cost per the attached specifications. Any exceptions must be noted. The price and all unit prices shown shall be deemed to include all costs of bidder's performance of the work as set forth in the bid documents, including, but not limited to, the cost of labor, supervision, travel, services, materials, fuel, equipment, tools, scaffold, hoisting, transportation, surcharge, storage, insurance and taxes.

Each bid is received with the understanding that selection as the successful bidder by the City does not constitute a written contract between the successful bidder and the City, but shall bind the bidder on his part to furnish and deliver the articles quoted at the prices stated in accordance with the conditions of said accepted bid upon execution of a written contract with the City authorized and approved by the City Attorney and Council and signed by the Mayor. Once a contract is executed by the proper authorities for each party, the City, on its part, may order from such contractor, and except for cause beyond reasonable control, pay for, at the agreed prices, all articles specified and delivered.

The City of Warner Robins is exempt from all State Sales Tax (076-87-00652-1) and Federal Excise Tax (58-6000693).

8. Qualification of Bidders: The City of Warner Robins may make such reasonable investigations as deemed proper and necessary to determine the ability of the bidder to perform the work/furnish the items and the bidder shall furnish to the City all such information and data for this purpose as may be requested.

9. Reject and Withdraw Bids: Failure to observe any of the instructions or conditions in this bid may constitute ground of rejection of bid.

10. Testing and Inspection: Since tests may require several days for completion, the City of Warner Robins reserves the right to use a portion of any supplies before the results of tests are determined. The cost of inspections and tests of any item, which fails to meet specifications, shall be the responsibility of the bidder. All merchandise and services shall be subject to inspection after arrival at the destination or completion of work. In the case any items are found to be defective or otherwise not in conformity with specifications or statement of work, the City has the right to reject such items and/or services and return them at bidder's expense.

11. Inspection of Work Site: Bidders shall visit the City of Warner Robins buildings included and shall be responsible for having ascertained pertinent local conditions such as location, accessibility and general character of the buildings. Claims, as a result of failure to do so, will not be considered by the City of Warner Robins.

12. Delivery Failures: Failure of a contractor to deliver within the time specified or within reasonable time as interpreted by the Purchasing Agent, or failure to make replacement of rejected articles/services when so requested, immediately or as directed by the Purchasing Agent to purchase in the open market articles/services of comparable grade to replace the articles/services rejected or not delivered. On all such purchases, the contractor shall reimburse the City within a reasonable time specified by the Purchasing Agent for any expense incurred in excess of contract process, or the City shall have the right to deduct such amount from monies owed the default contractor. Should public necessity demand it, the City reserves the right to use or consume articles delivered which are substandard in quality, subject to an adjustment in price to be determined by the Purchasing Agent.

13. City Furnished Property: No material, labor or facilities will be furnished by the City unless so provided in the bid.

14. F.O.B. Point: Unless otherwise stated in the bid and any resulting contract, or unless qualified by the bidder, items shall be shipped F.O.B. Destination. The seller shall retain title for the risk of transportation, including the filing for losses or damages. The invoice covering the items is not payable until items are delivered and the contract of carriage has been completed the F.O.B. clause states otherwise, the seller assumes transportation and related charges either by payment or allowance.

15. Indemnification: The bidder agrees to indemnify, defend and hold harmless the City of Warner Robins and, its departments, their officers, agents, and employees from any claims, demands, damages and actions of any kind or nature whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the bidder/any services of any kind or nature provided by the bidder.

16. Non-Collusion: By submission of a bid, the vendor certifies, under penalty of perjury, that to the best of its knowledge and belief:

(a) The prices in the proposal have been arrived at independently without collusion, consultation, communications, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other vendor or with any competitor.

(b) Unless otherwise required by law, the prices which have been quoted in the proposal have not been knowingly disclosed by the vendor prior to opening, directly or indirectly, to any other vendor or to any competitor.

(c) No attempt has been made, or will be made, by the vendor to induce any other person, partnership or corporation to submit or not to submit a proposal for the purpose of restricting competition. Collusions and fraud in bid preparation shall be reported to the State of Georgia Attorney General and the United States Justice Department.

17. Force Majeure: Neither Party shall be liable for failure or delay to perform under this Agreement if such failure or delay is due to circumstances beyond the reasonable control of the applicable Party.

Such circumstances include, without limitation, acts of God; communicable diseases, epidemics, and pandemics (including without limitation the coronavirus or COVID-19); fire; flood; government acts or orders; interruption of utility services; local, regional, or state emergencies; quarantines; severe weather; war, and other causes, whether similar in kind to the foregoing or otherwise, beyond the applicable Party's reasonable control ("Force Majeure"). The Party claiming a Force Majeure must take reasonable steps to minimize the impact thereof. The Party claiming a Force Majeure must give the other Party written notice within 10 days of the Force Majeure commencing, which notice shall describe the Force Majeure and the actions taken to minimize the impact thereof. If a Force Majeure continues for more than 15 consecutive days, either Party may terminate this Agreement on written notice to the other Party with no further liability or penalty to either Party other than liabilities or obligations accrued prior to the termination.

18. Insurance: The successful bidder shall obtain, maintain and furnish to the City Certificates of Insurance meeting or exceeding the coverages provided below. Such coverage shall be maintained at all times that a contract is in force. The successful bidder shall carry Workers' Compensation, in accordance with State Workers' Compensation Laws, and commercial general liability insurance in sufficient amounts to ensure adequate coverage of the work, with the following minimum amounts acceptable:

Commercial General Liability: 1 Million Per Occurrence / 2 Million General Aggregate
 Comprehensive Automobile Liability: 1 Million Combined Single Limit
 Worker's Compensation at Statutory Requirement (only with 3+ employees)

The City of Warner Robins must be designated as a Certificate Holder with the following information listed:

City of Warner Robins
 Attn: Purchasing Office
 P.O. Box 8629
 Warner Robins, GA 31095

No contractor shall commence work of any kind under this solicitation until all insurance requirements have been complied with and until evidence of such compliance satisfactory to the City of Warner Robins as to form and content has been filed with the City.

Insurance may not be required for contracts solely involving the purchase of goods by a government agency.

19. Award of Contract: The City of Warner Robins will award to the lowest responsive and responsible bidder. Due consideration will be given to price, quality as judged by tests and previous experience, and the ability of the bidders to render required services. The City of Warner Robins reserves the right to conduct any test it may deem advisable and to make all evaluations. The City of Warner Robins also reserves the right to reject any or all bids, in whole or in part, to waive informalities and to delete items prior to making the award, whenever it is deemed in the sole opinion of The City of Warner Robins to be in its best interest.

The Bidder does not have the exclusive right to fill all of the City's requirements for the goods or services awarded nor will the City be obligated to purchase the estimated annual quantity or any quantity contained in the bid document. The City reserves the right to make an award as deemed in its best interest, which may include awarding a bid to a single bidder or multiple bidders; or to award the whole bid, only part of the bid, or none of the bid to a single or multiple bidders, based on its sole discretion of its best interest. The City reserves the right to award by line item to more than one bidder. The City reserves the right to negotiate a lower price than the bid award price on any line item with the successful bidder, should the quantity required significantly exceed those on the bid. If after the award of the bid there is a decrease in the price of a product from the manufacturer, or a rebate, the successful bidder will pass that price decrease and/or rebate onto the City.

While the City intends to make an award as a result of a solicitation, issuance of such does not constitute a commitment by the City to award the bid, execute a contract, or bind the City in any way.

It is the intent of the City of Warner Robins Government to award all contracts in a manner that promotes fair, equitable treatment of all contractors and sub-contractors without regard to race, color, creed, national origin, gender, age, or disability.

20. Assignment of Contract: A contract shall not be assignable by the contractor in whole or in part without the written consent of the City of Warner Robins.

21. Contract Documents: The contract entered into by the parties shall consist of this bid, the signed bid submitted by the contractor, the City of Warner Robins Bid Form, Scope of Work, Special Conditions, Specifications & General Terms & Conditions including all modifications thereof, all of which shall be referred to collectively as the Contract Documents.

22. Contract Period: Contracts awarded as a result of sealed bids shall extend from the date of execution for a designated period set by the City. Contracts may be renewable, at the option of the City, and upon written agreement by the vendor.

23. Cancellation of Contracts: The City of Warner Robins reserves the right to cancel and terminate any resulting contract, part or in whole, without penalty, upon 30 days' written notice to the contractor. Any contract cancellation notice shall not relieve the contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

24. Changes: By written notice to the bidder, The City of Warner Robins may from time to time make changes, within the general scope of the contract, in the goods or services to be provided by the bidder. The bidder shall promptly comply with the notice and shall make all subsequent goods or services conform to the notice. If any such change causes an increase or decrease in the bidder's cost of performance or the time required for performance, an equitable adjustment in the contract price and/or the time allowed for performance of the contract shall be negotiated and the contract modified accordingly by written supplemental agreement. Any claim by the bidder for adjustment under this clause must be asserted by written notice to the City of Warner Robins within 30 days from the date of receipt by the bidder of the change notice.

25. Exceptions: Submission of a bid certifies that all specifications, requirements, terms and conditions outlined in the solicitation have been reviewed and accepted. Any exceptions to bid specifications must be clearly identified and described in detail with bid submission. Exceptions must reference the specific section(s) of the solicitation to which the bidder is taking exception and must include proposed alternative language. If no exceptions are expressly identified, it will be assumed that the bidder's offer is in compliance with all aspects of the solicitation.

26. Conflict of Interest, Etc.: By submission of a bid, the responding firm certifies, under penalty of perjury, that to the best of its knowledge and belief:

- (a) No circumstances exist which cause a Conflict of Interest in performing the services required by this bid, and
- (b) That no employee of the City, nor any member thereof, not any public agency or official affected by this bid, has any pecuniary interest in the business of the responding firm or his sub-consultant(s) has any interest that would conflict in any manner or degree with the performance related to this bid. By submission of a bid, the vendor certifies under penalty of perjury, that to the best of its knowledge and belief:
- (c) The prices in the bid have been arrived at independently without collusion, consultation, communications, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other vendor or with any competitor.
- (d) Unless otherwise required by law, the prices which have been quoted in the bid have not knowingly been disclosed by the vendor prior to opening, directly or indirectly, to any other

vendor or competitor.

(e) No attempt has been made, or will be made, by the vendor to induce any other person, partnership or cooperation to submit or not to submit a bid for the purpose of restricting competition. For any breach or violation of this provision, the City of Warner Robins shall have the right to terminate any related contract or agreement without liability and at its discretion to deduct from the price, or otherwise, recover, the full amount of such fee, commission, percentage, gift, payment or consideration. The successful responding firm shall require each of its sub-consultant(s) to sign a statement certifying to and agreeing to comply with the terms of the Sub-sections above.

27. Default: In case of failure to deliver goods or services in accordance with the contract terms and conditions, the City of Warner Robins, after due oral or written notice, may procure substitute goods or services from other sources and hold the contractor responsible for any resulting additional purchasing and administrative costs. This remedy shall be in addition to any other remedies, which the City of Warner Robins may have.

28. Substitutions: Bidders offering and quoting on substitutions or who are deviating from the attached specifications shall list such deviations on a separate sheet to be submitted with their bid. The absence of such a substitution list shall indicate that the bidder has taken no exception to the specifications contained herein.

29. Debarment Status: By submitting their bids, all bidders certify that they are not currently debarred from bidding on contracts by any agency of the State of Georgia, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency of the State of Georgia.

30. Ineligible Bidders: The City of Warner Robins may choose not to accept the bid of a bidder who is in default on the payment of taxes, licenses, or other monies due to the City of Warner Robins. Failure to respond three (3) consecutive times for any given commodity/service may result in removal from the supplier list under that commodity/service.

31. Alterations of Documents: Alterations of City of Warner Robins documents are strictly prohibited and will result in automatic disqualification of the firm's solicitation response. If there are "exceptions" or comments to any of the solicitation requirements or other language, then the firm may make notes to those areas, but may not materially alter any document language.

32. Termination for Convenience: The successful Bidder will be required to enter into a contract containing a provision for termination of the contract for the City's convenience. The following is a sample of the provision:

The City, by written notice, may terminate this contract, in whole or in part, when it is in the County's interest. If this contract is terminated, the City shall be liable only for goods or services delivered or accepted. The City Notice of Termination may provide the contractor thirty (30) days prior notice before it becomes effective. However, at the City's sole option a termination of convenience may be effective immediately and may apply to delivery orders (if applicable) or to the contract in whole.

33. Applicable Law and Courts: Any contract resulting from this bid shall be governed in all respects by the laws of the State of Georgia and any litigation with respect thereto shall be brought in the courts of the State of Georgia. The contractor shall comply with applicable federal, state and local laws and regulations.

34. Non-Discrimination: The City of Warner Robins in accordance with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d--42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all proposers that it will affirmatively ensure that any contract entered into pursuant an advertisement,

minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

35. Compliance with Laws: The contractor, its sub-contractor(s), assignees and successors, in the performance of contracted work, shall comply with all applicable federal, state, and local laws, rules and regulations. Including, but not limited to, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin, gender, religion, age, or disability in connection with any bid submitted to the City of Warner Robins or the performance of any contract resulting therefrom.

36. Confidentiality: Contractor acknowledges that it may receive confidential information of the City and that it will protect the confidentiality of any such confidential information and will require any of its subcontractors, contractors, and/or staff to likewise protect such confidential information. The Contractor agrees that confidential information it receives or such reports, information, opinions, or conclusions that Contractor creates under this Agreement shall not be made available to, or discussed with, any individual or organization, including the news media, without prior written approval of the City. Contractor shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City information whether specifically deemed confidential or not.

Contractor acknowledges that the City's disclosure of documentation is governed by Georgia's Open Records Act, and Contractor further acknowledges that, if Contractor submits records containing trade secret information and if Contractor wishes to keep such records confidential, Contractor must submit and attach to such records an affidavit affirmatively declaring that specific information in the records constitutes trade secrets pursuant to Article 27 of Chapter 1 of Title 10, and the Parties shall follow the requirements of O.C.G.A. § 50-18-72(a)(34) related thereto.

37. Georgia E-Verify Law: In accordance with the Georgia Security and Immigration Compliance Act, as amended, any bidder that enters into a contract for the physical performance of services shall register and participate in the federal work authorization program, E-Verify. All subcontractors and sub-subcontractors, as such terms are defined in O.C.G.A. § 13-10-90, shall also be required to comply with E-Verify requirements. Offerors and their subcontractors and sub-subcontractors will be required to execute an affidavit verifying their compliance with O.C.G.A. § 13-10-91.

The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contracts (contracts with a government agency) for the physical performance of services³ over \$2,499.99 in value to enroll in E-Verify, regardless of the number of employees. A bidder or sub-contractor may be exempt from this requirement if the contractor or sub-contractor has no employees and does not hire nor intend to hire employees for the purpose of completing any part of the public contract.

E-Verify is not required for contracts solely involving the purchase of goods by a government agency.

38. Preference of Local Suppliers: The City of Warner Robins supports the use of local vendors when practical and cost effective. All factors being equal, the City reserves the right to award to local vendors within a 5% threshold. A local vendor is defined as being within the corporate limits of Warner Robins.

39. Gratuities and Kick Backs: The bidders acknowledge the provisions set forth in the Warner Robins City Code as follows:

It shall be unethical for any person to offer, give, or agree to give any city employee or former city employee (or for any city employee or former city employee to solicit, demand, accept, or agree to accept from another person) a gratuity or an offer of employment in connection with

any decision, approval, recommendation, or preparation of any part of the program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, or any other ruling determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation of proposal therefore. Gifts, Gratuities, Other Valuable Consideration Prohibited: No city employee shall accept a gift, gratuity, loan, lodging, travel, or other valuable consideration, which exceeds the maximum allowable aggregate value of one hundred dollars (\$100.00) per occurrence. This prohibition applies to any organization, business concern, fellow employee, or any other individual or group with whom the city employee has an official relationship in the normal conduct of his/her regularly assigned duties.

40. Invoicing and Payment: Valid and properly prepared invoices must be sent to the listed billing address after all goods and/or services have been supplied. At a minimum, invoices shall include the following information:

- (a) invoice number
- (b) supplier name and address
- (c) buyer name and address
- (d) item description and line number
- (e) item quantity, unit price, and extended price for each item
- (f) discount, if applicable
- (g) date of order and shipping date
- (h) back order amount, if any, and shipping date

The City of Warner Robins agrees to pay supplier for all undisputed amounts within thirty (30) days of receipt of a valid and properly prepared invoice.

41. Supplier Debrief: The supplier debrief process is available, upon request, to any supplier who submitted an unsuccessful response to a competitive solicitation. A written request for a debrief must be submitted to the Purchasing Office within thirty (30) days of bid award. The general scope of the supplier debrief may include an overview of the solicitation process, the selection criteria, the unsuccessful supplier's evaluation results and the strengths and weakness of the unsuccessful supplier's response.

42. Special Terms and Conditions: Should these General Terms and Conditions be in conflict with any attached Special Terms and Conditions, the Special Terms and Conditions will control.

☒ I have read, understand and agree to comply.

Bid Lines

1 Furnish and deliver one (1) new, unused forklift meeting or exceeding the following minimum requirements:

Rated lifting capacity: 5,000 pounds minimum

Extended forks: 8 feet in length

Engine: Diesel or gasoline-powered

Tires: Solid pneumatic tires; air-filled tires will not be accepted

Suitable for daily operations within the City's Vehicle Maintenance Division

Include all standard manufacturer equipment and safety features

Include the manufacturer's standard warranty

Include delivery to the City of Warner Robins

Bid price shall include all freight, delivery, fuel surcharges, setup, and other associated costs

Bidders shall provide the manufacturer, model number, rated lifting capacity, engine type, warranty terms, product literature, and anticipated delivery time with their response.

Quantity: 1 UOM: Each Price: \$33,979.00 Total: \$33,979.00

Manufacturer: Viper FD25F

Manufacturer #: Viper FD25F

Supplier Notes: Viper FD25F 5,000lb capacity 3 stage diesel forklift with all standard equipment, 96in forks, solid tires, prep, delivery

Response Total: \$33,979.00

STAFF REPORT

DEPARTMENT: WATER DEPT

SUBMITTED BY: MONTIE WALTERS

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Woodlands S/D Phase 7

STAFF RECOMMENDATION

The Water Department requests authorization to purchase a standardized 8" Master Meter Octave assembly and engineered vault to serve the upcoming Woodlands Phase 7 development project. To maintain regional utility system integration, this procurement utilizes the Houston County Public Works mandated design framework.

BUDGET AND PROCUREMENT

Budgeted Item: No

Included In Current Operating Budget: No

Fiscal Impact: No

Total Project Cost: \$24,450.00

Included In Current Capital Budget: No

Appropriations: No

Account Title / Number	Dollar Amount
Water Distribution New Project – 5054400 541400	\$24,450.00

External Funding Sources:

Account Title / Number	Dollar Amount

ITEM DESCRIPTION

8" Master Meter octave ss 0306-m1-a06 Sensus Nicor touch pad to Nicor series III 5'. a county specification vault. backflow preventer 2- 8" gate valves

ALTERNATIVES

ATTACHMENTS

Houston county Standard Construction details/ Master meter Detail

Quotation from Consolidated Pipe & Supply S301812



QUOTATION

Quotation Number **S301812**
 Version Number **1**
 Quotation Date

JOB NAME WOODLANDS PHS 7 - VAULT

SALE SITE CONSOLIDATED PIPE & SUPPLY 419 CHAPMAN RD BYRON, GA 31008-7052, USA PHONE: 478-956-4777	SHIP TO WARNER ROBINS CITY 206 BAY STREET CENTRAL RECEIVING WARNER ROBINS, GA 31088, USA	Last Communication 08/28/2026 Expiration Date 11/25/2026 Written By Bryan Witcher Customer RFQ WOODLANDS PHS 7 - VAULT Customer Number GA0673345L Requested By MICHAEL PERATROVICH Sales Rep Bryan Witcher
SOLD TO WARNER ROBINS CITY PO BOX 8629 WARNER ROBINS, GA 31095, USA	Ship Via Best Way Delivery Terms Prepaid Destination Payment Terms Net 30 Days	

SALES

Line	CPS Part No Part Description	Wanted Delivery Date	Sales Qty	UoM	Unit Net Price	Extended Amount
1	25-0000-00511		1.00	EA	\$24,450.00	\$24,450.00
1.1	9X6X6 8 MSTR MTR OCTAVE + CKV VAULT COMPLETE					
2	60-0800-00225		2.00	EA	\$0.00	\$0.00
2.1	8 ASPHALT COATED OD CEMENT ID DI SPOOL FLGXPLAIN END 4' IMP					
3	23-0800-00008		1.00	EA	\$0.00	\$0.00
3.1	8 MASTER METER OCTAVE SS 0306-M1-A06					
4	23-0500-00002		1.00	EA	\$0.00	\$0.00
4.1	SENSUS NICOR TOUCH PAD TO NICOR SERIES III 5'					
5	20-0800-00740		1.00	EA	\$0.00	\$0.00
5.1	8 ROMAC DJ405 EPOXY DI DISMANTLING JOINT					
6	22-0800-00100		1.00	EA	\$0.00	\$0.00
6.1	8 GA INDUSTRIES 200-D CI SWING CHECK VALVE FLG					
7	22-0800-01017		2.00	EA	\$0.00	\$0.00
7.1	8 ZURN F48OSYF DI OS/Y GATE VALVE W/HANDWHEEL					
Subtotal Amount						\$24,450.00
Tax Amount						\$0.00
Total						\$24,450.00

STAFF REPORT

DEPARTMENT: POLICE DEPARTMENT
 SUBMITTED BY: CHIEF WAYNE FISHER
 MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

AXON TASER 7 replacement cartridge, batteries.

STAFF RECOMMENDATION

Approve purchase request to maintain current inventory of AXON TASER 7 less lethal CEW weapons system as a temporary cost saving measure over procurement of new systems.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$26,037.60

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
1003220.531700	\$26,037.60

External Funding Sources:

,Account Title / Number	Dollar Amount

ITEM DESCRIPTION

TASER 7 CEW less lethal weapon system replacement batteries and cartridges for mandated annual training and replacement of cartridges from deployments. This is for maintenance of existing systems that are at the end of the original service agreement contract. This request is required to maintain existing systems over the procurement of replacement weapons. This is a significant cost savings to bridge the time frame from which AXON TASER will be releasing their next generation of CEW as this system will be phased out by the manufacturer in the future.

ALTERNATIVES

Not approve this request which will result in a valuable less lethal force option being removed from service. The cost to replace the current issued systems in the current number of devices issued is at a cost over \$475,000.00 to the tax payer. Current budget does not provide the funding mechanism to

absorb that cost. This is a request that bridges two competing challenge points of need vs. cost with current funding needs.

ATTACHMENTS

1. AXON Quote for services

DRAFT



Axon Enterprise, Inc.

17800 N 85th St, Scottsdale, Arizona 85255, United States
VAT: 86-0741227
Domestic: (800) 978-2737 | International: +1 800.978.2737

Q-914393-004

Issued
Expires
Payment Terms
Mode of Delivery

Agenda Item #3D_VI

Acct: 153996

Sep 24, 2026
Oct 15, 2026
N30
AUTO-GND

Warner Robins Police Dept. - GA

Currency: USD

CUSTOMER DETAILS

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Warner Robins Police Dept. - GA 97 Glenn Dr Warner Robins, GA 31088-4177 USA	Warner Robins Police Dept. - GA PO Box 8629 Warner Robins, GA 31095-8629 USA	Josh Vance Email: jvance@axon.com	Kirk Lowry Phone: (478) 447-6689 Email: klowry@wrga.gov

QUOTE SUMMARY

Program Length	60 Months
Contract Start	Nov 1, 2026
Contract End	Oct 31, 2031
TOTAL CONTRACT	
Net Total	\$26,037.60
Est. Tax	\$0.00
Total Contract Value	\$26,037.60

DISCOUNT SUMMARY

MSRP	\$26,037.60
Total Savings	\$0.00

PAYMENT SUMMARY

DATE	SUBTOTAL	EST. TAX	TOTAL
Oct 1, 2026	\$26,037.60	\$0.00	\$26,037.60
Total	\$26,037.60	\$0.00	\$26,037.60

SUMMARY PRICING FOR TERM

ITEM	DESCRIPTION	QTY	TERM (START)	UNBUNDLED	LIST PRICE	NET PRICE	SUBTOTAL	EST. TAX	TOTAL
CEW									
20018	Axon TASER - Battery Pack - Tactical	20	—	—	\$143.13	\$143.13	\$2,862.60	\$0.00	\$2,862.60
22176	Axon TASER 7 - Cartridge - Live Close Quart (12-Degree) NS	250	—	—	\$46.35	\$46.35	\$11,587.50	\$0.00	\$11,587.50
22175	Axon TASER 7 - Cartridge - Live Standoff (3.5-Degree) NS	250	—	—	\$46.35	\$46.35	\$11,587.50	\$0.00	\$11,587.50
							SUBTOTAL	EST. TAX	TOTAL
Total							\$26,037.60	\$0.00	\$26,037.60



Axon Enterprise, Inc.

Doc ID: ef30da3fe0cf

Tax estimates are approximate and subject to change at time of invoicing.

DELIVERY SCHEDULE

ESTIMATED SHIPPING DATE: Oct 1, 2026		
Shipping Location: 97 Glenn Dr, Warner Robins, GA, 31088-4177, USA		
HARDWARE		QTY
20018	Axon TASER - Battery Pack - Tactical	20
22176	Axon TASER 7 - Cartridge - Live Close Quart (12-Degree) NS	250
22175	Axon TASER 7 - Cartridge - Live Standoff (3.5-Degree) NS	250
WARRANTIES		QTY
80374	Axon TASER - Ext Warranty - Battery Pack T7/T10	20

DRAFT

TERMS & CONDITIONS

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

STANDARD TERMS AND CONDITIONS**Axon Master Services and Purchasing Agreement:**

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

EXCEPTIONS TO STANDARD TERMS AND CONDITIONS**Rewrite Estimates**

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

9/24/2026

Date Signed

STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS
SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER
MEETING DATE: 08/11/26, MAYOR AND COUNCIL: TBD/26

PETITION

Gunn Properties, LLC request the annexation of property totaling +/-200.88 acres known as a portion of tax parcel [052 040] from M-2 [General Industrial District][Peach County] to M-2 [General Industrial District][City of Warner Robins]

ITEM DESCRIPTION

The particular portion of the subject property (tax parcel 052 040), being petitioned for annexation totals approximately 200.88 acres, and is located along Robins International Blvd and Vietnam Veterans Memorial Parkway. The site also has frontage along I-75, and a separate portion of the tax parcel is located on the West side of I-75, but is not included in the request to annex. The current zoning of the property is M-2 [General Industrial District] [Peach County], and the proposed zoning upon annexation is M-2 [General Industrial District] [City of Warner Robins]. The property is located adjacent to the Joint Development Authority (JDA) of The City of Warner Robins and Peach County. The requested annexation, not being accompanied by a request to rezone the site, allows for development consistent with the immediately surrounding area.

STAFF RECOMMENDATION

Based on the industrial footprint and the overall character of the surrounding area, and the fact that this request does introduce a land use that does conform to that of the surrounding area, staff recommends consideration be made to approve the request to annex the property.

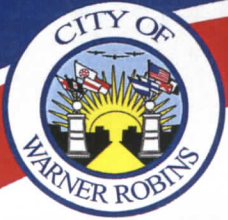
ALTERNATIVES

While the formal staff recommendation remains, the following alternatives are offered for consideration by any member of the voting authorities.

1. Consideration could be made to deny the proposed annexation.

ATTACHMENTS

1. Application



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

Post 1

Derek Mack

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

7/20/2026

Peach County Board of Commissioners
213 Persons Street
Fort Valley, GA 31030

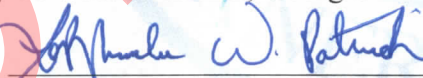
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 200.88 acres, known as a portion of tax parcel [052 040]. Located along Robins International Blvd.

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Gunn Properties, LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The current zoning of the property is M-2 [General Industrial District] [Peach County], and the proposed zoning upon annexation is M-2 [General Industrial District] [City of Warner Robins]. Under the zoning ordinance of the City of Warner Robins

Respectfully,

City of Warner Robins, Georgia

By: 
LaRhonda W. Patrick, Mayor
For the Mayor and Council

cc: Jillian Bowen, County Administrator
Peach County School System
James Drinkard, City Administrator
Julia Mize, City Attorney

APPLICATION

- Property Owner

Name (at time of filing): Gunn Properties, LLC

Phone: 478-972-6043

Email: _____

Address: 108 Ogden Street Eastman, GA 31023

Company Name (if applicable): _____

- Property Owner's Authorized Representative/Agent

Name: Oliver C. Bateman, III Phone: 478-972-6043

Address: 2885 Walden Road Macon, GA 31216

Company Name (if applicable): _____

PROPERTY INFORMATION

REQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☒ REZONE ☐

ADDRESS/LOCATION: Vietnam Veteran's Pkwy

TAX PARCEL ID: 052 040 (3A and 3B)

LAND LOT(S): 41 + 38 LAND DISTRICT(S) 5th 15th

COUNTY: Peach County TOTAL ACREAGE: 200.88 ac

SURVEY PREPARED BY: _____

IS SURVEY RECORDED? Yes ☒ IF YES - BOOK: _____ PAGE: _____

PRESENT ZONING: M2 REQUESTED ZONING: M2

IS WATER AVAILABLE TO THIS SITE? Y JURISDICTION: City of Warner Robins

IS SEWER AVAILABLE TO THIS SITE? Y JURISDICTION: City of Warner Robins

AUTHORIZATION

This form is to be executed under oath. I, Miles Ashley Brewer, III do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this application for a Public Hearing is true and correct and contains no misleading information.

This _____ day of _____

Sign: Miles Ashley Brewer, III
(property owner)

Administrative Use Only:

Stamp Date Received

RECEIVED
JUL 08 2026

PLANNING & ZONING

REVERSE INDEX:
 - PLAT BOOK 21 PAGE 182
 - PLAT BOOK 18 PAGE 179
 - DEED BOOK 152 PAGE 769
 - DEED BOOK 205 PAGE 564
 - DEED BOOK V1 PAGE 9
 - DEED BOOK 96 PAGE 570
 - DEED BOOK 53 PAGE 407
 - DEED BOOK 158 PAGE 508
 - PLAT BOOK 19 PAGE 259
 - PLAT BOOK 7 PAGE 24
 - PLAT BOOK 5 PAGE 113
 - DEED BOOK 224 PAGE 117
 - DEED BOOK 214 PAGE 475
 - DEED BOOK 221 PAGE 860
 - PLAT BOOK 17 PAGE 262
 - PLAT BOOK 22 PAGE 107
 - PLAT BOOK 17 PAGE 261
 - DEED BOOK 36 PAGE 628

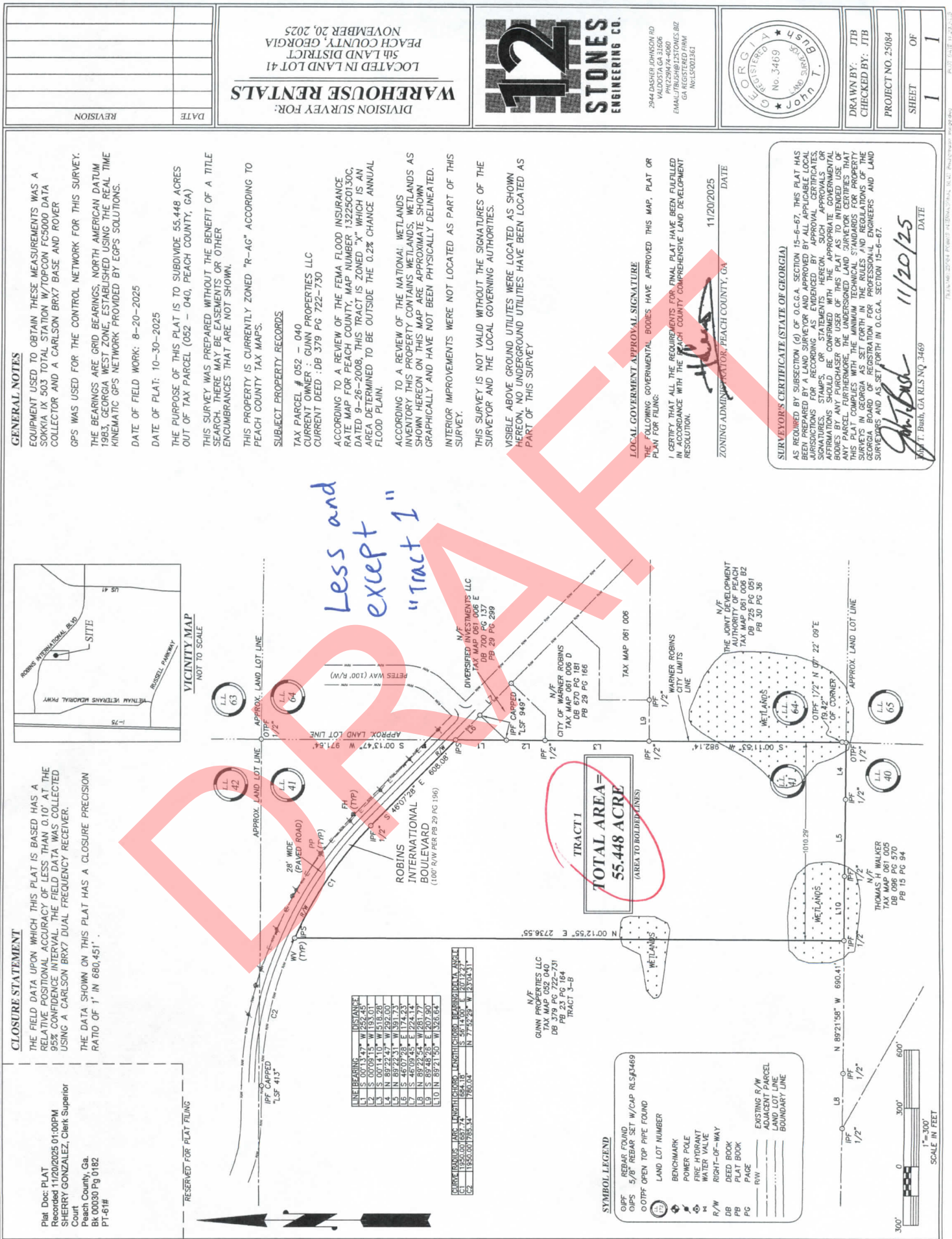
NOTE: ACCORDING TO TAX MAP, PART OF THIS PROPERTY IS LOCATED IN THE CITY OF FORT VALLEY AND PART IS LOCATED IN THE CITY OF WARNER ROBBINS.

TRACT 1	=	92.15	AC.
TRACT 2	=	70.24	AC.
TRACT 3-A	=	58.63	AC.
TRACT 3-B	=	197.70	AC.
TOTAL	=	418.72	AC.



EASON LAND SURVEYING

CLAXTON, GA. 30411
(912) 739-7143



The Bateman Group, LLC

Commercial Real Estate

July 8, 2026

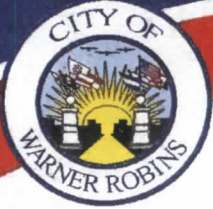
To Warner Robins Planning and Zoning,

This letter serves as a letter of intent to annex the property owned by Gunn Properties, LLC, tax parcel identification number in Peach County, 052 040, containing 176 +/- acres. (200.88 ac)
Current zoning in Peach County is M2. The property owners wish to continue this zoning into the city as an industrial property. I will be representing Gunn Properties, LLC on their annexation to the City of Warner Robins.

Sincerely,



Oliver C. Bateman, III



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

April 21, 2026

MAYOR

LaRhonda W. Patrick

**MEMBERS OF THE
COUNCIL**

Post 1

Derek Mack

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

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CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

Oliver C. Bateman, III
The Bateman Group, LLC
2885 Walden Road
Macon, GA 31216

**RE: Parcel ID 052 040
Water & Sanitary Sewer Availability**

The City of Warner Robins Utility Department has reviewed your request for availability to the above referenced property. As of the date of this letter, water and sanitary sewage can be made available to serve a partial of the property, as indicated below:

Section (3B) – Sanitary sewer could be available by acquiring an easement to reach a proposed manhole at Parcel 053D 087 B.

Section (3A) – Sanitary sewer not available. Future lift station required.

Section (2) – Sanitary sewer not available. No plans, at this time.

The property owner would be responsible for all surveying, design and installation of the utilities extensions that may be required to connect to the city mains. Annexation is required, the property owner must file a petition for annexation with Darin Curtis at the Planning and Zoning Office at City Hall, 478-302-5517.

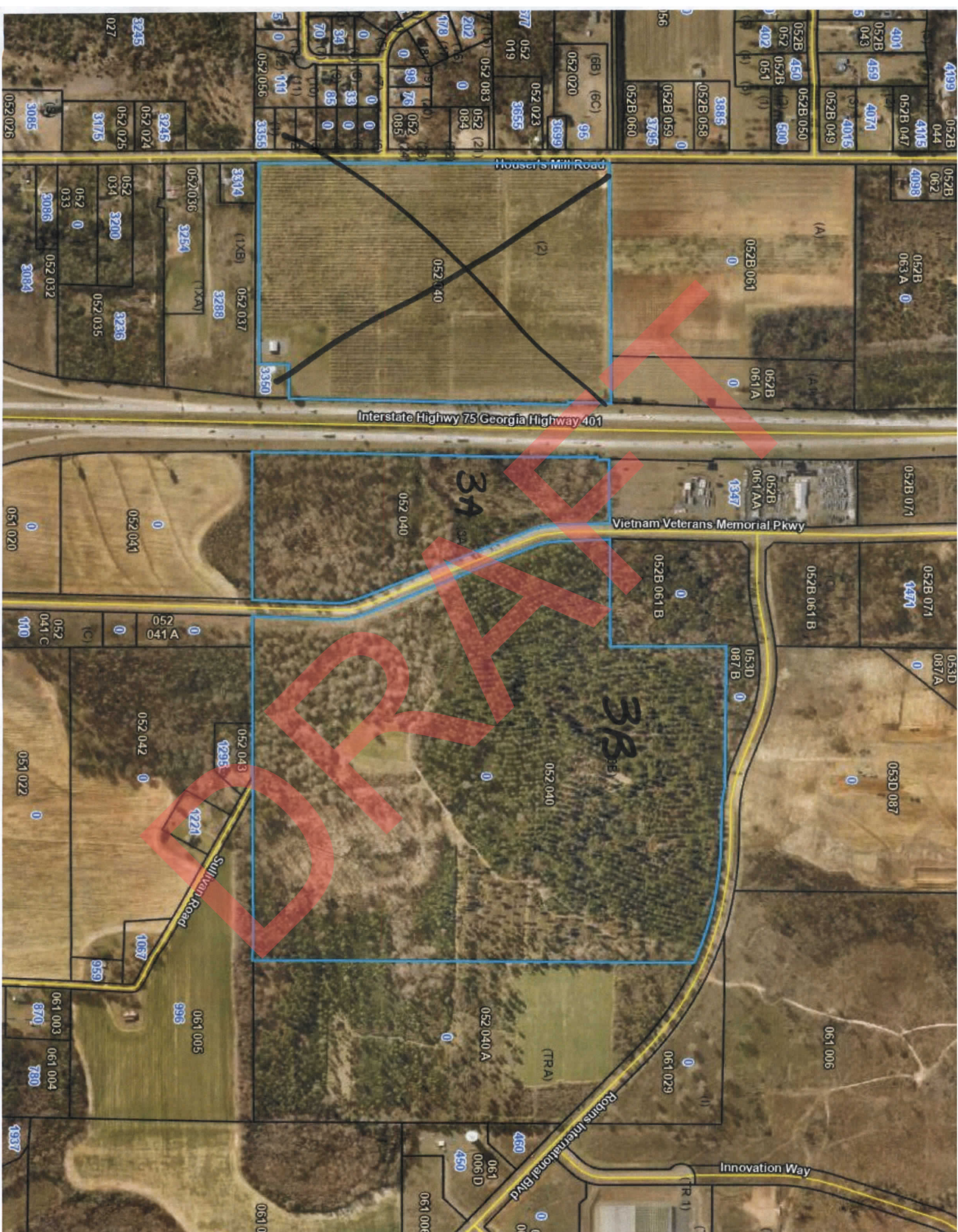
If you have any questions or need other information, please do not hesitate to contact our office at (478) 302-5449.

Note, this letter is valid for 6 months from date of issue.

Sincerely,

City of Warner Robins

William Abarca, P.E.
Utilities Engineer



Peach County, GA

Summary

Parcel Number 052 040
 Location Address HOUSERS MILL RD
 Legal Description LL41 & 38 LD5 / 252.461 ACRES
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R-AG
 Tax District County (District 01)
 Millage Rate 25.882
 Acres 252.46
 Homestead Exemption No (50)
 Landlot/District 41 / 5

[View Map](#)

Owner

GUNN PROPERTIES LLC
 PO BOX 4275
 EASTMAN, GA 31023

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	2.7
RUR	Open Land	Rural	4	14.27
RUR	Woodlands	Rural	1	11.89
RUR	Open Land	Rural	3	14.67
RUR	Woodlands	Rural	2	57.52
RUR	Woodlands	Rural	3	41.9
RUR	Woodlands	Rural	9	36.81
RUR	Woodlands	Rural	4	59.91
RUR	Woodlands	Rural	5	4.56
RUR	Woodlands	Rural	7	8.23

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/26/2007	379 730	23 164	\$0	Relative/Corp Affil	COFFEE, CHARLOTTE HARRINGTON	GUNN PROPERTIES LLC
3/26/2007	379 728	23 164	\$0	Relative/Corp Affil	BREWER III, MILES ASHLEY	GUNN PROPERTIES LLC
3/26/2007	379 726	23 164	\$0	Relative/Corp Affil	BREWER, EVELYN ELIZABETH	GUNN PROPERTIES LLC
3/26/2007	379 724	23 164	\$0	Relative/Corp Affil	COFFEE III, LOUIS MITCHELL	GUNN PROPERTIES LLC
3/26/2007	379 722	23 164	\$0	Relative/Corp Affil	BREWER, MARY BROWN COFFEE	GUNN PROPERTIES LLC
9/12/2002	364 175	23 164	\$0	Relative/Corp Affil	COFFEE JR, L MITCHELL & BREWER, PATRICIA	BREWER, MARY BROWN COFFEE ETAL
8/26/2002	262 616	23 164	\$0	Relative/Corp Affil	BREWER, MARY BROWN COFFEE ETAL	GUNN PROPERTIES LLC
8/25/2002	262 614	23 164	\$0	Relative/Corp Affil	COFFEE JR ET AL, L M	BREWER, MARY BROWN COFFEE ETAL
4/25/2000	214 477		\$0			COFFEE JR ET AL, L MITCHELL
3/15/1989	106 684		\$0			HARDEN, SEABORN J
12/19/1988	108 521		\$0	Non-Market		COFFEE JR ET AL, L MITCHELL
	J1 048		\$0			COFFEE, MARY B

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$1,376,100	\$949,100	\$949,100	\$949,100	\$986,700
Land Value	\$1,376,100	\$1,376,100	\$949,100	\$949,100	\$949,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$1,376,100	\$1,376,100	\$949,100	\$949,100	\$949,100

No data available for the following modules: Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Peach County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

| User Privacy Policy | GDPR Privacy Notice

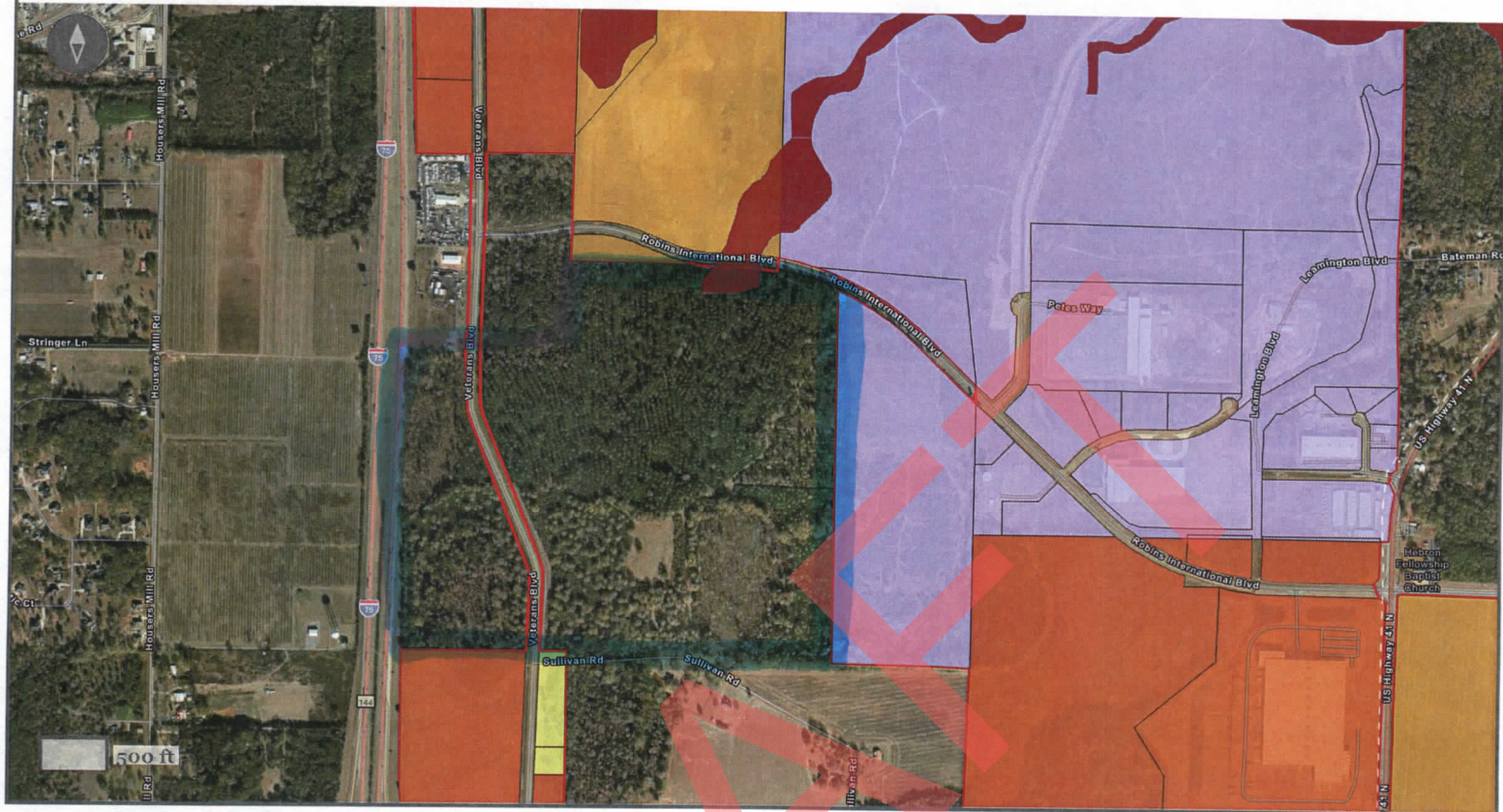
Last Data Upload: 7/16/2026, 9:34:37 PM

Contact Us

Developed by
SCHNEIDER
GEO SPATIAL



City of Warner Robins Zoning Map.



Esri Community Maps Contributors | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | EPA | NPS | US Census Bureau | USDA | USFWS

Flood Hazard Area

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

CWR Parcels

Zoned

- C1
- C2
- C3
- M1
- M2
- R1
- R2
- R3
- R4
- RAG
- RMH
- PUD
- Flood Hazard Zone
- Easement
- County

CWR Limits Polygon



NO. ____ - 26
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

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.

WHEREAS, a petition has been received from **GUNN PROPERTIES, LLC** to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land lying and being in Land Lots 41 and 38 of the 15th Land District of Peach County, Georgia, comprising parcel 3A and 3B according to a plat of survey titled “L. Mitchell Coffee, ETAL, Agent for: Mary Brown Gunn Coffee Grandchildren’s Trust”, totaling 256.33 acres, drawn 09/12/2002 by Eason Land Surveying, registered land surveyor #2508, file number 020805 LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lot 41 of the 5th Land District, Peach County, Georgia, being known and designated as Tract 1, totaling 55.448 acres, shown on a plat of survey titled, “Division Survey for: Warehouse Rentals”, project number 25084, drawn 10/30/2025 by 12 Stones Engineering, registered land surveyor no. 3469, said plat being of record in plat book 30, page 182, in Peach County Superior Court, Peach County Georgia. Said plat and the recorded copy thereof are hereby incorporated for reference thereto for all purposes.

Said portion of property is located along both the east and west side of Robins International Boulevard, and touches the eastern right-of-way of Interstate 75.

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, LLC**, on July 8, 2026, 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 September 21, 2026, adopted on _____, 2026 and shall become effective _____ 1, 2026.

This 21st day of November, 2026.

CITY OF WARNER ROBINS, GEORGIA

BY: _____
LaRHONDA W. PATRICK, MAYOR

ATTEST:

MANDY STELLA, CITY CLERK

STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: 09/15/26, MAYOR AND COUNCIL: 10/5/2026

ANNEXATION

ANNEXATION – 747 Elberta Road - M.E.L.C & Riley Investments LLC requests the annexation of a portion of property, also known as a portion of tax parcel [000960 039000], totaling .508 acres. The current zoning of the property is C-1 [Neighborhood Service Commercial District][Houston County], and the proposed zoning upon annexation is C-1 [Neighborhood Service Commercial District][City of Warner Robins].

ITEM DESCRIPTION

M.E.L.C & Riley Investments LLC has submitted a request to annex property located at 747 Elberta Road, identified (at the time of application filing) as a portion of tax parcel 000960 039000, into the corporate limits of the City of Warner Robins. The property is presently zoned C-1 [Neighborhood Service Commercial District] in Houston County, with C-1 [Neighborhood Service Commercial District] requested upon annexation into the City. The boundary of the proposed portion of property has, since the time of application filing, been recorded as a separate (subdivided) parcel and could potentially receive a new parcel ID number upon the tax assessor's office update to qPublic.

The property contains an existing commercial structure that is being developed as The Laundry Social, a self-service laundromat. The applicant states that annexation is being requested in order to obtain City water service necessary to support operation of the business. The submitted materials describe the facility as containing 22 washers and 24 dryers, with related customer seating and amenities.

The Houston County property information included with the application identifies the parcel as commercial property with an existing approximately 3,008-square-foot structure. The property has historically been utilized for commercial purposes.

The requested City zoning of C-1 is consistent with the property's existing C-1 zoning designation in Houston County. The annexation therefore does not represent a requested increase in zoning intensity but instead places the property under the comparable City commercial zoning classification.

The surrounding area along Elberta Road contains a mixture of established commercial properties and other developed parcels. The zoning exhibit submitted with the application also shows substantial commercial zoning along the Elberta Road corridor in the immediate vicinity of the subject property.

The existing laundromat use is commercial in nature and is generally consistent with the established commercial character of this portion of the corridor.

STAFF RECOMMENDATION

Staff recommends approval of the annexation of the subject property and establishment of C-1 [Neighborhood Service Commercial District] zoning upon annexation.

ALTERNATIVES

While the formal staff recommendation remains, the following alternatives are offered for consideration by any member of the voting authorities.

1. Consideration could be made to deny the proposed zoning.

ATTACHMENTS

1. Application



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

Post 1

Derek Mack

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

8/5/2026

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling .536 acres, known as a portion of tax parcel [000960 039000], located along Hawaii Ave.

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is M.E.L.C & Riley Investments LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The current zoning of the property is C-1 [Neighborhood Service Commercial District][Houston County], and the proposed zoning upon annexation is C-1 [Neighborhood Service Commercial District][City of Warner Robins], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By:

LaRhonda W. Patrick, Mayor
For the Mayor and Council

cc: Robbie Dunbar, County Administrator
Houston County School System
James Drinkard, City Administrator
Julia Mize, City Attorney

EDIMGIAFAD | Chartered 1943

700 Watson Blvd, Warner Robins, GA 31093 | wrga.gov | (478) 293-1000

APPLICATION

- Property Owner

Name (at time of filing): MEIC. & Riley Investments LLC
 Phone: (404) 634 0785 Email: CClem8@cox.net
 Address: Box 6335 Warner Robins, GA 31095
 Company Name (if applicable): The Laundry Social, LLC

- Property Owner's Authorized Representative/Agent

Name: BENJAMIN CHESTER Phone: (404) 295-0698
 Address: 122 EVERGREEN DR WARNER Robins GA 31093
 Company Name (if applicable): _____

PROPERTY INFORMATION

REQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☒ REZONE ☐
 ADDRESS/LOCATION: 747 Elberta Rd, Warner Robins GA 31093
 TAX PARCEL ID: 000960 039000
 LAND LOT(S): 176 & 189 LAND DISTRICT(S) 5th
 COUNTY: HOUSTON TOTAL ACREAGE: .536
 SURVEY PREPARED BY: Stacy CLARKE & Assoc.
 IS SURVEY RECORDED? ☒ Yes IF YES – BOOK: 17 PAGE: 102
 PRESENT ZONING: C2 C-1 REQUESTED ZONING: C-1
 IS WATER AVAILABLE TO THIS SITE? N JURISDICTION: _____
 IS SEWER AVAILABLE TO THIS SITE? N JURISDICTION: _____

AUTHORIZATION

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

This 3 day of August, 2026
 Sign: Clemens C. Chester
 (property owner)

Administrative Use Only:

Stamp Date Received

AUG 05 2026

PLANNING & ZONING



THE LAUNDRY SOCIAL

Laundry Made Simple, Life Made Easy

747 Elberta Rd, Warner Robins, GA 31093

478-236-2373

Veteran & Minority-Owned Business

August 6, 2026

Office of the Mayor • Warner Robins City Council • Department Heads, City of Warner Robins
Warner Robins, Georgia

Re: Support for Annexation and Water Tap Approval — The Laundry Social, 747 Elberta Rd

Dear Mayor, Council Members, and Department Heads,

On behalf of The Laundry Social, I am writing to formally express our support for the annexation of 747 Elberta Rd into the City of Warner Robins and to request approval of the associated water tap. This project represents a meaningful investment in the Elberta Rd corridor, and we welcome the opportunity to work with the City to bring it to completion.

OWNERSHIP AND LEADERSHIP

The Laundry Social is owned by M.E.L.C & Riley Investments, LLC, under owner Clemon C. Chester, a retired military veteran and Warner Robins resident of over 35 years who raised his family in this city. The business is co-owned and operated by his son, Benjamin Chester, CEO and General Manager, also a retired veteran and lifelong Warner Robins resident. The Laundry Social is family-owned, veteran-owned, and operated by a retired veteran family with over three decades of roots in this community — and this project reflects their continued commitment to invest in and give back to the city they call home.

ABOUT THE FACILITY

The Laundry Social is a modern, fully self-service laundromat and community gathering space — climate-controlled, well-lit, security-monitored, and built around a fully cashless, card-based system for washers, dryers, vending, and restroom access, with no coins required anywhere on site. This is the first facility of its kind in this neighborhood.

FACILITY AT A GLANCE

- ▶ 22 washers and 24 dryers
- ▶ Seating for 30, plus four folding tables
- ▶ Central heating and air conditioning
- ▶ Open 7:00 AM-10:00 PM, 7 days a week, staffed daily
- ▶ Free coffee bar & complimentary Wi-Fi
- ▶ Fully cashless, card-based payment system
- ▶ Well-lit, security-monitored premises

WHY THIS MATTERS FOR WARNER ROBINS

Elberta Rd is a well-traveled cut-through corridor, and this facility is positioned to be highly visible to that traffic. Our build-out — new flooring, climate control, modern equipment, and attractive curb appeal — is a direct investment in the appearance and property values along this stretch of the corridor, supporting the City's interest in continued revitalization of the area.

ANNEXATION AND WATER TAP REQUEST

As a laundromat, our operation is inherently water-dependent, and annexation into the City is necessary to secure the appropriate water service. We are requesting approval of a 2-inch water tap to support daily operations. We have maintained our water account with the City in good standing since purchasing the building, and we are committed to continuing that same standard of responsible service moving forward.

We respectfully request the City's support in approving the annexation and water tap so that we can move forward with confidence, and we welcome the chance to meet with any department head, council member, or staff to walk through the project in more detail. Thank you for your time, consideration, and continued investment in the growth of Warner Robins.

Respectfully,

Benjamin Chester

CEO & General Manager, The Laundry Social
747 Elberta Rd, Warner Robins, GA 31093

Clemon C. Chester

Owner, M.E.L.C & Riley Investments, LLC

Facility Photos

Progress photos of the build-out at 747 Elberta Rd



Washer and dryer bank, main floor



Full-capacity washer and dryer floor layout



Stacked dryer units with digital card-pay controls



Building exterior and parking lot from Elberta Rd



Facility exterior at dusk, illuminated facade along the Elberta Rd corridor

Houston County, GA

Summary

Parcel Number 000960 039000
 Account/Realkey 36867
 Location Address 747 ELBERTA RD
 Legal Description 0.536 ACRES PT LOT 3C LL 176 & 189 LD 5
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C1
 Tax District County (District 1)
 Millage Rate 21.846
 Acres 0.53
 Homestead Exemption No (\$0)
 Landlot/District 176 / 5

[View Map](#)


Owner

[M E L C & RILEY INVESTMENTS LLC](#)
 PO BOX 6335
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Elberta/Northside	Acres	24,829	0	0	0.53	0

Commercial Improvement Information

Description Retail-Discount Store-B
 Value \$61,100
 Actual Year Built 1970
 Effective Year Built
 Square Feet 3008
 Wall Height 9
 Wall Frames 1%
 Exterior Wall 1%
 Roof Cover 1%
 Interior Walls 1%
 Floor Construction 1%
 Floor Finish 1%
 Ceiling Finish 1%
 Lighting 1%
 Heating 1%
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm:Paving-Asphalt	1970	0x0 / 6400	0	\$17,900

Permits

Permit Date	Permit Number	Type
02/26/2026		REMODELING INTERIOR

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/25/2017	7489 327	13 161	\$52,000	Fair market value improved sale	PENCE-WALDHAUER INC	M E L C & RILEY INVESTMENTS LLC
7/24/1990	887 779	13 161	\$58,000	Fair market value improved sale	POWERS DOYLE L & LULLENE W	PENCE-WALDHAUER INC
9/13/1982	615 193	13 161	\$0	Partial interest or land contract	POWERS DOYLE L	POWERS DOYLE L & LULLENE W
9/7/1978	535 647	13 161	\$0	History of sales not validated	POWERS EDWARD W	POWERS DOYLE L
10/15/1971	381 549	13 161	\$0	History of sales not validated	NELSON CHARLIE N	POWERS EDWARD W
2/17/1970	339 414	13 161	\$0	History of sales not validated	WILHITE ROBERT T JR	NELSON CHARLIE N

Valuation

	2026	2025	2024	2023	2022
Previous Value	\$100,200	\$52,000	\$52,000	\$52,000	\$52,000
Land Value	\$21,200	\$21,200	\$13,200	\$13,200	\$13,200
+ Improvement Value	\$61,100	\$61,100	\$37,990	\$37,990	\$37,990
+ Accessory Value	\$17,900	\$17,900	\$810	\$810	\$810
= Current Value	\$100,200	\$100,200	\$52,000	\$52,000	\$52,000

Photos



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2025 millage/tax rates for your tax district.

Please note: the millage/tax rates used in these estimates are not official, and they have not been approved by the respective levying authorities for taxation for the current year.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY	0.4			7.384	\$295.95
3	CO/MDT	0.4			1.066	\$42.73
4	SCHOOL	0.4			4.711	\$188.82
5	SCH/MDT	0.4			7.008	\$280.88
9	FIRE TAX	0.4			1.677	\$67.21

Total Est Tax \$875.59

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/5/2026, 10:15:27 AM

Contact Us

Developed by







NO. ____ - 26
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

IT IS HEREBY ORDAINED by the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING TRACTS OR PARCELS OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from **M.E.L.C & RILEY INVESTMENTS, LLC** to annex the properties which are more particularly described as follows, to-wit:

All that tract or parcel of land lying and being in Land Lot 176th and 189th of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lot, containing .536 Acres, as shown on a plat of Survey prepared by Story Clark and Associates, dated June 25, 2026, and filed of record in Plat Book 13, page 161, Clerk's Office, Houston Superior Court, Houston County, Georgia. Said plat and the recorded copy thereof are hereby incorporated for reference thereto.

The property is located at 747 Elberta Road.

WHEREAS, the said land of **M.E.L.C & RILEY INVESTMENTS, 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 **M.E.L.C & RILEY INVESTMENTS, LLC** on August 5, 2026 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 October 5, 2026, adopted on _____, 2026 and shall become effective _____ 1, 2026.

This 5th day of October, 2026.

CITY OF WARNER ROBINS, GEORGIA

BY: LaRHONDA W. PATRICK, MAYOR

ATTEST:

MANDY STELLA, CITY CLERK

DRAFT

STAFF REPORT

DEPARTMENT: CITY ATTORNEY’S OFFICE
 SUBMITTED BY: BRANDY HOLLE
 MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

De-annexation of 101 Joy Drive
Property owner requests de-annexation from the city’s corporate limits.

STAFF RECOMMENDATION

Approve de-annexation based on the County’s approval to receive this property into their jurisdiction.

BUDGET AND PROCUREMENT

Budgeted Item: No
 Fiscal Impact: No
 Included In Current Capital Budget: No
 Included In Current Operating Budget: No
 Total Project Cost: N/A
 Appropriations: N/A

Account Title / Number	Dollar Amount
	\$0.00

External Funding Sources:

Account Title / Number	Dollar Amount
	\$0.00

ITEM DESCRIPTION

Property owner petitioned the city for de-annexation after receiving approval from Houston County.
 Property is not connected to city utilities.

ALTERNATIVES

Do not adopt the ordinance and property remains in the city limits.

ATTACHMENTS

- Ordinance
- De-annexation petition



Houston County Commissioners

Serving All of Houston County

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088
478-542-2115
FAX 478-923-5697
www.houstoncountyga.org

Commissioners

Dan Perdue
Chairman

Mark Byrd
Tal Talton
Gail C. Robinson
Shane Gottwals

September 2, 2026

The Honorable LaRhonda Patrick
Mayor of Warner Robins
700 Watson Blvd
P.O. Box 8629
Warner Robins, GA 31093

Dear Mayor Patrick:

The Board of Commissioners met on September 1, 2026, and voted to accept the property located at 101 Joy Drive if it is de-annexed from the corporate limits of the city of Warner Robins.

If you have any questions, please do not hesitate to call.

Sincerely,

Robbie Dunbar
Director of Administration
Houston County Board of Commissioners

CC: Darrin Curtis

Houston County, GA

Summary

Parcel Number 0W1200 057000
Account/Realkey 28640
Location Address 101 JOY DR
Legal Description LOT B-2 92/5TH & 128/10TH
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R1
Tax District Warner Robins (District 4)
Millage Rate 29.122
Acres 1
Homestead No (S0)
Exemption
Landlot/District 92 / 5

[View Map](#)



Owner

WHITE JOHN KYLE
101 JOY DR GA
WARNER ROBINS GA 31088

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	PINE FOREST/BRITTWOOD	Lot	0	0	0	1	1

Residential Improvement Information

Style One Family
Heated Square Feet 2165
Interior Walls Sheetrock
Exterior Walls Vinyl Siding
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2025
Roof Type Asphalt Shingles
Flooring Type Luxury Vinyl Plank/Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 4
Number Of Full Bathrooms 3
Number Of Half Bathrooms 1
Number Of Plumbing Extras 11
Value \$164,400
Condition Excellent
House Address 101 JOY DR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2025	3x0 / 1	1	\$6,000

Permits

Permit Date	Permit Number	Type
06/12/2025	P25-10410	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/10/2026	10873 113	55 75	\$318,000	Fair market value improved sale	JM HOMES OF MIDDLE GEORGIA LLC	WHITE JOHN KYLE
4/17/2025	10637 240	55 75	\$50,000	Structures were added or removed after sale	MONDRAGON IRMA	JM HOMES OF MIDDLE GEORGIA LLC
12/31/2007	4579 181	55 75	\$0	Quit claim deed or divorce settlement	GORDON MICHAEL J	MONDRAGON IRMA
12/13/2007	4508 233	55 75	\$18,000	Land market sale	CHILDERS AL	MONDRAGON IRMA
12/10/2007	4508 232	55 75	\$0	Quit claim deed or divorce settlement	WARREN LAWRENCE L	CHILDERS AL
11/7/2006	4076 53	55 75	\$0	Quit claim deed or divorce settlement	RETT ENTERPRISES INC	WARREN LAWRENCE L
5/18/2005	3419 237	55 75	\$38,500	Land market sale	LAMONTAGNE LYNN V	RETT ENTERPRISES INC

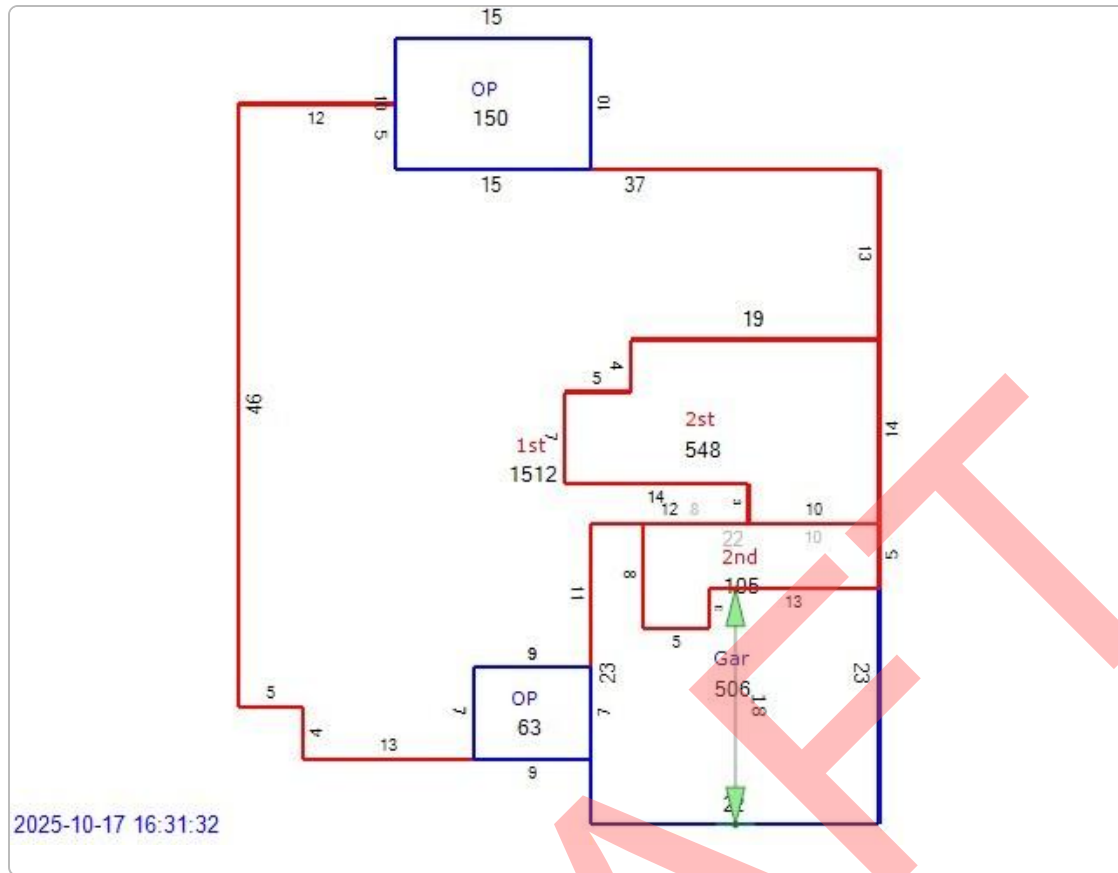
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$24,300	\$24,300	\$24,300	\$22,600	\$22,600
Land Value	\$40,000	\$24,300	\$24,300	\$24,300	\$22,600
+ Improvement Value	\$164,400	\$0	\$0	\$0	\$0
+ Accessory Value	\$6,000	\$0	\$0	\$0	\$0
= Current Value	\$210,400	\$24,300	\$24,300	\$24,300	\$22,600

Photos



Sketches



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2025 millage/tax rates for your tax district.

Please note: the millage/tax rates used in these estimates are not official, and they have not been approved by the respective levying authorities for taxation for the current year.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY	0.4			7.384	\$621.44
3	CO/MDT	0.4			1.066	\$89.71
4	SCHOOL	0.4			4.711	\$396.48
5	SCH/MDT	0.4			7.008	\$589.79
8	WARNER ROBINS	0.4			8.953	\$753.48

Total Est Tax
\$2,450.90

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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Last Data Upload: 9/23/2026, 6:36:51 AM

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GEOSPATIAL

No.
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

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

WHEREAS, on May 21, 2007, the Mayor and Council adopted ordinance no. 27-07, annexing into the corporate limits of the City certain property as described in the adopting ordinance; and

WHEREAS, the property owner has requested to be de-annexed and is not connected to City utilities.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins, Georgia, that ordinance no. 27-07 be rescinded.

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 provision, and, to this end, the provisions of this ordinance are declared to be severable.

The provisions of this ordinance were first read on October 5, 2026, adopted on _____, 2026, and shall become effective on _____, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: PLANNING COMMISSION 9/15/26, MAYOR & COUNCIL: 10/5/26

AGENDA ITEM

ZONING ORDINANCE AMENDMENT – Warner Robins code of ordinance Appendix C, Articles III and VII, sections 32 and 72.2.3(e), relative to the establishment of (and provisions for) alcohol, tobacco, and vape shops.

ITEM DESCRIPTION

The proposed ordinance amends Appendix C, Articles III and VII, Sections 32 and 72.2.3(e) of the City of Warner Robins Zoning Ordinance. The amendment establishes additional definitions for certain retail uses and revises the development standards applicable to package liquor stores, smoke shops, and vape shops.

The ordinance is intended to more clearly distinguish and provide regulatory framework for businesses whose primary use involves the sale of alcoholic beverages, tobacco, vapor products, or similar products from traditional convenience stores, grocery stores, and automotive gasoline stations where those products may only represent an incidental portion of the overall business.

KEY CHANGES FROM CURRENT CITY CODE

Under the current Zoning Ordinance, package liquor stores are listed generally as a permitted retail use within the C-2 General Commercial District. The current ordinance does not provide separate zoning definitions for package liquor stores, smoke shops, or vape shops, nor does Section 72.2.3(e) establish the additional lot area, roadway frontage, or separation standards contained in the proposed amendment.

The proposed ordinance creates specific definitions for package liquor stores, smoke shops, and vape shops based upon whether 25 percent or more of the establishment's floor space, inventory, or gross revenue is derived from the applicable products. It also establishes an "incidental or ancillary sale" standard allowing grocery stores, supermarkets, convenience stores, and similar markets to devote no more than two percent of gross floor area or 200 square feet, whichever is less, to specified products including alcohol, tobacco, CBD, and vapor products without being classified primarily as one of these uses.

The amendment also distinguishes between convenience stores and automotive gasoline stations. Convenience stores would be limited to 6,000 square feet and may include incidental sales of beer,

wine, tobacco, CBD, or vapor products but may not sell motor vehicle fuel. Automotive gasoline stations are separately defined depending upon whether fuel sales are the principal or accessory use of the property.

For new package liquor stores, smoke shops, and vape shops, the amendment would require:

- A minimum lot area of one-half acre.
- A minimum of 100 feet of continuous frontage along a state highway or major arterial commercial street.
- A minimum separation of 2,000 feet from another package liquor store, smoke shop, or vape shop, as well as from properties used for educational, religious, governmental, medical, or similar public or community services.

The required separation would be measured in a straight line from the nearest point of one lot boundary to the nearest point of the other lot boundary.

Staff's mapping and licensing review identified 61 existing liquor, vape, smoke, and related retail locations within the study data. Of those locations, 41 are presently within 2,000 feet of another identified establishment, illustrating that the proposed separation requirement would substantially reduce the areas available for future concentration of these uses.

EFFECT ON EXISTING BUSINESSES

The proposed ordinance is not intended to require existing lawful businesses to close or relocate solely because they do not meet the new lot area, frontage, or separation standards.

The ordinance specifically provides that any lawful use of a building or property existing on the effective date of the ordinance may continue as a legally nonconforming use, subject to the requirements of Appendix C, Article VI, Section 61.5.

As a result, the new development standards would primarily affect the establishment of new package liquor stores, smoke shops, and vape shops after adoption. Existing businesses that were lawfully established prior to adoption would retain their existing status but would be subject to the City's regulations governing legally nonconforming uses.

The primary effect of the amendment is therefore prospective: to establish clearer classifications and more restrictive location standards for future businesses while recognizing existing lawful operations.

- It is important to note that any existing business whose use of the property is discontinued for more than one year will, at such time, no longer be considered legally non-conforming.

PLANNING COMMISSION RECOMMENDATION

The planning commission unanimously recommended approval of the draft ordinance.

ALTERNATIVES

While the official recommendation stands, the following alternatives may be considered:

- City Council may require the ordinance be amended to revise the minimum lot area requirement, frontage requirements, or 2,000ft separation standards.
- City Council may deny the proposed ordinance amendment and retain the current zoning regulations.

ATTACHMENTS

1. Draft Ordinance
2. Map depicting existing alcohol, tobacco, & vape businesses' locations

No. _____

CITY OF WARNER ROBINS

STATE OF GEORGIA

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA TO AMEND APPENDIX C, ARTICLES III AND VII, SECTIONS 32 AND 72.2.3(e) OF THE CODE OF THE CITY OF WARNER ROBINS, GEORGIA RELATING TO THE REGULATION OF ZONING; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Warner Robins, Georgia (hereinafter sometimes referred to as the "City") is a municipality duly formed and existing pursuant to Georgia Law; and

WHEREAS, the City of Warner Robins has experienced a growing number of package liquor stores, smoke shops, vape shops, and CBD shops within the corporate limits of the City; and

WHEREAS, the continued proliferation of package liquor stores, smoke shops, vape shops, and CBD shops in the City would result in undesirable impacts to the health, safety, and general welfare of the community, including increased potential for minors to be exposed to and therefore use or aspire to use such products, adverse health consequences, and heightened risk of blight and loss of property values of residential neighborhoods and businesses in close proximity to such uses; and

WHEREAS, the Mayor and City Council finds that an addition to Appendix C, Articles III and VII, Sections 32 and 72.2.3(e) is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of the City of Warner Robins and its residents, businesses, and visitors;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Warner Robins, Georgia, that Appendix C, Articles III and VII, Sections 32 and 72.2.3(e) are hereby amended by making an addition to Section 32 and by repealing and replacing Section 72.2.3(e) so as to further define zoning definitions and permitted uses.

Section 1. Amendment – The following definitions are hereby added to the definitions at Appendix C, Article III, Section 32- Specific Definitions (to be updated alphabetically and numerically):

Automotive Gasoline Station: A gasoline station is defined based on whether it serves as the principal use on a parcel or serves as an accessory use on a parcel as stated below:

a. Automotive Gasoline Station (Accessory Use): A commercial business which as its primary business conducts the retail sale of items found in a convenience store and has a limited number of outdoor pumps for the sale of motor vehicle and related petroleum-based fuels including but not limited to gasoline, diesel, ethanol, and propane fuels. Vehicle service and repair is not permitted. An accessory automotive gasoline station shall only be permitted as a conditional use.

b. Automotive Gasoline Station (Principal Use): A commercial business which conducts the retail sale of motor vehicle and related petroleum-based fuels including but not limited to gasoline, diesel, ethanol, and propane fuels. Vehicle service and repair is not permitted. The incidental or ancillary sale, as defined in this chapter, of other commercial retail goods such as food, beverage, and other convenience items is permitted. The sale of alcoholic beverages, tobacco, cannabidiol (CBD), and/or vapor products is not permitted.

Convenience Store: A small-scale retail store used for the sale of goods used on an everyday basis by consumers including, but not limited to, pre-packaged food products, household items, newspapers and magazines and having a gross floor area of not more than six thousand (6,000) square feet. The incidental or ancillary sale, as defined in this chapter, of beer, wine, tobacco, cannabidiol (CBD), and/or vapor products is permitted. Such store may also include an area used for food service provided by a restaurant. The retail sale of motor vehicle and related petroleum-based fuels including but not limited to gasoline, diesel, ethanol, and propane fuels shall be prohibited.

Incidental or Ancillary Sale: where a grocery store, supermarket, convenience store or similar market uses no more than two percent of its gross floor area, or 200 square feet, whichever is less, for the display, sale, distribution, delivery, offering, furnishing, or marketing of specified products or services such as, but not limited to, the sale of alcoholic beverages, tobacco, cannabidiol (CBD), and/or vapor products.

Package liquor store: any retail establishment where 25% or more of the floor space, inventory, or gross revenue is derived from the sale, display, or distribution of alcoholic beverage products, not for the consumption thereof on the premises.

Smoke Shop: any retail establishment where 25% or more of the floor space, inventory, or gross revenue is derived from the sale, display, or distribution of combustible tobacco products or smoking paraphernalia, including but not limited to cigarettes, cigars, cigarillos, pipe tobacco, loose-leaf tobacco, shisha, heated-tobacco sticks intended for combustion, pipes, hookahs, rolling papers, blunt wraps, lighters, ashtrays, grinders, or similar accessories.

Vapor Product: any consumable vapor product or vapor device as defined by O.C.G.A. § 48-11-1(17) and (39), including any liquid solution or device intended to deliver nicotine or other substances via inhalation of an aerosol.

Vape Shop: any retail establishment where 25% or more of the floor space, inventory, or gross revenue is derived from the sale, display, or distribution of vapor products, including but not limited to electronic cigarettes, vape pens, e-liquids, or related accessories.

Section 2. Amendment- Appendix C, Article VII, Section 72.2.3(e), Permitted Uses, is hereby repealed and replaced with the following:

72.2.3 (e) Package liquor stores, smoke shops, and vape shops, provided that:

(1) the lot on which any such uses are proposed be comprised of a minimum area of half (0.5) acre; and

(2) the lot on which such uses are proposed has a minimum of 100 feet of continuous frontage along a state highway, meaning any public road maintained by the Georgia Department of Transportation (“GDOT”) and assigned a state route identified in GDOT’S Linear Referencing System, or a major arterial commercial street, meaning a high-capacity, multi-lane road lined with businesses, retail centers, and offices and that is designed to move large volumes of traffic across the city to connect neighborhoods, commercial centers, and industrial zone; and

(3) The lot is not within 2,000 feet of (a) any lot occupied by another property utilized for educational, religious, governmental, medical, or similar public or community services, or (b) any lot occupied by any package liquor store, vape shop, or smoke shop. Separation distance is measured in a straight line from the nearest point of the subject lot boundary to the nearest point of the referenced lot boundary.

Section 4. Severability

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section hereof shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to

be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the Mayor and Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5. Effective Date

This Ordinance shall be effective immediately upon adoption. Any lawful use of any building or land existing at the effective date of this ordinance may be continued as a legally non-conforming use provided the requirements of City Code Section Appendix C, Article VI, Section 61.5.

Section 6. Repealer

All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

The provisions of this Ordinance were first read on the _____ day of _____, 2026 and shall become effective immediately upon adoption on the _____ day of _____, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____

LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: PLANNING COMMISSION 9/15/26, MAYOR & COUNCIL: 10/5/26

AGENDA ITEM

ORDINANCE AMENDMENT – Warner Robins code of ordinance Chapter 10, Article II, relative to the provisions of short-term rentals.

ITEM DESCRIPTION

The proposed ordinance amends Chapter 10, Article II of the City of Warner Robins Code of Ordinances by establishing regulations for the establishment and operation of Short-Term Rentals within the City.

The ordinance defines a short-term rental as a residential dwelling unit, or portion thereof, provided for lodging in exchange for compensation for a period not exceeding 30 consecutive days. The stated purpose is to establish a regulatory framework for short-term rentals, ensure the collection and remittance of applicable accommodation excise taxes, minimize impacts on surrounding residential properties, and preserve the character and stability of residential neighborhoods.

Hotels, motels, inns, hospitals, and other non-vacation rental arrangements are excluded from the ordinance.

KEY PROVISIONS

The ordinance would require each short-term rental to obtain an accommodation excise tax certificate before the property may be operated, offered, rented, or advertised as a short-term rental. Certificates may be issued to the property owner or an authorized managing agency or agent.

Short-term rentals would be required to meet applicable building, fire, health, and safety codes and provide working smoke and carbon monoxide detectors, fire extinguishers, and regular solid waste collection. Parking must comply with applicable City requirements, and only one party of guests may occupy a dwelling unit at one time.

Maximum occupancy is established at two persons per bedroom plus two additional persons, with children under 12 excluded from that calculation. Total occupancy may not exceed 15 persons unless a variance is granted for a dwelling containing six or more bedrooms.

Each property must maintain a local point of contact who is available 24 hours per day and capable of responding in person to complaints within two hours. The property must also display the certificate and information regarding occupancy, parking, noise regulations, emergency information, and the local point of contact.

Advertising for the property must include the City-issued accommodation excise tax certificate number. Certificate holders must collect and remit applicable accommodation excise taxes and maintain booking, rental income, and tax records for three years.

The initial accommodation excise tax certificate fee is \$150 for applications filed before July 1 and \$75 for applications filed after July 1. Each short-term rental dwelling unit is required to be covered by a certificate, although multiple properties under common ownership or management may be included under one certificate with individual sub-numbers.

Certificates expire annually on December 31. The annual renewal fee is \$100 per short-term rental. If a certificate is not renewed before expiration, a later application is treated as a new application and must meet all requirements applicable at that time.

ENFORCEMENT

The ordinance establishes escalating penalties for violations within a consecutive 12-month period, beginning with a \$250 fine for a first offense, \$500 for a second offense, and \$1,000 for a third or subsequent offense. Operating or advertising a short-term rental without the required certificate may also result in a fine of up to \$1,000 for each day of violation.

A certificate may also be suspended or revoked for repeated violations, failure to comply with the ordinance, failure to remit applicable taxes or fees, material misrepresentations, or repeated failure of the local point of contact to respond to complaints. Decisions involving denial, suspension, or revocation may be appealed to Mayor and City Council.

PLANNING COMMISSION RECOMMENDATION

The planning commission unanimously recommended approval of the draft ordinance.

ALTERNATIVES

While the official recommendation stands, the following alternatives may be considered:

- City Council may approve the ordinance with revisions to any of the proposed short-term rental regulations.
- City Council may deny the proposed ordinance amendment and retain the existing provisions of Chapter 10, Article II.

ATTACHMENTS

1. Draft Ordinance

No. _____

CITY OF WARNER ROBINS

STATE OF GEORGIA

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA TO AMEND CHAPTER 10, ARTICLE II OF THE CODE OF THE CITY OF WARNER ROBINS, GEORGIA RELATING TO THE REGULATION OF SHORT-TERM RENTALS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Warner Robins, Georgia (hereinafter sometimes referred to as the "City") is a municipality duly formed and existing pursuant to Georgia Law; and

WHEREAS, the Mayor and City Council of the City of Warner Robins desire to establish procedures for the operation of short-term rentals; and

WHEREAS, the Mayor and City Council find that amendment to Chapter 10 regarding Short-Term Rentals is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of the City of Warner Robins and its residents, businesses, and visitors;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Warner Robins, Georgia, that Chapter 10, Article II of the Code of the City of Warner Robins, Georgia, is hereby amended by the addition of Division 3.

Section 1. Amendment – Chapter 10, Article II, Division III is hereby amended by the addition of the following:

Division III. SHORT-TERM RENTALS

Sec. 10-46 Short title.

This article shall be known and may be cited as the "Short-Term Rental Ordinance of Warner Robins."

Sec. 10-47. Purpose.

It is the purpose of this article to regulate the use of and establish standards for privately owned residential property used as vacation homes and rented to transient occupants within the city limits of Warner Robins, so as to ensure that accommodation excise taxes owed to the City of Warner Robins are properly collected and remitted to the City of Warner Robins, to minimize the adverse effects of short-term rental uses on surrounding residential properties and neighborhoods, and to preserve the character, integrity, and stability of residential neighborhoods in which short-term

rentals are located. This chapter is not intended to regulate hotels, motels, inns, hospitals, or non-vacation type rental arrangements.

Sec. 10-48. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. When not inconsistent with the context, words in the plural number include the singular number, and words in the singular include the plural number.

Accommodation excise tax means the excise tax (also known as the "Lodging Tax") imposed and collected by City of Warner Robins pursuant to O.C.G.A §§ 48-13-50 through 48-13-63 and City of Warner Robins Code of Ordinances sections 10-25 through 10-35 for the furnishing for value to the public of any rooms, lodgings, or accommodations in the City limits of Warner Robins.

Accommodation excise tax certificate or certificate means the document issued by the City Clerk to the property owner or the managing agency or managing agent of a short-term rental under this article containing an official short-term rental accommodation excise tax number for the purpose of verifying and enforcing compliance with the accommodation excise tax requirements of the City of Warner Code of Ordinances, as well the other provisions of this article pertaining to the operation of a short-term rental for transient occupants.

Advertisement or advertising means the listing or marketing of any real property as a short-term rental through any print, outdoor, digital, broadcast, or other advertising medium, such as magazines, brochures, newsletters, banners, signs, social media platforms, apps on a smartphone, electronic or online marketplaces or booking platforms, marketplace facilitators, websites, internet, computer or other electronic devices, television, or radio.

Governing authority means the Mayor and City Council of the City of Warner Robins.

Commercial event means an event or gathering of people, or the marketing or advertising thereof, where a fee is charged in exchange for allowing an event or gathering on the property.

City means the City of Warner Robins.

Dwelling unit or unit means one or more rooms, designed, occupied or intended for occupancy as separate, complete living quarters with permanent cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of one or more persons.

City Clerk means the duly appointed city clerk of the City of Warner Robins or his/her designee.

Local point of contact or point of contact means a person who is at least 18 years of age and who, using reasonably prudent business practices, is responsible for ensuring that all occupants and/or guests of the short-term rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental and for responding to questions or concerns from occupants, guests, and the City regarding the operation of the short-term rental.

Managing agency or managing agent means a person, firm, agency, or company with a valid occupation tax certificate that manages one or more short-term rentals under a management agreement on behalf of the owner of the short-term rental.

Maximum occupancy rate means no more than two persons per bedroom, plus two additional persons. A bedroom is a room or space within the short-term rental furnished with one or more beds and that is customarily used and intended primarily for sleeping. Children under 12 years of age shall not be included in determining the maximum occupancy of a short-term rental, but in no event shall occupancy exceed 15 persons total, including children, unless a variance from such total is requested and received from the City allowing a proportional increase for dwelling units with six or more bedrooms.

Owner or owners means a person that holds legal title to private property.

Party means one or more persons who, as a single group, rent a short-term rental pursuant to a single reservation and payment.

Person means an individual, firm, partnership, corporation, association, company, agency, syndicate, estate, trust, business trust, receiver, fiduciary or any combination acting as a unit, body politic, or political subdivision whether public, private or quasi-public.

Property means a legal lot of record on which any dwelling unit(s) is being operated or offered as a short-term rental.

Short-term rental means an accommodation for transient occupants or guests where, in exchange for compensation of any type or amount, a residential dwelling unit, or a portion thereof, is provided for lodging for a period of time not to exceed 30 consecutive days.

Any term used in this article that is also used in the zoning ordinance of the City of Warner Robins shall have the same meaning as defined in the zoning ordinance, unless otherwise specifically defined in this section.

Sec. 10-49. Accommodation excise tax certificate.

(a) No dwelling unit, or any portion thereof, shall be used, operated, rented, offered, or advertised as a short-term rental within the city limits of Warner Robins, unless the owner of the dwelling unit applies for and possesses a valid and current accommodation excise tax certificate issued by the City of Warner Robins in accordance with this section.

(b) It shall be unlawful and a violation of this section for any person or property owner to use, operate, rent, offer, or advertise a short-term rental within the city limits of Warner Robins, without a valid and current accommodation excise tax certificate issued by the City of Warner Robins under this section, or to operate a short-term rental contrary to the procedures and regulations established in this article, other provisions of this Code, or any applicable state law.

(c) An accommodation excise tax certificate shall only be issued to a person with an ownership interest in the short-term rental or to a managing agency or agent that manages the short-term rental. Renters of real property are not eligible to receive an accommodation excise tax certificate, unless the property owner has provided explicit written permission to the tenant.

Sec. 10-50. Short-term rental standards.

Short-term rentals, as defined in section 10-48, shall be subject to the following general requirements in addition to the zoning district regulations for the zoning district in which the short-term rental is located:

(a) Short-term rentals shall meet all applicable building, health, fire, and related safety codes at all times. Each short-term rental shall also have:

(1) Working smoke and carbon monoxide detectors in every bedroom and on all habitable floors;

(2) A properly maintained and charged fire extinguisher in each short-term rental dwelling unit; and

(3) A solid waste collection (trash) service that removes waste at least once a week. All solid waste (trash) must be contained in secured containers when outside of the residence. Trash and refuse shall not be left or stored on the exterior of the property unless it is placed in a curbside container. The curbside container shall not be placed on the curb awaiting trash service pick up any sooner than 24 hours prior to the pickup day and must be removed no later than 24 hours after trash service pickup.

(b) No exterior signage shall be permitted except in accordance with the regulations for the district in which the short-term rental is located.

(c) Short-term rentals shall not be operated outdoors or in a non-habitable structure.

(d) Parking shall be provided in accordance with any existing or future parking ordinances of the City or district in which the short-term rental is located.

(e) Only one party of guests shall be permitted per dwelling unit.

Sec. 10-51. Parking.

(a) Each short-term rental shall designate the maximum number of cars allowed on-site and, where applicable, instructions for off-site parking for cars exceeding the maximum allowed on-site.

(b) Parking spaces within the grounds of the short-term rental must be clearly identified for guests use.

(c) The property owner shall provide guests with parking instructions prior to arrival.

(d) Exceeding the maximum number of vehicles allowed on-site of a short-term rental is a violation of this article.

Sec. 10-52. Operation.

(a) Occupancy of a short-term rental between the hours of 11:00 p.m. and 6:00 a.m. shall not exceed the maximum occupancy rate, as defined in section 10-48. No person operating or occupying a short-term rental shall violate or exceed, or allow another to exceed, the maximum occupancy rate.

(b) A short-term rental shall not be used for hosting any commercial events.

(c) The accommodation excise tax certificate holder shall keep on file with the City at all times the name, cell phone number, and email address of a valid local point of contact who shall use reasonably prudent business practices to ensure that all occupants and/or guests of the short-term rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term rental, as well as for responding to questions or concerns from occupants, guests, and the City regarding the operation of the short-term rental. The local point of contact may, but does not necessarily need to be, the property owner or representative of a managing agency or agent.

(d) The local point of contact shall be available 24 hours a day to accept telephone calls and respond to complaints regarding the condition, operation, or conduct of a short-term rental, including the behavior and conduct of the occupants and/or guests thereof. When the short-term rental is rented and occupied, the local point of contact must be available to respond to complaints in person at the short-term rental within a reasonable time period, not to exceed two hours after notification of the complaint.

(e) Failure of the local point of contact to respond to calls or complaints in a timely and appropriate manner shall be a violation of this article. However, it is not intended that any property owner, local point of contact, and/or certificate holder act as a peace officer or place himself or herself in an at-risk situation.

(f) A valid short-term rental accommodation excise tax certificate shall be posted in a conspicuous location inside the main entrance of the short-term rental on or adjacent to the front door. In addition to the accommodation excise tax certificate, a clearly visible and legible notice containing the following information shall be conspicuously posted within the short-term rental on or adjacent to the front door sign:

(1) The name of the local point of contact and an email address and telephone number at which the local point of contact may be reached on a 24-hour, seven days a week, basis. The notice must be updated within seven days of any change of the local point of contact and/or such person's telephone number;

(2) The name and address of the nearest hospital;

(3) The maximum number of overnight occupants (maximum occupancy rate) permitted in the short-term rental and a statement notifying the occupants that failure to conform to the occupancy requirements of the short-term rental is a violation of this article;

(4) The maximum number of vehicles allowed to be parked on the property and a statement notifying the occupants that exceeding the maximum number of vehicles allowed on-site is a violation of this article;

(5) The City's noise ordinance regulations and a statement notifying the occupant(s) that any failure to comply with the City's noise ordinance is a violation of this article;

(6) State and county emergency management website information; and

(7) Other relevant community restriction(s), if applicable.

(g) All property specific digital, outdoor, or print advertising for any short-term rental, including electronic or digital advertising on short-term rental websites, shall include the accommodation excise tax certificate number, or certificate sub-number if applicable, issued by the City for the short-term rental. It is a violation of this article to advertise a short-term rental using an expired accommodation excise tax certificate number or a certificate number that was not assigned to the short-term rental by the City.

(h) Short-term rentals, and the operation thereof, are subject to accommodation excise taxes and are liable for payment thereof as established by state law and the City of Warner Robins Code of Ordinances. The accommodation excise tax certificate holder shall timely remit all applicable accommodation excise taxes owed in connection with the operation of short-term rental(s) as set forth in City of Warner Robins Code of Ordinances sections 10-25 through 10-35.

(i) The accommodation excise tax certificate holder shall maintain records of all short-term rental booking dates, rental income, and taxes collected and remitted to the City of Warner Robins for three years and shall provide such records to the City upon request.

(j) The accommodation excise tax certificate holder shall abide by any local, state, or federal rules during a declared disaster event, including, but not limited to evacuation and reentry orders and shall provide guests with the state and county emergency management websites and emergency contact phone numbers.

Sec. 10-53. Application for certificate.

(a) Any property owner or managing agency desiring to operate a short-term rental must submit an application for an accommodation excise tax certificate to the financial director on a form to be provided by the City. Upon submission of a properly completed application, an applicant meeting the conditions and requirements of this article for the operation of a short-term rental shall qualify for and be issued an accommodation excise tax certificate for such short-term rental. At the time of filing an application for an initial accommodation excise tax certificate, an applicant must:

- (1) Pay and submit to the City of Warner Robins a certificate fee of \$150.00 for each short-term rental. If the application is filed prior to July 1 of a particular year, the full \$150.00 fee shall be paid. If the application is filed after July 1, the certificate fee shall be \$75.00;
- (2) Provide the name, address, email, and contact information of the property owner;
- (3) Provide the address and parcel identification number of the property where the short-term rental is located;
- (4) Provide the number of short-term rental dwelling units on the property, provide the number of bedrooms in each dwelling unit short-term rental, and affirm understanding that only one party of guests shall be permitted per dwelling unit;
- (5) State whether the applicant is the property owner or a managing agency or agent operating the short-term rental on behalf of the property owner;
- (6) Specify whether the short-term rental is or will be managed by a managing agency or agent and provide the name, address, email, phone number, and occupation tax number of such managing agency or agent;
- (7) Provide the name, address, email address and cell phone number for a local point of contact, as such term is defined in section 10-48;
- (8) Provide the number of parking spaces on the grounds of the short-term rental and affirm whether those spaces are clearly identified for occupant and guest use;
- (9) Affirm the applicant's responsibility to collect and timely remit accommodation excise taxes in accordance with sections 10-25 through 10-35;
- (10) Affirm that the operation of a short-term rental on the property is not in violation of any other land use restrictions, including covenants, deed restrictions, homeowner association rules and regulations, or other such restrictions;
- (11) Affirm understanding that the City of Warner Robins strongly recommends that the property owner carry property and renter's liability insurance that specifically covers short-term rental use;
- (12) Affirm that the short-term rental has an operable fire extinguisher in every dwelling unit being used as a short-term rental and working smoke and carbon monoxide detectors in every bedroom and on all habitable floors thereof;
- (13) Affirm that the short-term rental has solid waste collection (trash) service that removes solid waste at least once a week;
- (14) Affirm that the short-term rental has no past due accommodation excise taxes, certificate fees, ad valorem taxes, or fines for violations of this article; and

(15) Affirm whether the applicant or short-term rental has had an accommodation excise tax certificate suspended or revoked within the previous 12 months.

(b) If the applicant is a managing agency or agent, the managing agency or agent must submit documentation evidencing that it is authorized to submit the application and otherwise manage and act on behalf of the property owner in relation to the operation and use of the short-term rental.

(c) An accommodation excise tax certificate shall be required for each dwelling unit being used or operated as a short-term rental. However, should any property owner or managing agency or agent own or manage two or more short-term rentals, a single accommodation excise tax certificate may be issued for multiple properties under common ownership or professional management that otherwise meet the requirements for a certificate under this article, provided that the requisite payment, information, and confirmations are provided by the applicant for each dwelling units being used as a short-term rental. In the event that a single accommodation excise tax certificate is issued for multiple short-term rentals hereunder, each dwelling unit being used as a short-term rental under the certificate shall be assigned separate certificate sub-numbers.

(d) Any fraudulent or material misrepresentation, omission, or false or untruthful statement or information furnished by or made by the applicant in any application (or supporting materials) submitted to the City for a certificate or renewal thereof shall be grounds for denial, suspension, or revocation of an accommodation excise tax certificate, or any renewal thereof.

(e) All requirements, acknowledgements, affirmations, and attestations necessary to obtain an accommodation excise tax certificate must be continuously maintained at all times throughout the duration of the initial accommodation excise tax certificate and any renewal thereof. All material changes in the information or supporting documents or materials provided to the City in any application (or renewal application), including any change in the local point of contact and/or such person's contact information shall be updated and reported in writing to the City Clerk's Office within three business days of such change.

(f) An accommodation excise certificate is not assignable or transferable. Upon sale of a property or when a managing agency or agent changes, there will be a 30-day grace period to operate as a short-term rental so long as an application for an accommodation excise tax certificate is submitted by the new owner or managing agency or agent within seven days of the sale or management change.

Sec. 10-54. Certificate expiration/renewal.

(a) All accommodation excise tax certificates, and any renewals thereof, shall expire on December 31 of each year. Applications for renewal of a certificate for the following calendar year must be filed on or before the second Monday of December of each year in order to allow sufficient time for the financial department to review and process the application prior to expiration of the certificate on December 31. However, nothing herein shall be construed as precluding the filing of an application for renewal after such date. In such case, the City Clerk shall use reasonable efforts to review the application upon receipt, but neither the City Clerk's Office nor the City shall be under any obligation to process the renewal application or issue any renewal certificate prior to

December 31. If a certificate is not renewed before it expires on December 31, a renewal application shall be treated as an initial application, and the applicant shall be required to comply with all rules and regulations for the granting of an initial certificate to the same extent as if no previous certificate had been held.

(b) To renew an accommodation excise tax certificate for the ensuing calendar year, certificate holders must submit and file a renewal application with the City Clerk's Office on a form to be provided by the City. In order to qualify for and be issued a renewed certificate, the applicant, at the time of filing, must:

(1) Pay and submit to the City of Warner Robins an annual renewal fee of \$100.00 for each short-term rental;

(2) Affirm and update, as needed, all information, documentation, and affirmations, submitted to the City in the application for the initial certificate set forth in section 10-53 above;

(3) Affirm that all accommodation excise taxes for each short-term rental under the certificate being renewed have been collected and timely remitted to the City of Warner Robins; and

(4) Affirm that the renewal application is not for a short-term rental that has had its certificate revoked within the last 12 months, except as permitted under section 10-57(c).

(c) A renewed accommodation excise tax certificate shall be valid for one calendar year immediately following its issuance, beginning on January 1 and ending on December 31 of each year.

(d) Fees paid for an accommodation excise tax certificate, or any renewal thereof, are not refundable once a certificate is issued.

Sec. 10-55. Application review/denials.

The City Clerk or his/her designee may deny an application for an accommodation excise tax certificate, or any renewal thereof, if:

(a) The application is for a property that has had its certificate revoked within the preceding 12 months, except as permitted under section 10-57(c);

(b) The person applying lacks authority to represent the property owner for which the application is made;

(c) The applicant does not qualify for a certificate or the application is filed by a person as a subterfuge for another person;

(d) The application is incomplete, fails to meet the application requirements of this article, or does not contain the requisite documents, information, or affirmations under this article;

(e) A short-term rental is not permitted on the property for which a certificate is sought, or if the dwelling unit or property being used as a short-term rental is in violation of any applicable zoning, subdivision, or building codes;

(f) Information or materials submitted by the applicant to the City in connection with the application contain any fraudulent or material misrepresentation, omission, or false or untruthful statement or information; or

(g) The applicant fails to pay any application fee required by this article.

All decisions denying an application for an accommodation excise tax certificate, or any renewal thereof, shall be in writing and served upon the applicant by email or certified mail, or both, to the email address or physical address provided by the applicant, and shall specify the reasons for the denial. Decisions denying an application hereunder shall be appealable to the Mayor and City Council of Warner Robins in accordance with section 10-58 of this article.

Sec. 10-56. Violations and penalties.

(a) Whenever in this article any act is prohibited (or not allowed) or is made or declared to be unlawful or an offense, or whenever herein the doing of an act is required or the failure to do any act is declared to be unlawful or an offense, the violation of such provision shall be an article violation punishable as follows:

(1) Upon conviction of the first offense under this article within a consecutive 12-month period, the owner(s) of the property and/or the certificate holder shall be punished by a fine of \$250.00;

(2) Upon conviction of the second offense under this article within a consecutive 12-month period, the owner(s) of the property and/or the certificate holder shall be punished by a fine of \$500.00;

(3) Upon conviction of the third and any subsequent offense under this article within a consecutive 12-month period, the owner(s) of the property and/or the certificate holder shall be punished by a fine of \$1,000.00; and

(4) Enforcement actions may also be brought against the occupants and/or guests of a short-term rental for violations of this article and/or such other ordinances of the City of Warner Robins as may be applicable to the conduct of the occupants or guests, notwithstanding that this article may also make the property owner and/or the certificate holder responsible for the conduct constituting the violation. Violations of the provisions of this article by occupants and/or guests of the short-term rental shall be an article violation punishable by a fine not to exceed \$1,000.00.

(b) Each day that a short-term rental is marketed, advertised, or rented for overnight accommodation without the necessary short-term rental certificate required under this article shall constitute a separate violation. Any person marketing, advertising, and/or operating a short-term rental without a valid short-term rental certificate in violation of this article may be prosecuted and, upon conviction, punished by a fine not to exceed \$1,000.00.

(c) Nonpayment of any taxes due from the operation of the short-term rental may subject the property owner and/or the certificate holder to revocation of a certificate and/or any additional penalties, enforcement, or consequences to the extent provided for by state law and City of Warner Robins ordinances, including, but not limited to those set forth in article sections 10-25 through 10-35.

(d) Should the City of Warner Robins Police Department respond to any property being operated as a short-term rental, the police should forward any report to the financial department.

(e) Notwithstanding anything to the contrary herein, the imposition of a fine, punishment, or other penalty under the provisions of this section shall not prevent the suspension or revocation of any accommodation excise tax certificate upon violation of this article.

(f) Violations of this article may also subject the violator to any and all other remedies, legal or equitable, available to the City of Warner Robins to the extent provided for by law, including injunctive relief.

(g) No provision of this chapter is intended, nor shall it be construed, as giving the City or its representatives the right to enter into any dwelling unit for the purpose of searching, inspecting, or examining the premises to determine compliance with the provisions of this article without a court order or search warrant issued by a court of competent jurisdiction authorizing such search; provided, however, this shall not limit the authority of a law enforcement body to secure a search warrant in connection with criminal activity at a dwelling unit unrelated to compliance with this article or the authority of the City to conduct otherwise lawful inspections of a dwelling unit unrelated to compliance with this article.

Sec. 10-57. Certificate suspensions and revocations.

(a) In addition to any other penalty, punishment, or remedy provided for under this article, a certificate may be suspended or revoked by the director of administration (or designee) as provided for herein. The director of administration, or his or her designee, may, upon investigation, suspend or revoke an accommodation excise tax certificate associated with a short-term rental:

(1) If the property or short-term rental corresponding to that certificate has been the subject of three or more violations of this article or the City's noise ordinance which have resulted in convictions of either the property owner, certificate holder, local point of contact, or the occupants/guests (or any combination thereof) in the immediately preceding 12-month period;

(2) If the short-term rental or property upon which it is located is being operated in a disorderly manner so as to constitute a public nuisance after: (i) The certificate holder and property owner (if different) have been advised in writing by the City of the unsatisfactory manner in which the short-term rental is being operated; and (ii) after the certificate holder and property owner (if different) have been given a reasonable opportunity to cure said deficiencies;

(3) Upon learning that an applicant furnished or made any fraudulent or material misrepresentation, omission, or false or untruthful statement or information in the application (or supporting materials) submitted to the City for a certificate or renewal thereof;

(4) If the certificate holder or property owner violates or fails to meet or comply with any provision or requirement of this article, or fails to timely pay or remit any certificate fees imposed under the provisions of this article or any accommodation excise taxes due to the City pursuant to sections 10-25 through 10-35; provided, however, prior to any such suspension or revocation, the certificate holder and property owner shall be advised in writing by the City of such violation or non-compliance and the fees or taxes believed to be past due, and the certificate holder and property owner shall be provided 14 calendar days to correct and cure such violation or non-compliance, or pay any such past due fee or excise tax; or

(5) If a local point of contact fails to respond to calls or complaints regarding the condition, operation, or conduct of a short-term rental, or the behavior or conduct of the occupants and/or guests thereof, in a timely and appropriate manner on three or more separate occasions within the immediately preceding 12 months, provided that the City provides the certificate holder and property owner (if different) with notice of each such failure and a 14-day opportunity to respond to the notice in writing. It is not intended that an owner, managing agency, or local point of contact act as a peace officer or place himself or herself in an at-risk situation.

(b) If, upon investigation, the City Clerk (or designee) determines that sufficient grounds exist to suspend or revoke a certificate in accordance with this section, the City Clerk (or designee) shall issue written notice of the suspension or revocation to the certificate holder and property owner, if different. Suspensions shall specify the length of the suspension, not to exceed 12 months. The written notice of suspension or revocation may be served upon the certificate holder and property owner by email or certified mail, or both, to the email address or physical address provided by the certificate holder in the application, and shall specify the facts which, in the opinion of the director of administration (or designee) constitute grounds for the suspension or revocation of the certificate. The notice shall also specify that the suspension or revocation of the certificate shall become effective 15 calendar days from the date of the notice, unless the certificate holder appeals such decision to the Mayor and City Council of Warner Robins in writing in accordance with section 10-58 of this article no later than 14 calendar days from the date of the receipt of the notice of suspension or revocation.

(c) In the event that a single accommodation excise tax certificate is issued for multiple short-term rentals, the suspension or revocation notice shall specify the certificate sub-number(s) of the property(ies) whose certificate is being suspended or revoked. In such a case, suspension or revocation of a certificate(s) for the identified short-term rental(s) shall not affect the validity of the certificate as it relates to the remaining short-term rentals on that certificate.

(d) Should an accommodation excise tax certificate for any short-term rental be revoked under this article, then no accommodation excise tax certificate shall issue for that property or to that property owner or certificate holder for that particular location for a period of 12 months after the effective date of the revocation. Notwithstanding the foregoing, a new certificate may be applied for and issued under an application that otherwise meets the application requirements of this article: (1) If

the subject property is sold to a new owner as part of an arm's length transaction; or (2) the application is submitted by a managing agency or agent who will serve as the new certificate holder, provided that it has not been the managing agency or agent or certificate holder for that particular property within the immediately preceding 12 months.

Sec. 10-58. Appeals.

(a) Decisions denying, suspending, or revoking an accommodation excise tax certificate, or any renewal thereof, under this article may be appealed by the applicant or certificate holder, as applicable, to the Mayor and City Council of Warner Robins.

(b) Upon receipt of any decision or determination to deny, suspend, or revoke any accommodation excise tax certificate, or any renewal thereof, an applicant whose application was denied, or a certificate holder whose certificate was revoked, may appeal such decision to the Mayor and City Council of Warner Robins. Any such appeal must be in writing and filed with the City Clerk within 14 calendar days of the applicant's or certificate holder's receipt of the decision being appealed. Appeals to Mayor and City Council of Warner Robins must be sent to and received by the director of administration by certified U.S. mail or hand delivery. Appeals not physically received in writing by the City Clerk within 14 calendar days of the applicant's or certificate holder's receipt of the decision being appealed will be deemed untimely and disallowed.

(c) The written appeal must state succinctly the grounds upon which it is asserted that the decision should be reversed and shall be accompanied by a copy of the decision from which the appeal is being made, along with any other documents deemed relevant to the appeal. The filing of a timely appeal to the Mayor and City Council of Warner Robins will delay implementation of the decision being appealed until a decision is made on that appeal by the Mayor and City Council of Warner Robins. If an appeal is not timely received, decisions denying, suspending, or revoking a certificate shall become effective and final on the 15th calendar day following the applicant's or certificate holder's receipt of such decision.

(d) Upon receipt of a timely appeal under this article, the City Clerk shall schedule a hearing before the Mayor and City Council of Warner Robins at a regular or special called meeting within 45 days of the receipt of the appeal. The City Clerk shall provide written notice to the appealing party of the time, place and date of the scheduled hearing by certified U.S. mail.

(e) The Mayor and City Council of Warner Robins shall have the duty of conducting hearings concerning the denial, revocation, or suspension of a certificate. The standard of proof on all issues in the hearing shall be a preponderance of the evidence and a determination will be made on the basis of the evidence presented at the hearing.

(f) At the hearing, after presentation of the case against the applicant or certificate holder, the appealing party will have an opportunity to present his or her case, to present evidence and information relevant to the appeal, to rebut the allegations made against him or her, and to present whatever defenses he or she has. The appealing party shall have the right to be represented by an attorney at his or her own expense.

(g) At the conclusion of the hearing, the Mayor and City Council of Warner Robins shall affirm, modify, or reverse the decision being appealed. Written notice of the governing authority's decision shall be sent to the appealing party by the director of administration via email or certified U.S. mail, or both, and shall set forth the findings and conclusions of the governing authority.

(h) Decisions of the Mayor and City Council of Warner Robins regarding denials, suspensions, and revocations shall be binding, subject to the right of appeal to superior court as provided by O.C.G.A. § 5-3-1, et seq.

Sec. 10-59. Right to audit.

The City of Warner Robins shall have the right to audit and examine the books, papers, records, and financial reports of any certificate holder pursuant to code section 10-34 (i.e. the Accommodation Excise Tax/Lodging Tax Ordinance) in order to verify the accuracy of any accommodation excise tax return made, or if no return is made by the certificate holder, to ascertain and determine the amount required to be paid. The accommodation excise tax certificate holder shall keep and maintain such records, receipts, invoices, and other pertinent papers regarding the operation of a short-term rental as required by code section 10-34 and shall establish and maintain a reasonable accounting system to readily identify and calculate the amount of accommodation excise taxes due for each short-term rental.

Sec. 10-60. Exceptions.

(a) Real property that is occupied for a period of less than 30 consecutive days by a buyer or seller of real property prior to or after the closing of same shall not be considered a short-term rental or require an accommodation excise tax certificate under this article, provided that the property is not otherwise furnished or offered for value to any other person(s) during the same calendar year for 30 days or less at one time.

(b) Real property that is occupied by or offered for occupancy to the same person for a period greater than 30 consecutive days shall not be considered a short-term rental or require an accommodation excise tax certificate under this article, provided that the property is not otherwise furnished or offered for value to any other person(s) during the same calendar year for 30 days or less at one time.

Sec. 10-61. Effective date.

This chapter shall become effective on _____, 2026. Any accommodation excise tax certificate issued under this article on or before _____, 2026, shall be valid beginning on _____, 2026.

Section 2. Severability

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section hereof shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the Mayor and Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3. Repealer

All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

The provisions of this Ordinance were first read on the _____ day of _____, 2026 and shall become effective on the _____ day of _____, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____

LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: CITY CLERK'S OFFICE

SUBMITTED BY: MANDY STELLA

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Chapter 10, Article IV, Section 10-28 (Revocation/Suspension Occupational Tax License)

This ordinance amends the City Code provisions related to the revocation of business licenses and properties that constitute a public nuisance or threaten public health, safety, and welfare. The amendments establish additional grounds for business license revocation and provide procedures and remedies for addressing properties associated with violent conduct or criminal activity.

STAFF RECOMMENDATION

Staff recommends approval of the proposed ordinance to strengthen the City's ability to address businesses and properties that are operating in violation of City requirements or present a threat to public health, safety, and welfare. The proposed amendments provide additional grounds for business license revocation and establish remedies for addressing properties associated with violent conduct or criminal activity.

BUDGET AND PROCUREMENT

Budgeted Item: N/A

Included In Current Operating Budget: N/A

Fiscal Impact: N/A

Total Project Cost: N/A

Included In Current Capital Budget: N/A

Appropriations: N/A

Account Title / Number	Dollar Amount
N/A	

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	

ITEM DESCRIPTION

Consideration of an ordinance amending Article IV, Section 10-28, and Chapter 16 of the Code of the City of Warner Robins relating to the revocation of business licenses and public nuisances. The proposed amendments establish additional grounds for revocation of a business license, including operation

without proper authorization, violation of applicable locational or zoning requirements, conduct that constitutes a threat or nuisance to public health, safety, or welfare, a court finding of unlawful operation, and violations of other applicable laws, ordinances, rules, or regulations. The ordinance also establishes provisions for properties where violent conduct or criminal activity occurs, including requirements for property owners or responsible parties to take reasonable and legally available measures to address conditions contributing to such activity. Where appropriate, the proposed provisions authorize the Municipal Court to order security measures, initiate dispossessory proceedings, assess abatement costs, enjoin activities, or impose other remedies available under state law.

ALTERNATIVES

Do not approve the proposed ordinance and retain the existing City Code provisions.

ATTACHMENTS

1. Ordinance

No. _____

CITY OF WARNER ROBINS

STATE OF GEORGIA

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, TO AMEND BY ADDITION TO ARTICLE IV, SECTION 10-28, AND CHAPTER 16 OF THE CODE OF THE CITY OF WARNER ROBINS, GEORGIA, RELATING TO THE REVOCATION OF BUSINESS LICENSES AND NUISANCES; AND FOR OTHER PURPOSES

WHEREAS, the City of Warner Robins, Georgia (hereinafter sometimes referred to as the "City") is a municipality duly formed and existing pursuant to Georgia Law; and

WHEREAS, the Mayor and City Council of the City of Warner Robins are empowered to enact regulations protecting public health, safety, and welfare of the City of Warner Robins and its residents, businesses, and visitors; and

WHEREAS, the operation of a business within the City is a privilege subject to compliance with municipal codes rather than an absolute right; and

WHEREAS, the operation of businesses outside the requirements of the municipal code and chronic nuisance properties drain municipal emergency, police, and code enforcement resources, harming neighboring residential and commercial quality of life; and

WHEREAS, the Mayor and City Council find that an addition to Article IV, Section 10-28, Revocation of Business Licenses, and Chapter 16, Nuisances, is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of the City of Warner Robins and its residents, businesses, and visitors;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Warner Robins, Georgia, that Article IV, Section 10-28, and Chapter 16 are hereby amended by making the following additions.

Section 1. Amendment- The following subsections are hereby added to Section 10-82 beginning at subsection (e) with the remaining subsections re-lettered alphabetically:

(e) The business is not authorized to operate within the city, or within the zoning district within which it is located, or is otherwise not in conformity with locational requirements of any of the city's ordinances;

(f) The business is a threat or nuisance to public health, safety, or welfare;

- (g) The business has been found by a court of law to have been operating unlawfully;
- (h) Any other violation of this article; or
- (i) A violation of another statute, ordinance, rule or regulation that governs the operation of the business in question.

Section 2. Amendment – The following section is hereby added to Chapter 16:

Sec. 16-____. - Properties where activities therein and thereon threaten the public health, safety and, welfare.

(a) Definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Dwellings, buildings, or structures means any building or structure or part thereof used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouses and appurtenances belonging thereto and also includes any building or structure of any design.

Owner means any person or persons having any individual, joint or common title or interest in real property defined by the laws of the state as a legal or equitable estate or interest.

Owner's managing agent means a person, corporation, partnership, or limited liability company that is authorized by the owner to operate and manage the property.

Parking lot or space means any space used for parking adjacent to the structure.

Properties means dwellings, buildings, or structures and parking lots or spaces.

Tenant means one who occupies lands or the premises of another in subordination to that other's title, and with such other person's assent, express or implied.

Violent conduct or crime means conduct which constitutes a probable danger of physical harm, such as assault, battery, sexual assault, armed robbery, homicide, or any other criminal activity that endangers the public health, safety, and welfare of the citizens of the city.

(b) Nuisance declared. The city finds that multiple incidents of violent conduct or crime occurring on certain properties and conditions on such properties that foster or contribute to the commission of violent crime, endanger the public health, safety, and welfare of the citizens of the city.

(c) Abatement. Where violent conduct or crime occurs on certain properties, the criminal activity causing the nuisance shall be enjoined, abated, and prevented. The owner of the property upon being notified shall take actions that are reasonable and necessary to reduce and eliminate

the conditions that contribute to the commission of such violent conduct or crime. If the owner, the owner's managing agent, or the party responsible for the property knows or has reason to know of the criminal activity and fails to take reasonable, legally available actions to abate the nuisance, a governmental authority may abate the nuisance. The municipal court may assess the owner for the cost of abating the nuisance.

(d) Notice. For purposes of this section, an owner, the owner's managing agent, or the party responsible for the property is deemed to know or have reason to know of the nuisance if the owner, the owner's managing agent, or the party responsible for the property has received notice from the city of documented reports of violent conduct or crime occurring on the property.

(e) Remedy. In abating the public nuisance, the municipal court may order:

- (1) That the owner, the owner's managing agent, or the party responsible for the property implement security measures on the property.
- (2) That the owner initiate dispossessory proceedings to evict tenants engaged in or permitting the conditions that contribute to the violent conduct or crime on the property.
- (3) That the owner be assessed with the cost of abating the nuisance.
- (4) That the owner, the owner's managing agent, or the party responsible for the property be enjoined from conducting any other activities on the property.
- (5) Any other remedy deemed appropriate in abating nuisances in the state.

Section 3. Severability

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section hereof shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the Mayor and Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4. Effective Date

This Ordinance shall be effective immediately upon adoption.

Section 5. Repealer

All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

The provisions of this Ordinance were first read on the _____ day of _____, 2026 and shall become effective immediately upon adoption on the _____ day of _____, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS
SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER
COUNCIL MEETING DATE: 10/5/26

AGENDA ITEM

Appointment To Commission: Planning And Zoning

Consideration of the recommendation for the appointment of a new member to the Warner Robins Planning and Zoning Commission.

STAFF RECOMMENDATION

Adopt a resolution confirming the appointments of Heather Henslee to serve on the Warner Robins Planning and Zoning Commission.

BUDGET AND PROCUREMENT

There are no direct fiscal implications associated with the recommended action.

ITEM DESCRIPTION

Article XI, Section 111 of the Code of the City of Warner Robins, Georgia established the Planning and Zoning Commission and provides for the appointment of its members. Members serve five-year terms unless appointed to fill the remainder of an unexpired term upon the resignation or removal of a member.

ATTACHMENTS

1. Resume: Heather Henslee

**CITY OF WARNER ROBINS
STATE OF GEORGIA**

RESOLUTION

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins, acting pursuant to Chapter 19, Article II, Section 19-27 of the Code of the City of Warner Robins, Georgia, appoint the following individual to the Warner Robins Planning and Zoning Commission:

Name	Effective Date Of Appointment	Term To Expire
Heather Henslee	October 05, 2026	January 01, 2031

This 5th day of October, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: CITY ATTORNEY'S OFFICE

SUBMITTED BY: BRANDY HOLLE

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Abandonment of Lyon Drive - Seeking approval for the abandonment of Lyon Drive.

STAFF RECOMMENDATION

Approve the abandonment of Lyon Drive based on the concurrence of six (6) relevant utility representatives.

BUDGET AND PROCUREMENT

Budgeted Item: No

Included In Current Operating Budget: No

Fiscal Impact: No

Total Project Cost: N/A

Included In Current Capital Budget: No

Appropriations: N/A

Account Title / Number	Dollar Amount
	\$0.00

External Funding Sources:

Account Title / Number	Dollar Amount
	\$0.00

ITEM DESCRIPTION

Our office received a request from the owner of 1040 N. Davis Drive for the abandonment of Lyon Drive, an interior road of a mobile home park, which was platted July 14, 1964, and has never been utilized as such.

ALTERNATIVES

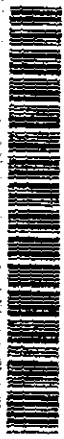
Do not approve the abandonment and the current owner would not be able to carry-out future plans for this parcel.

ATTACHMENTS

1. Utility approvals
2. Plat Book 9 Page 104

DRAFT

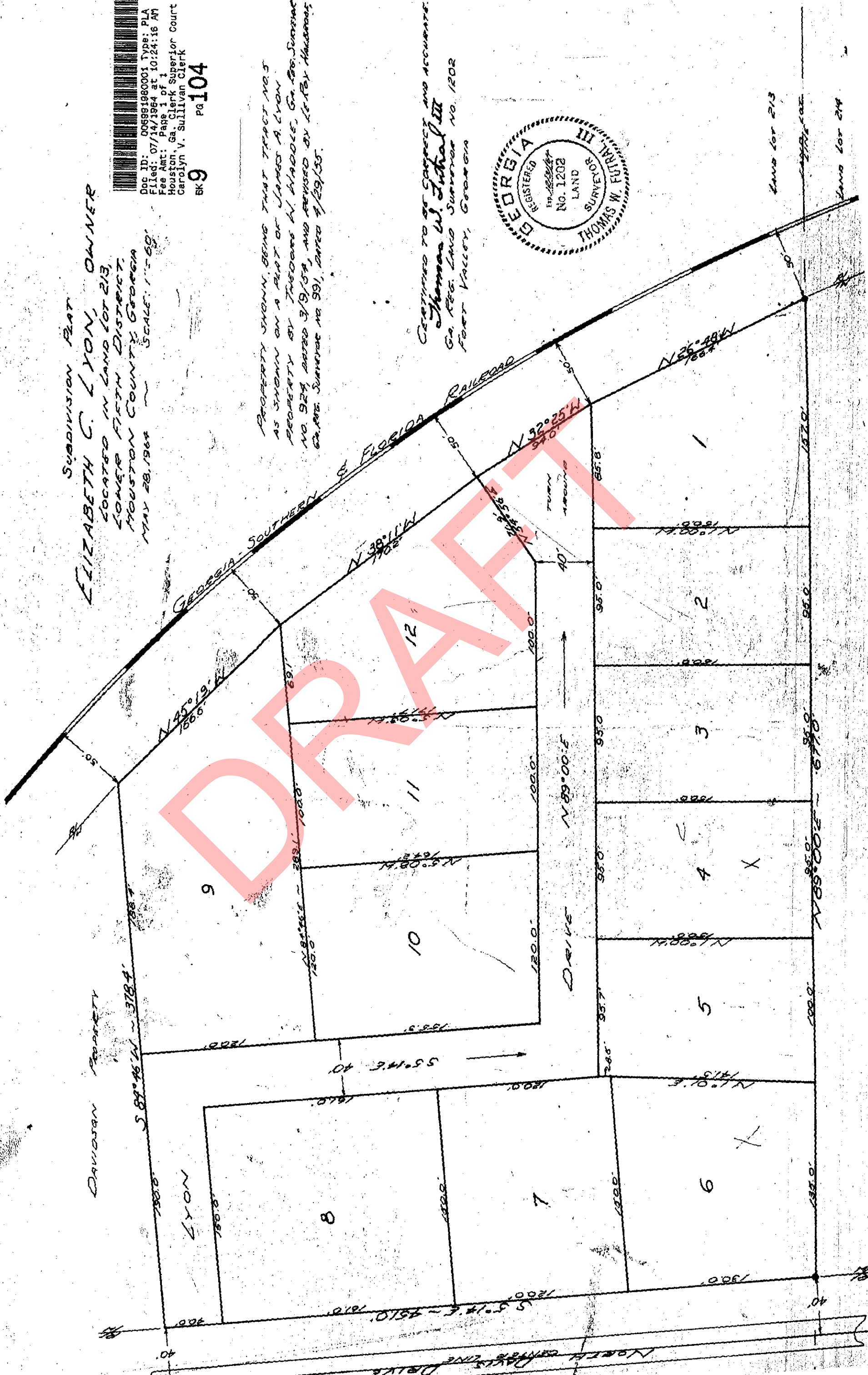
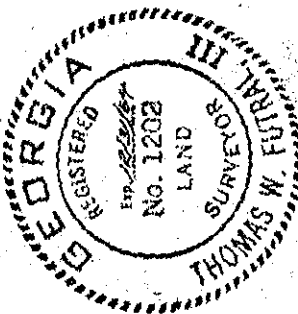
SUBDIVISION PLAT
ELIZABETH C. LYON, OWNER
LOCATED IN LAND LOT 213,
LOWER FIFTH DISTRICT,
HOUSTON COUNTY, GEORGIA
MAY 28, 1964 ~ SCALE: 1" = 60'



Doc ID: 006991980001 Type: PLA
Filed: 07/14/1964 at 10:24:16 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 9 pg 104

PROPERTY SHOWN, BEING THAT TRACT NO. 5
AS SHOWN ON A PLAT OF JAMES A. LYON
PROPERTY OF THOMAS W. LUTKAL III
NO. 924, DATED 3/9/59, AND REVISED BY LARRY HARRISON
CH. REC. SURV. NO. 99, DATED 8/29/55.

Continued to go correct and accurate.
Thomas W. Lutkal III
Ch. Rec. Land Surveyor No. 1202
Foot Valley, Georgia



US HWY 129 GA HWY 247

LYON DR

Houston County, GA

Summary

Parcel Number 0W18C0 001000
Account/Realkey 20994
Location Address 1040 N DAVIS DR
Legal Description LOTS 9, 10, 11 & 12 ELIZABETH C LYON
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning M2
Tax District Warner Robins (District 4)
Millage Rate 29.122
Acres 1.96
Homestead Exemption No (S0)
Landlot/District 213 / 5

[View Map](#)


Owner

[QUALIFIED INVESTMENT OPPORTUNITIES CORP](#)
 PO BOX 330 GA
 CENTERVILLE GA 31028

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Mhp-Krisken Pointe	Acres	85,378	0	0	1.96	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm:Mobile Home Spaces	1996	4x0 / 13	0	\$72,800

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
961	QUALIFIED INVESTMENT OPPORTUNITIES CORP	3	1983	GUERDON	GUERDON	14x56
2185	QUALIFIED INVESTMENT OPPORTUNITIES CORP	17	1999	PIONEER HOUSING SYSTEMS INC	PIONEER	14x60
2186	QUALIFIED INVESTMENT OPPORTUNITIES CORP	21	1996	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
2187	QUALIFIED INVESTMENT OPPORTUNITIES CORP	20	1996	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
2188	QUALIFIED INVESTMENT OPPORTUNITIES CORP	19	1996	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
2191	QUALIFIED INVESTMENT OPPORTUNITIES CORP	6	1996	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
2192	QUALIFIED INVESTMENT OPPORTUNITIES CORP	16	1994	HORTON HOMES INC	MIRAGE	14x66
2193	QUALIFIED INVESTMENT OPPORTUNITIES CORP	5	1998	PIONEER HOUSING SYSTEMS INC	PIONEER	14x48
2194	QUALIFIED INVESTMENT OPPORTUNITIES CORP	26	1990	FLEETWOOD	WESTFIELD	14x76
2196	QUALIFIED INVESTMENT OPPORTUNITIES CORP	32	1998	PIONEER HOUSING SYSTEMS INC	PIONEER	14x48
2197	QUALIFIED INVESTMENT OPPORTUNITIES CORP	24	1992	HORTON HOMES INC	ECHO	14x66
2213	QUALIFIED INVESTMENT OPPORTUNITIES CORP	1	1997	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
2220	QUALIFIED INVESTMENT OPPORTUNITIES CORP	22	1997	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
2224	QUALIFIED INVESTMENT OPPORTUNITIES CORP	15	1997	PIONEER HOUSING SYSTEMS INC	PIONEER	24x40
2226	QUALIFIED INVESTMENT OPPORTUNITIES CORP	4	1972	URBAN COACH CO	ALL MODELS FOR A MANUFACTURER	12x55
207566	QUALIFIED INVESTMENT OPPORTUNITIES CORP	23	1995	WORTHMORE MFG HOMES INC	CLYDESDALE SERIES	14x60

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
207945	QUALIFIED INVESTMENT OPPORTUNITIES CORP	8	1996	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
207946	QUALIFIED INVESTMENT OPPORTUNITIES CORP	7	1996	PIONEER HOUSING SYSTEMS INC	PIONEER	14x52
207981	QUALIFIED INVESTMENT OPPORTUNITIES CORP	31	1966	PARKWOOD HOMES	PARKWOOD (SGL/MULTI)	12x56
207984	QUALIFIED INVESTMENT OPPORTUNITIES CORP	30	1987	HORTON HOMES INC	SUMMIT	14x48
207985	QUALIFIED INVESTMENT OPPORTUNITIES CORP	18	1999	PIONEER HOUSING SYSTEMS INC	PIONEER	14x56

Permits

Permit Date	Permit Number	Type
12/04/2018	P18-3377	METER-BASE

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/30/2024	10588 395	9 104	\$1,075,000	Multiple parcels sale	BICKLEY & REID PROPERTIES LLC	QUALIFIED INVESTMENT OPPORTUNITIES CORP
9/1/2004	3137 3	9 104	\$250,000	Multiple parcels sale	PIKE JOSEPH L & CAROLYN S *	BICKLEY & REID PROPERTIES LLC
2/21/1996	1198 0763		\$75,000	Multiple parcels sale	CHONEY WILLIAM A & MITCHELL FARRELL	PIKE JOSEPH L & CAROLYN S *

Valuation

	2026	2025	2024	2023	2022
Previous Value	\$92,400	\$56,000	\$45,600	\$45,600	\$45,600
Land Value	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$72,800	\$72,800	\$36,400	\$26,000	\$26,000
= Current Value	\$92,400	\$92,400	\$56,000	\$45,600	\$45,600

Photos



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2025 millage/tax rates for your tax district.

Please note: the millage/tax rates used in these estimates are not official, and they have not been approved by the respective levying authorities for taxation for the current year.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY	0.4			7.384	\$272.91
3	CO/MDT	0.4			1.066	\$39.40
4	SCHOOL	0.4			4.711	\$174.12

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
5	SCH/MDT	0.4			7.008	\$259.02
8	WARNER ROBINS	0.4			8.953	\$330.90

Total Est Tax
\$1,076.35

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Sketches.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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DRAFT

Houston County, GA

Summary

Parcel Number 0W18C0 002000
Account/Realkey 20995
Location Address 1040 N DAVIS DR
Legal Description LOTS 3, 4, 5, 6 & 7 ELIZABETH C LYON
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning M2
Tax District Warner Robins (District 4)
Millage Rate 29.122
Acres 1.85
Homestead Exemption No (S0)
Landlot/District 213 / 5

[View Map](#)


Owner

[QUALIFIED INVESTMENT OPPORTUNITIES CORP](#)
 PO BOX 330 GA
 CENTERVILLE GA 31028

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Mhp-Krisken Pointe	Acres	80,586	0	0	1.85	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm:Mobile Home Spaces	1960	4x0 / 13	0	\$104,000

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
2751	QUALIFIED INVESTMENT OPPORTUNITIES CORP	2	1996	HORTON HOMES INC	MIRAGE	14x56
208506	QUALIFIED INVESTMENT OPPORTUNITIES CORP	25	1986	SCHULT	SCHULT	14x66
208634	QUALIFIED INVESTMENT OPPORTUNITIES CORP	27	1983	NATIONAL HOMES	VEGA (SGL/MULTI)	12x49

Permits

Permit Date	Permit Number	Type
07/14/2014	275770	METER
06/06/2014	274810	ELECTRIC
03/29/2005	20219	MOBILE HOME

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/30/2024	10588 395	9 104	\$1,075,000	Multiple parcels sale	BICKLEY & REID PROPERTIES LLC	QUALIFIED INVESTMENT OPPORTUNITIES CORP
9/1/2004	3137 3	9 104	\$250,000	Multiple parcels sale	PIKE JOSEPH L & CAROLYN S *	BICKLEY & REID PROPERTIES LLC
2/21/1996	1198 0763		\$75,000	Multiple parcels sale	CHONEY WILLIAM A & MITCHELL FARRELL	PIKE JOSEPH L & CAROLYN S *

Valuation

	2026	2025	2024	2023	2022
Previous Value	\$122,500	\$70,500	\$70,500	\$70,500	\$44,500
Land Value	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$104,000	\$104,000	\$52,000	\$52,000	\$52,000
= Current Value	\$122,500	\$122,500	\$70,500	\$70,500	\$70,500

Photos



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2025 millage/tax rates for your tax district.

Please note: the millage/tax rates used in these estimates are not official, and they have not been approved by the respective levying authorities for taxation for the current year.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY	0.4			7.384	\$361.82
3	CO/MDT	0.4			1.066	\$52.23
4	SCHOOL	0.4			4.711	\$230.84
5	SCH/MDT	0.4			7.008	\$343.39
8	WARNER ROBINS	0.4			8.953	\$438.70

Total Est Tax
\$1,426.98

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Sketches.

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Developed by
 **SCHNEIDER**
GEOSPATIAL

CITY OF WARNER ROBINS
STATE OF GEORGIA

RESOLUTION

IN RE:

All that tract or parcel of land lying and being in Land Lot 213 of the Lower Fifth (5th) Land District of Houston County, Georgia, being known and designated as "Lyon Drive", as shown on a plat of survey titled "Subdivision Plat, Elizabeth C. Lyon, Owner", prepared by Theodore W. Waddle, Georgia Registered Surveyor No. 924, which is of record in Plat Book 9, Page 104, 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.

WHEREAS, the above-referenced roadway has ceased to be used by the public to the extent that no substantial public purpose is served by it, and the City is authorized to abandon said roadway.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins determine that described portion of this roadway has ceased to be used by the public to the extent that no substantial public purpose is served by it and authorizes LaRhonda W. Patrick, Mayor, and Mandy Stella, City Clerk, to execute a quit claim deed releasing the City's interest in and to that portion of the roadway to be abandoned.

This _____ day of October, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: COMMUNITY AND ECONOMIC DEVELOPMENT

SUBMITTED BY: KATE HOGAN

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

Ocmulgee Mounds National Park and Preserve Strategic Plan Endorsement

The Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan positions Warner Robins to collaborate with regional partners in preparing for increased tourism, infrastructure needs, economic development opportunities, and cultural and environmental preservation associated with the potential expansion and redesignation of Ocmulgee Mounds as a National Park and Preserve.

STAFF RECOMMENDATION

Staff recommends approval of the resolution endorsing and adopting the Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan. Adoption positions the City of Warner Robins to participate in regional planning efforts associated with the potential expansion and redesignation of Ocmulgee Mounds as a National Park and Preserve, including preparation for increased tourism, infrastructure needs, and economic development opportunities. The resolution also supports continued collaboration with regional partners to advance cultural preservation, environmental conservation, and quality-of-life initiatives throughout Middle Georgia.

BUDGET AND PROCUREMENT

Budgeted Item: n/a

Included In Current Operating Budget: n/a

Fiscal Impact: n/a

Total Project Cost: n/a

Included In Current Capital Budget: n/a

Appropriations: n/a

ITEM DESCRIPTION

The Ocmulgee National Park and Preserve Initiative, Inc. (ONPPI) and Muscogee (Creek) Nation is seeking endorsement for the Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan from the City of Warner Robins. Through the resolution, the City commits to working with the Muscogee (Creek) Nation, Ocmulgee National Park and Preserve Initiative, other governments, and community partners to advance the plan's recommendations. The action also establishes the Strategic Plan as a component of Warner Robins' economic and community development strategy, particularly as the region prepares for the potential expansion and redesignation of Ocmulgee Mounds as a National Park and Preserve.

The initiative is expected to have regional impacts extending beyond the park itself, including increased tourism, economic activity, infrastructure needs, environmental conservation, and quality-of-life improvements throughout Middle Georgia. For Warner Robins, participation allows the City to plan proactively for increased visitation and associated infrastructure demands while positioning the community to benefit from regional tourism and economic development opportunities. The plan also

supports broader conservation and sustainability priorities and strengthens regional collaboration around one of Middle Georgia's most significant cultural, historical, and environmental assets.

ALTERNATIVES

Choose to forgo endorsement at this time.

ATTACHMENTS

1. Resolution
2. The Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan

DRAFT

OCMULGEE MOUNDS NATIONAL PARK AND PRESERVE CORRIDOR STRATEGIC PLAN

April 2026



KNIGHT
FOUNDATION



Kimley»Horn
Expect More. Experience Better.

Acknowledgements

On behalf of the Ocmulgee National Park and Preserve Initiative, I extend my sincere gratitude to the many individuals, organizations, Tribal leaders, public agencies, philanthropic partners, and community members whose dedication made the **Ocmulgee National Park and Preserve River Corridor Strategic Plan** possible.

The Ocmulgee River Corridor is one of Georgia's most significant cultural and natural landscapes. As we work toward establishing Georgia's first National Park and Preserve, this plan provides a shared vision for protecting these resources while creating lasting benefits for our communities. Its development reflects the collaboration and commitment of countless partners who believe in the future of this extraordinary place.

We are especially grateful to the **John S. and James L. Knight Foundation** for its generous support and investment in the future of the Ocmulgee River Corridor and the communities it connects.

We extend our deepest appreciation to the **Muscogee (Creek) Nation**, whose ancestral connection to these lands and continued leadership have been foundational to this effort. Their partnership and guidance helped ensure this plan reflects the history, stewardship, and cultural significance of the Ocmulgee landscape.

We also thank our planning partners at the **Middle Georgia Regional Commission** and **Kimley-Horn** for their expertise, professionalism, and collaborative approach throughout this process. Their work was instrumental in developing a strategic plan that reflects both sound planning principles and community priorities.

To the members of our **Technical Advisory Committee**, thank you for sharing your time, knowledge, and thoughtful guidance. Your contributions strengthened this plan and helped shape its recommendations.

I also want to recognize the dedicated staff of the **Ocmulgee National Park and Preserve Initiative**. Your commitment, hard work, and belief in this vision made this planning process possible. From coordinating partners and engaging communities to managing the many details behind this effort, your work has been invaluable, and I am grateful for your dedication every step of the way.

Finally, thank you to the residents, local governments, businesses, nonprofit organizations, and community members who participated in public meetings and shared their ideas throughout this process. Your input ensured this plan reflects the priorities and aspirations of the communities that call the Ocmulgee River Corridor home.

This strategic plan is more than a roadmap—it is a shared commitment to protecting the Ocmulgee River Corridor, honoring its rich cultural heritage, and creating a future where Georgia's first National Park and Preserve benefits both the landscape and the people who steward it.

Sincerely,



Tracie Revis, MHR, JD

(Yuchi/ Muscogee (Creek))

Chief Executive Officer

Ocmulgee National Park and Preserve Initiative



Technical Advisory Committee Participants

21st Century Partnership	Middle Georgia Regional Commission
Altamaha Riverkeeper	Muscogee (Creek) Nation
Bike Walk Macon	National Parks Conservation Association
City of Hawkinsville	National Parks Foundation
City of Warner Robins	National Park Service
The Conservation Fund	NewTown Macon
Development Authority of Houston County	Norfolk Southern
Development Authority of the City of Jeffersonville and Twiggs County	Ocmulgee Mounds Association
Forsyth Convention & Visitors Bureau	Ocmulgee Outdoor Expeditions
The Georgia Conservancy	Oconee Outfitters
Georgia Department of Natural Resources	Open Space Institute
Georgia Department of Transportation	Piedmont Hospital
Georgia Historic Preservation Division	Pulaski County
Goodwill of Middle Georgia	Robins Air Force Base
Greater Macon Chamber of Commerce	The Trust for Public Land
Houston County	U.S. Fish and Wildlife Service
Macon Area Transportation Study	Warner Robins Area Transportation Study
Macon-Bibb County	University of Georgia
Macon-Bibb County Industrial Authority	Twiggs County
Macon-Bibb County Transit Authority	Visit Macon
Macon-Bibb County Urban Development Authority	Visit Perry
Macon Water Authority	
Middle Georgia Regional Airport	

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Picture Credit: Stephen Cook

EXECUTIVE SUMMARY

The **Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan** provides a shared regional framework to guide planning, coordination, and investment in anticipation of the proposed establishment of Georgia's first National Park and Preserve. The Strategic Plan responds to ongoing federal legislative efforts to expand and redesignate the existing Ocmulgee Mounds National Historical Park and reflects a locally driven, collaborative planning effort led by the Ocmulgee National Park and Preserve Initiative (ONPPI) in partnership with the Middle Georgia Regional Commission (MGRC), with funding support from the Knight Foundation.

The Ocmulgee River corridor is a nationally significant cultural and ecological landscape shaped by more than 17,000 years of human history. Central to this history is the Muscogee (Creek) Nation, whose ancestral homeland includes the Ocmulgee Old Fields and surrounding river corridor. The proposed National Park and Preserve represents an unprecedented opportunity to advance a co-management framework that is built upon the Nation's leadership in cultural stewardship, interpretation, and land management while supporting conservation, public access, and regional economic development.

This Strategic Plan is intended to function as a practical, prioritized, implementation oriented tool. It synthesizes existing conditions analysis, public engagement, and technical input across six study areas to identify opportunities, challenges, and actionable recommendations that prepare Middle Georgia for the potential impacts of park designation and the partnerships necessary to capitalize upon this landmark opportunity. While the National Park Service (NPS) participated in engagement and provided technical insight during the planning process, this plan is not an NPS document and does not represent official federal policy. Should Congress authorize a new park or expanded designation, future NPS planning would occur through established federal processes.

Planning Process and Scope

Launched in March 2025, the planning process included an existing conditions assessment, two rounds of public engagement, and focused analysis across six study areas supported by Technical Advisory Committees and stakeholder interviews. Engagement emphasized interaction with a wide array of community perspectives, with particular attention to neighborhoods adjacent to the existing park, including East Macon, as well as surrounding counties and regional partners. Input from Muscogee (Creek) Nation representatives was foundational throughout the process and informed the plan's guiding principles, recommendations, and governance framework.

The planning area encompasses the proposed National Park and Preserve boundary and the broader Ocmulgee River corridor extending south from Macon to portions of Houston and Twiggs Counties. While many recommendations focus on areas near the proposed park boundary, the Strategic Plan intentionally embraces regional connections, recognizing that conservation, access, and economic impacts extend beyond park limits.

Key Themes and Findings

Across all study areas, several consistent themes emerged:

- Cultural leadership and co-management are essential to ensuring that interpretation, education, and stewardship of the Ocmulgee corridor reflect the living culture and sovereignty of the Muscogee (Creek) Nation.
- The current planning and management landscape spans multiple jurisdictions, creating opportunities to strengthen regional coordination to better support conservation, infrastructure planning, and economic development.
- Ecological and cultural resources within the corridor are extensive but unevenly protected, with significant assets located outside existing federal boundaries.
- Transportation, access, and infrastructure improvements will be necessary to safely accommodate increased visitation while protecting sensitive landscapes.
- Economic opportunity associated with potential park and preserve designation can provide meaningful benefits to local communities if growth is managed, guided, and inclusive.

Six Study Areas

The Strategic Plan is organized around six interconnected study areas:



Cultural Resources, Education, and Interpretation: Prioritizes Nation led storytelling, education, and protection of cultural landscapes through co-management and early coordination.



Land Conservation and Protection: Establishes a corridor wide approach to protecting priority lands, wildlife habitat, water resources, and culturally significant sites.



Land Use and Development: Identifies development tiers and activity centers to guide compatible growth while supporting community needs and protecting sensitive environments.



Transportation and Infrastructure: Evaluates access, safety, and mobility needs and identifies context sensitive strategies to improve connectivity without compromising ecological or cultural integrity.



Economic Development: Positions the proposed National Park and Preserve as a catalyst for heritage based tourism, small business development, workforce opportunities, and regional economic resilience.



Intergovernmental Coordination: Recommends a governance framework that aligns federal, Tribal, state, regional, and local partners around shared priorities and clear roles.

Implementation Framework

An accompanying Implementation Framework translates recommendations into a phased, achievable path forward. The framework emphasizes early establishment of cooperative governance structures, including the ONPPI Policy and Action Committee and five Local Technical Committees, each aligned with major focus areas. Implementation is organized into phases ranging from immediate foundational actions to longer term initiatives extending beyond five years.

Central to implementation is the principle that coordination is not simply procedural, but relational—grounded in trust, transparency, and shared responsibility. The Strategic Plan is designed to be adaptive and iterative, allowing partners to respond to evolving conditions, funding opportunities, and community priorities while maintaining alignment with the Muscogee (Creek) Nation's cultural values and stewardship vision.

Looking Ahead

The Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan establishes a unified vision for how the region can prepare for, and benefit from, the potential designation of a National Park and Preserve. By centering cultural leadership, strengthening partnerships, and aligning planning and implementation efforts across jurisdictions, the plan positions Middle Georgia to protect irreplaceable resources, enhance public access, and foster sustainable, inclusive growth. The Strategic Plan serves as both a roadmap and a working tool—intended to guide decision making, inform investment, and support long term stewardship of the Ocmulgee River corridor.

INTENDED USE OF STRATEGIC PLAN

This Strategic Plan provides a shared regional framework to guide the future of the proposed Ocmulgee Mounds National Park and Preserve. It brings together the collective analysis, research, and collaborative work of many partners to outline a clear vision, practical recommendations, and a path toward coordinated implementation. The Strategic Plan is intended to function as reference tools that support coordinated regional planning and investments related to the future national park and preserve, with an emphasis on cultural connection, resource protection, public access, and economic development.

This strategic plan is a locally driven planning effort and is not a National Park Service (NPS) document. While NPS staff participated in engagement activities and provided technical insight during portions of the planning process, the NPS did not author, review, approve, or endorse this plan. The contents do not represent official NPS policy or position. Should Congress authorize a new park or expanded designation in the future, the NPS will conduct planning through its established public processes, including opportunities for public input and formal federal review.

While this plan offers a high-level roadmap for regional decision-making, it is informed by detailed technical analysis, methodologies, and supporting materials developed as part of this effort. The Strategic Plan is intended to serve as a working tool that can be adopted, adapted, and applied as the region prepares for a future national park and preserve grounded in shared responsibility and lasting partnership.

Reference and Acronym Guide

The following is a list of frequently used acronyms and other references to serve as a guide for the reader of the report. Each acronym also will be introduced at its first use in the report.

- Department of Defense (DoD)
- East Macon (a collection of neighborhoods next to the existing National Historical Park)
- Georgia Department of Education (GaDOE)
- Georgia Department of Natural Resources (GA DNR)
- Georgia Department of Transportation (GDOT)
- Georgia Environmental Protection Division (GA EPD)
- Integrated Natural Resource Management Plans (INRMP)
- Land and Water Conservation Funds (LWCF)
- Local Technical Committees (LTCs)
- Macon Area Transportation Study Metropolitan Planning Organization (MATS MPO)
- Macon-Bibb County Transit Authority (MBCTA)
- Memorandum of Agreement (MOA)
- Memorandum of Understanding (MOU)
- Middle Georgia Regional Commission (MGRC)
- Muscogee (Creek) Nation (MCN)
- Muscogee (Creek) Nation's Historic and Cultural Preservation Department (MCNHCPD)
- The Nation (refers to Muscogee [Creek] Nation)
- National Park Service (NPS)
- National Wildlife Refuge (NWR)
- Ocmulgee Mounds Association (OMA)
- Ocmulgee National Park and Preserve Initiative (ONPPI)
- Office of the State Archaeologist (OSA)
- Open Space Institute (OSI)
- Readiness and Environmental Protection Integration (REPI)
- Robins Air Force Base (AFB)
- Southeast Conservation Adaptation Strategy (SECAS)
- Special Purpose Local Option Sales Tax (SPLOST)
- State Historic Preservation Office (SHPO)
- State Route (SR)
- State Wildlife Action Plan (SWAP)
- Technical Advisory Committees (TACs)
- Tribal Historic Preservation Office (THPO)
- Trust for Public Land (TPL)
- U.S. Army Corps of Engineers (USACE)
- U.S. Economic Development Administration (U.S. EDA)
- U.S. Fish and Wildlife Service (U.S. FWS)

OVERVIEW

Legislation History

The effort to establish the Ocmulgee Mounds National Park and Preserve builds on prior federal action and several years of bipartisan legislative work. In 2019, Congress re-designated and expanded Ocmulgee National Monument as Ocmulgee Mounds National Historical Park, increasing federally protected acreage through federal law. During the 118th Congress (2023–2024), earlier legislation was introduced to create a larger National Park and Preserve but was not enacted. On March 25, 2025, bipartisan, bicameral legislation was reintroduced in the 119th Congress as H.R. 2345 in the House and S. 1131 in the Senate. The current proposal would establish Georgia's first National Park and Preserve by expanding the existing historical park and adjacent lands. Details of the legislation include limiting land acquisition to willing sellers, prohibiting eminent domain, recognizing Muscogee (Creek) Nation interests, allowing hunting and fishing in the preserve consistent with federal and state law, and establishing an advisory framework and General Management Plan to guide long-term co-management. As of now, both bills remain in committee and have not advanced to full floor votes.

The Strategic Plan

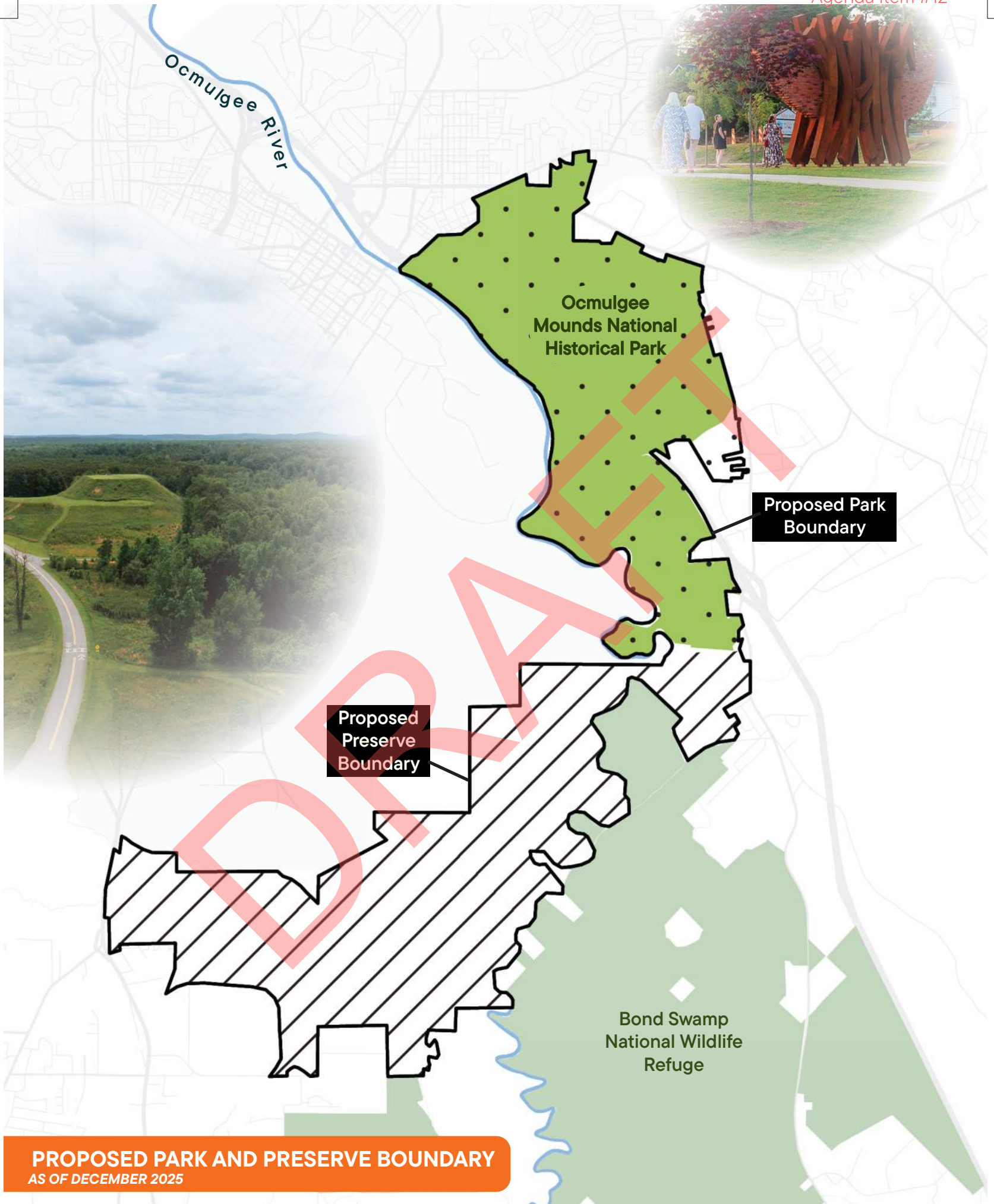
Following the introduction of federal legislation to establish the Ocmulgee Mounds National Park and Preserve, the Ocmulgee National Park and Preserve Initiative (ONPPI) partnered with the Middle Georgia Regional Commission (MGRC) to develop a Strategic Plan, fully funded by the Knight Foundation, to address the opportunities and impacts associated with park designation. ONPPI is a community-driven organization composed of Middle Georgia residents and Muscogee (Creek) citizens dedicated to transforming the Ocmulgee Mounds National Historical Park to Georgia's first National Park and Preserve.

Launched in March 2025, the planning process included an existing conditions assessment, two rounds of public engagement, and technical analysis across six study areas informed by Technical Action Committees. The Existing Conditions Report highlighted the corridor's rich Indigenous history, ecological significance, and economic potential, while identifying key challenges including fragmented conservation efforts, limited hospitality infrastructure, and the need for clearer collaborative governance involving the Muscogee (Creek) Nation.

The resulting Strategic Plan outlines actionable recommendations to strengthen land protection, enhance cultural interpretation, improve infrastructure and access, and formalize coordination mechanisms to maximize long-term regional benefits. An accompanying Implementation Plan organizes actions by timeline, from immediate steps within the first six months to longer-term initiatives over five years, and establishes governance structures to guide ongoing progress, including Policy Action Committees and Local Technical Committees.



Picture Credit: Max Stone, with permission of the Open Space Institute





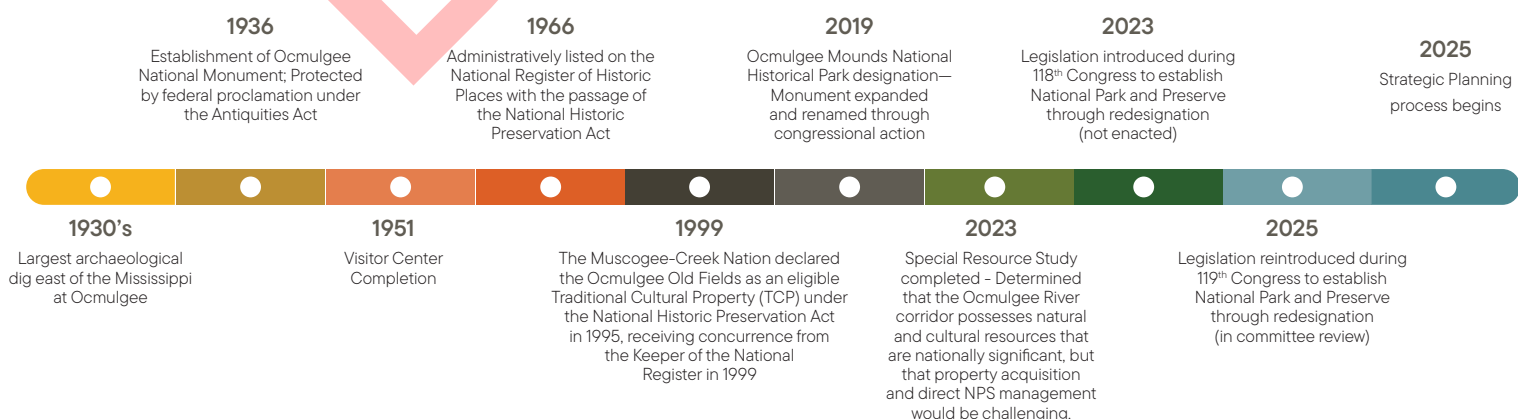
Picture Credit: Stephen Cook

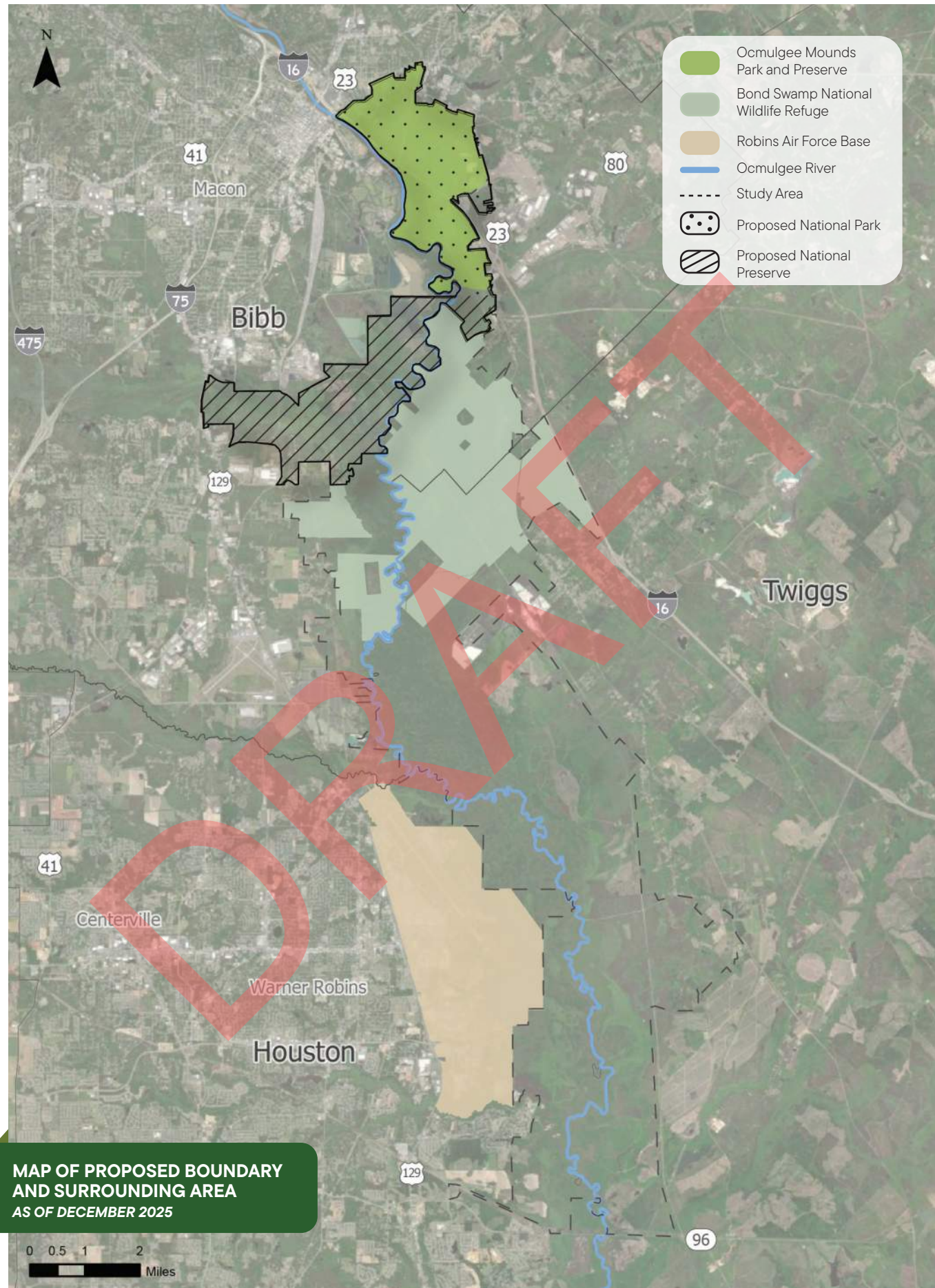
INTRODUCTION

Purpose and Vision

For over 17,000 years, the Ocmulgee River corridor has continuously supported human habitation, including indigenous peoples who shaped its landscape and culture. The most notable inhabitants include the Muscogee (Creek) Nation, whose ancestral lands cover 12 states, including Georgia and present-day Macon-Bibb County. Despite early recognition of its significance following a major 1930s archaeological excavation (the largest in American history at the time), and later designation as both a National Monument (1936) and a National Historical Park (2019), much of the surrounding landscape has remained unprotected for decades. Recent bipartisan federal legislation seeks to establish the Ocmulgee Mounds National Park and Preserve and introduce a historic co-management framework between the National Park Service (NPS) and the Muscogee (Creek) Nation.

To prepare Middle Georgia for the transformative impact of this designation, ONPPI is leading the development of a regional strategic plan through funding from the Knight Foundation. The Strategic Plan will serve as a guidebook for areas within and surrounding the proposed National Park and Preserve and along the Ocmulgee River corridor to help anticipate and plan for demands on infrastructure and public services, as well as the development needed to serve the anticipated increase in visitation. It also serves as a guide to position the region to thrive as host to the nation's 64th National Park and Georgia's first National Park and Preserve.





Plan Framework and Context

The Ocmulgee National Park and Preserve Corridor Strategic Plan provides a comprehensive analysis of six key study areas to help Middle Georgia prepare for the anticipated impacts of a new National Park and Preserve. The six areas include:

- Cultural Resources, Education, and Interpretation
- Land Use and Development
- Land Conservation and Protection
- Transportation and Infrastructure
- Economic Development
- Intergovernmental Coordination

For each study area, the plan offers targeted recommendations aimed at protecting sensitive landscapes, promoting regional economic growth, and meeting the anticipated needs of residents and visitors. An accompanying Implementation Plan outlines action items, funding strategies, and coordination mechanisms that should be undertaken by ONPPI, local governments, and other stakeholders. The plan also emphasizes transparency and public engagement, incorporating community input, outreach activities, and collected data. All relevant data generated during the process will be shared with surrounding jurisdictions to support regional collaboration and informed decision-making.

The planning area for the Strategic Plan includes both the proposed boundary of the National Park and Preserve and the broader Ocmulgee River corridor from Macon to Highway 96 in Houston and Twiggs County to reflect the impact and potential of a National Park and Preserve within the Ocmulgee River region. While the most detailed recommendations focus on areas and uses near the proposed park boundary, the plan also offers broader guidance for the surrounding region. This approach provides coordinated planning for short- and long-term economic, environmental, and infrastructure impacts across Middle Georgia.

Existing Conditions

An existing conditions analysis was conducted to provide a comprehensive overview of the proposed National Park and Preserve area, highlighting its rich Indigenous history, layered cultural landscape, ecological significance, and economic potential. The study area is home to an extraordinary concentration of cultural and historic assets, including those tied to the Muscogee (Creek) Nation. The park and preserve is well-positioned to serve as a national model for cultural preservation, education, and storytelling rooted in Indigenous leadership.

At the same time, the Ocmulgee River corridor reflects overlapping and interconnected histories, including African American heritage, agricultural and industrial legacies, and contemporary community narratives that continue to shape Middle Georgia. Institutions and historical anchors such as Fort Hawkins, the Tubman Museum, and the Mill Hill Arts Village provide opportunities to strengthen linkages between the park and broader regional heritage assets, supporting a more complete and inclusive visitor experience.

The analysis assessed current conditions in cultural resources, conservation, land use, transportation, economic development, and interdepartmental coordination. Gaps were identified, including fragmented conservation efforts, limited tourism infrastructure, and the need for unified management involving the Muscogee (Creek) Nation and local partners. Continued coordination among NPS, the Muscogee (Creek) Nation, African American community institutions, and regional stakeholders will be essential to properly interpret, protect, and steward this shared heritage.

The coalition of partners supporting the park and preserve reflects the significance of the site not only to the local area, but to a broader understanding of the Muscogee (Creek) Nation and the diverse communities whose histories and lived experiences are intertwined with Middle Georgia. The findings of this report set the stage for the following project phases. By addressing identified gaps and leveraging the region's cultural and ecological assets, the project aims to create a sustainable and inclusive vision for the future park. Stakeholder engagement and ongoing collaboration will remain essential to ensuring long-term success and meaningful impact.

Six Study Areas

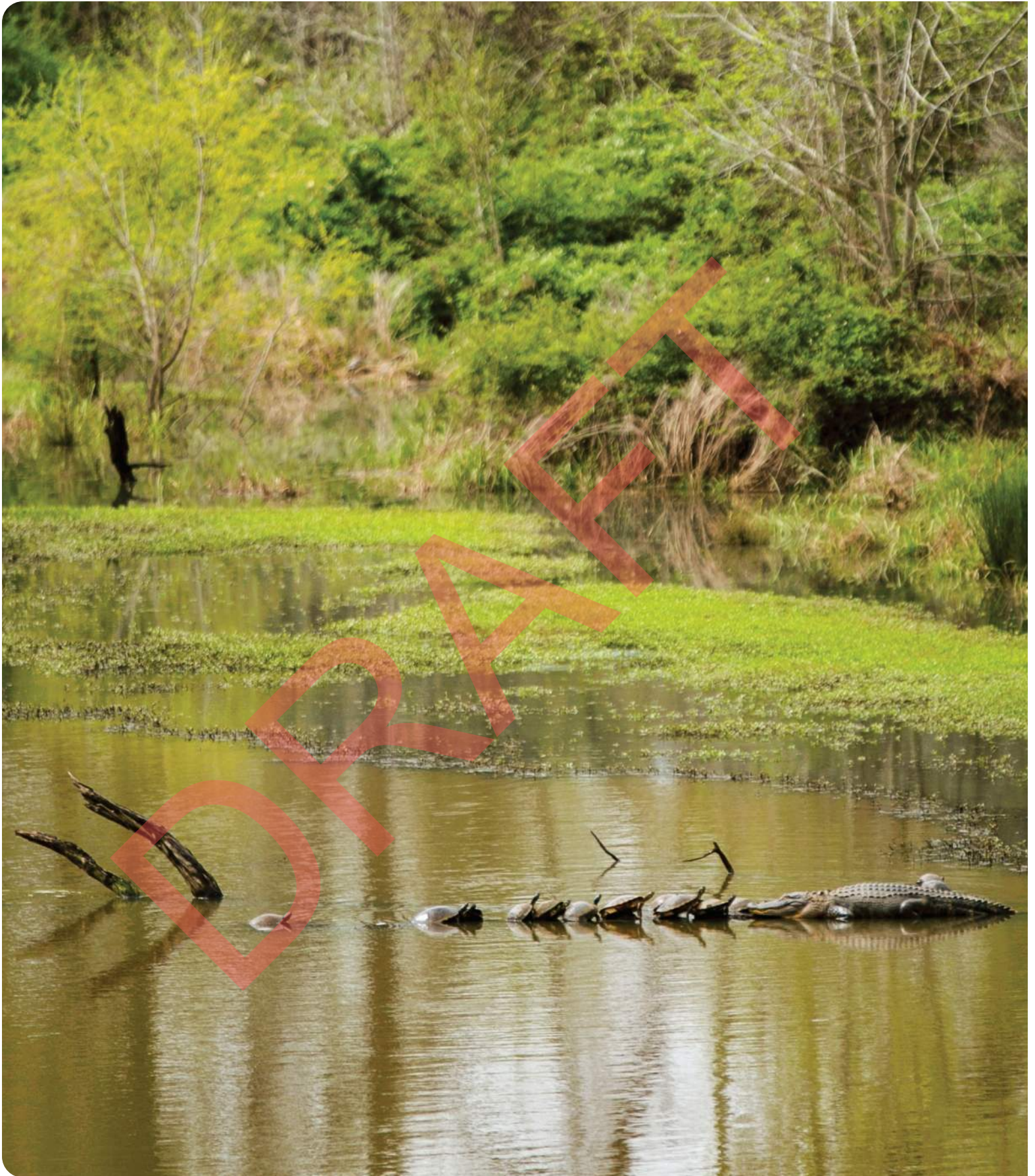


Methodology

The Ocmulgee Mounds National Park and Preserve Strategic Plan officially launched in March 2025 with a kickoff meeting between ONPPI, MGRC, and a Steering Committee. The first phase of the project included an existing conditions analysis and compiling and evaluating prior research and current data. This was followed by a series of public engagement events to introduce the plan and gather community input early in the process. To deepen the analysis, Technical Advisory Committees (TACs) were formed around the six study areas to bring local expertise, context, and lived experience into the planning process. Based on these insights and the analyses, preliminary recommendations were developed and presented to both the TACs and community. Final recommendations were then refined in response to community feedback, culminating in the completion of the Strategic Plan report.

Project Schedule

	2025										2026			
	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Project Kickoff														
Existing and Historical Conditions Analysis														
Public Engagement														
Analysis, Recommendations, and Implementation														
Strategic Plan Development														
Resolution of Adoption														



Picture Credit: Chris Smith Photography

Engagement

Community engagement was a central component of the Strategic Plan and was conducted throughout the project with a wide range of stakeholders. At the heart of this effort was the Muscogee (Creek) Nation, whose people, stories, and culture formed the foundation for a meaningful and inclusive planning process. The Nation remained actively involved from start to finish, with regular check-ins to shape priorities, validate direction, and ensure the plan reflected their values and long-term vision. This collaboration ensured that the Strategic Plan honored the Nation’s sovereignty as the Nation of the last treaty before removal, reinforcing the enduring significance of their cultural relationship to the Ocmulgee corridor.

To guide the planning process, several committees were established to provide oversight and specialized input. The Steering Committee, composed of ONPPI and MGRC staff, was responsible for monitoring progress and identifying key stakeholders, public participants, and media contacts. The Policy Committee included local government officials and representatives from the Muscogee (Creek) Nation. The Policy Committee played a critical role in shaping the direction of the plan by approving the project scope, reviewing drafts and final reports, endorsing policy recommendations, and overseeing implementation. As stated earlier, TACs were formed, consisting of city and county staff (including planners, economic development professionals, and public works personnel), Muscogee (Creek) Nation members, NPS staff, and other key stakeholders. The TACs provided detailed technical insight that informed each of the plan’s study areas.

Two rounds of public meetings were held to ensure broad community input. The first round, held in June 2025, emphasized listening to community voices to identify regional strengths and challenges, surface opportunities, and document the historical contexts and landmarks that shape the community. The meetings had interactive maps and boards and were held in-person at Houston County, Twiggs County, and two locations in Macon-Bibb County, including one dedicated to the neighborhoods next to the existing National Historical Park, locally referred to as East Macon. Each meeting location revealed distinct priorities but also a shared desire for stronger connections between communities and nature. Participants emphasized the importance of honoring Indigenous and local histories, fostering trust, and creating inclusive spaces for healing and cultural exchange. There was broad support for expanding recreational opportunities, improving accessibility, and investing in youth programs and community amenities. Concerns included traffic, safety, invasive species, and infrastructure gaps, alongside calls to support local entrepreneurs, align development with conservation goals, and ensure equitable access to park resources.

The second round, held in October 2025, presented draft recommendations and solicited community feedback to help refine the final plan. Meetings were held in person at Macon-Bibb, Twiggs, and Houston Counties along with one virtual meeting. The second round of public engagement served primarily as an opportunity to share initial findings and recommendations with the community. While feedback was more limited during this phase, participants expressed appreciation for the thoughtful and transparent planning process. Many acknowledged the importance of conservation and were encouraged by the efforts to protect cultural and natural resources while promoting inclusive development. The public’s recognition of the work being done reinforced the value of continued collaboration and investment in shaping a plan that reflects community priorities.

PUBLIC MEETINGS

- **JUNE 4:**
East Macon
- **JUNE 5:**
Twiggs County
- **JUNE 10:**
Houston County
- **JUNE 11:**
Macon-Bibb County



Key Stakeholder Meetings

In addition to committee meetings and public outreach, individual meetings were conducted to gain a deeper understanding of the various facets of the area and shape the recommendations. Given the project's broad scope, which encompasses six different study areas, engaging with individuals possessing subject matter expertise provided valuable insights. Notably, the conversations with representatives from the Muscogee (Creek) Nation were significant, as they are pivotal to the execution of the Strategic Plan. The project team also attended events organized by ONPPI, the Muscogee (Creek) Nation and the Ocmulgee Mounds Association, such as the Party for the Park annual fundraiser, the Muscogee Nation Festival, and the Ocmulgee Indigenous Celebration. These activities and discussions increased stakeholder awareness of the project, aligning participants around the plan's goals and helping to build support and commitment. Organizations and individuals met with throughout the project include, but are not limited to:

- Altamaha Riverkeeper
- Charles F. "Chuck" Sams, Former National Park Service Director
- Eastern Band of Cherokee Indians
- Macon-Bibb County Emergency Management Agency
- Macon-Bibb Urban Development Authority
- Macon Water Authority (MWA)
- MGRC
- Muscogee (Creek) Nation
- National Park Service (NPS)
- National Parks Conservation Association (NPCA)
- Norfolk Southern Railway
- Ocmulgee Mounds Association (OMA)
- Ocmulgee Outdoor Expeditions
- Open Space Institute
- Piedmont Macon Medical Center
- Southeast Conservation Adaptation Strategy (SECAS)
- The Wilderness Society
- US Fish and Wildlife Service (USFWS)
- Visit Macon



PUBLIC MEETINGS

- OCTOBER 1:**
Macon-Bibb County
- OCTOBER 2:**
Houston County
- OCTOBER 6:**
Twiggs County
- OCTOBER 13:**
Virtual Meeting

SEPTEMBER

- SEPTEMBER 2:**
Steering Committee
- SEPTEMBER 5:**
Technical Advisory Committee
- SEPTEMBER 13:**
Ocmulgee Indigenous Celebration (Macon, GA)

OCTOBER

- OCTOBER 22:**
Steering Committee

NOVEMBER

- November 10-12:**
The Experience Lab Workshop (Augusta, GA)

DECEMBER

- December 2:**
Steering Committee



Picture Credit: Jessica Whitley

CULTURAL RESOURCES, EDUCATION, AND INTERPRETATION

The Ocmulgee River corridor embodies a living record of connection between people and place, where the Muscogee (Creek) Nation's ancestral homeland continues to shape the region's identity today. Earthworks, village sites, and sacred landscapes are not relics of the past but expressions of an enduring culture and people that informs reciprocity and community life. Protecting and preserving these significant resources requires collaboration built on trust and recognition of the Nation's sovereign role in telling its own story.

Co-management of the proposed National Park and Preserve offers an unprecedented opportunity to formalize this partnership and ensure that stories, exhibits, and educational programs reflect both the depth of the Nation's history and its vibrant, living culture. This shared model is also a defining feature of the proposed National Park and Preserve, shaping a visitor experience that stands apart by presenting a fuller, representative, and more accurate telling of the land and all that have inhabited it. By linking cultural interpretation, education, and creative expression, the proposed National Park and Preserve can connect residents and visitors to the living landscape of the Ocmulgee River Corridor while expanding cultural literacy through partnerships with schools, universities, museums, and community organizations. Together, these efforts will honor the past while shaping a shared future rooted in understanding, respect, and co-management of the land.

Findings

- The Ocmulgee River corridor includes hundreds of cultural resource sites, but many remain unprotected or undocumented due to gaps in survey coverage and outdated data.
- Cultural resource management occurs across multiple jurisdictions (federal, state, county, and municipal), each with its own authorities and procedures, which can lead to inconsistent consultation and information sharing.
- Local understanding of the Ocmulgee's cultural and historical importance remains limited, though recent initiatives—such as raising the Muscogee (Creek) Nation flag at Macon City Hall, bilingual street signs, and shared programming—demonstrate growing awareness and appreciation of the linkages between Indigenous and contemporary populations.
- The Muscogee (Creek) Nation Historic and Cultural Preservation Department (MCNHCPD), which includes programs such as the Tribal Historic Preservation Office (THPO) responsible for Section 106 review, is frequently consulted late in project review processes across its ancestral homelands. Earlier coordination with the Department could support more proactive planning and cultural resource stewardship.
- Growing partnerships across the Ocmulgee region present strong opportunities to align education, tourism, preservation, and enterprise strategies through collaboration with local universities, museums, and tourism organizations.

Key Challenges and Opportunities

The preservation and interpretation of the Ocmulgee corridor's cultural resources face several persistent challenges. Fragmented governance across local and state agencies has resulted in inconsistent cultural resource policies and weak enforcement of federal review processes. Continued growth along the I-75 corridor and surrounding suburban areas places increasing pressure on sensitive landscapes. When projects do not involve federal funding, permits, or approvals, Tribal consultation is not required, which can limit opportunities to identify and address cultural resources early in the planning process. Limited protection and monitoring capacity also leaves all cultural sites vulnerable to looting and artifact theft. At the same time, gaps in public education (particularly the absence of Muscogee (Creek) history in Georgia school curricula) limit cultural understanding among residents and visitors, reducing awareness of the region's deep Indigenous heritage.

Despite these challenges, the corridor presents significant opportunities for collaboration and innovation. Co-management of the proposed National Park and Preserve offers a historic pathway to institutionalize the Nation's leadership role in preservation and interpretation. Expanding cultural tourism can provide meaningful economic and educational benefits, creating platforms for authentic storytelling and entrepreneurship while safeguarding sacred places (see Economic Development section for further information). Strengthening partnerships among the College of the Muscogee Nation, Mercer University, and other Georgia Universities and schools can build a skilled workforce in conservation, recreation, and cultural resource management, while broader public education programs can connect residents and visitors to Muscogee history, environmental stewardship, and living culture. Emerging technologies such as LiDAR and drone mapping also offer non-invasive tools to document, monitor, and protect cultural sites. Together, these efforts position the Ocmulgee region to advance shared land management, cultural awareness, and sustainable community development.

Intergovernmental Coordination

Cultural resources, education, and interpretation across the Ocmulgee corridor must be grounded in a governance approach that recognizes the Muscogee (Creek) Nation as the sovereign Nation of the last treaty before removal and the people of these lands. All work within this study area, whether cultural preservation, curriculum development, interpretive planning, or public storytelling, requires meaningful coordination with the Nation through formal protocols and designated representatives empowered by the Chief Executive. This ensures that interpretation is not shaped by individual perspectives but by the Nation's collective authority and cultural governance. As part of the broader intergovernmental framework, the Nation's designated officials will serve as the primary decision-making partners for cultural resource management and educational programming, ensuring that their expertise, priorities, and responsibilities are embedded from concept through implementation. This prioritization of the Nation's leadership aligns with the shared vision adopted across the corridor: a unified structure where federal and local partners work collaboratively, while the Muscogee (Creek) Nation retains final say on matters involving their history, heritage, and cultural knowledge.



Picture Credit: Stephen Cook

Strategic Framework and Priority Actions

Education and Interpretation

A central goal of this strategy is to elevate public understanding of Muscogee (Creek) history and living culture. Beginning in the short term (Years 1–2), partners should launch a baseline education initiative introducing accurate Muscogee (Creek) history into K–12 schools through low-cost, high-impact activities—such as guest classroom visits, digital lesson modules, and field-based learning days at key sites. These early partnerships between the Muscogee (Creek) Nation's Historic and Cultural Preservation Departments, local school districts, the Georgia Department of Education (GaDOE), and the Ocmulgee Mounds Association (OMA) can build awareness while laying the groundwork for more formal curriculum integration in later phases. OMA's longstanding role in supporting interpretation and public education at Ocmulgee positions it as an important implementation partner in expanding educational programming and community outreach.

By Years 2–3, a program review framework should be established to ensure that interpretive materials across the National Park and Preserve, tourism offices, and regional visitor centers accurately reflect Muscogee perspectives. This process, led by the MCNHCPD in collaboration with the NPS, Visit Macon, OMA, and individual tourism offices (destination organizations) throughout the region will ensure cultural integrity across all interpretive settings.

Academic partnerships also play a vital role in education and workforce development. The College of the Muscogee Nation, Mercer University, University of Georgia, and Middle Georgia State University are examples of institutions that can jointly develop curricula, fieldwork programs, and internships that connect students to real-world cultural and environmental projects in the Ocmulgee corridor. These collaborations, envisioned for Years 2–4, can expand professional pathways for both Tribal and regional students while advancing cultural research.

Finally, interpretive signage and storytelling programs should be implemented at public heritage sites such as Ocmulgee Mounds, Brown's Mount, and Lamar Mounds. These efforts, beginning in Years 3–5, will convey Muscogee language, oral histories, and ecological knowledge while balancing public access with the need to protect sensitive locations. It is recommended that OMA continue to serve as a key community-facing partner in supporting educational events and interpretation aligned with Muscogee guidance. Together, these initiatives weave education and interpretation into a coherent, authentic narrative of place—one led and approved by the Muscogee (Creek) Nation.

Cultural Resource Protection and Section 106 Framework

Protection of cultural and historic resources in the Ocmulgee corridor must operate on two parallel tracks: ensuring strong compliance with federal law when triggered and building broader public awareness so that cultural stewardship extends beyond federal involvement. Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of their undertakings on historic properties and to consult with State Historic Preservation Offices (SHPOs), Tribes whose ancestral lands or resources may be affected, and other interested parties. This process is triggered when a project involves federal funding, permits, licenses, approvals, or construction (i.e., undertaking). Historic properties do not need to be formally listed on the National Register of Historic Places to be considered. Properties that meet the National Register criteria must be taken into account, including those identified through consultation. Beyond the required parties (if any), such as SHPOs, Tribes, local government, and the applicant, consultation can also include historic preservation organizations and others with legal, economic, or physical ties to the project area. Importantly, Section 106 does not mandate preservation, but it does ensure consultation, public accountability, and consideration of avoidance, minimization, or mitigation measures before a project proceeds.

Within the Ocmulgee corridor, Section 106 may be triggered by federal transportation funding, USACE permits, Robins AFB projects, Federal Communications Commission (FCC) cell tower licenses, or other federally connected undertakings, including projects outside formal NPS boundaries. Early coordination with the Muscogee (Creek) Nation's THPO, SHPO, and the responsible federal agency is critical. Consultation with Tribes occurs on a government-to-government basis and must take place at the federal level; while applicants and local jurisdictions aren't the primary leads, they provide essential support as consulting or interested parties.

Many projects within the corridor may proceed without federal involvement and therefore without triggering the Section 106 process. For this reason, the strategy must extend beyond compliance alone. Increasing public understanding of how Section 106 works, what triggers it, what qualifies as a historic property, and how consultation functions establishes a stronger culture of awareness and stewardship. Local governments, developers, and community members should recognize that the absence of federal involvement does not eliminate the presence or importance of cultural resources. To support this dual approach, the plan recommends:

- Establish clear guidance for local jurisdictions and project sponsors on identifying potential federal nexus early in project planning
- Encourage active local participation in the Section 106 process when it is triggered, helping ensure cultural resources are fully considered and avoidance or minimization measures are explored

- Promote early coordination with the Muscogee (Creek) Nation in the planning stages of projects, especially those more complex or involving cultural sensitive areas, even when Section 106 is not formally required
- Integrate cultural resource considerations into local comprehensive planning and development review processes.
- Encourage respectful land stewardship and public education that highlight the corridor's cultural significance.

This framework reinforces that Section 106 is a federal responsibility, but cultural stewardship is a shared responsibility. By strengthening both regulatory compliance and public awareness, the Ocmulgee corridor can protect irreplaceable cultural resources and still promote responsible growth across the corridor. Protection of the land becomes not only a legal obligation but a shared regional responsibility grounded in respect for the Nation's ancestral homeland.

Business Development and Revenue Generation

Cultural stewardship and education must also translate into economic opportunity and self-determined prosperity. Establishing a Muscogee Business Development and Enterprise Office within the next two years will provide a dedicated mechanism for the Nation to access entrepreneurship support, business participation in corridor projects and experience building, and federal and state funding. This office would serve as a primary liaison between the Muscogee (Creek) Nation, MGRC, and agencies such as the U.S. Economic Development Administration (U.S. EDA).

Shorter-term actions (Years 2–4) include the Nation launching a Muscogee Food and Artisan Certification Program to brand and market authentic products under a unified regional identity. The products could range from traditional foods to handcrafted art. Complementing this effort, pilot initiatives such as demonstration farms, farm-to-table events, and youth-led cultural markets can showcase Muscogee (Creek) Nation foodways and craftsmanship while generating local income and educational value.

Longer-term actions (Years 4–6) include forming a Regional Tourism and Agricultural Cooperative to manage shared marketing, sales, and infrastructure investments that benefit both the Muscogee (Creek) Nation and non-tribal partners. These efforts will be reinforced by integrating Business Opportunity Participation Requirements into major corridor construction, visitor services, and concession contracts, ensuring that Muscogee-owned businesses have equitable access to regional growth opportunities.

The capstone of this effort will be a Cultural Tourism Implementation Plan, jointly developed by the Muscogee (Creek) Nation, Visit Macon, and MGRC, which will define routes, interpretive themes, investment priorities, and readiness thresholds for tourism expansion. This plan will tie economic development to cultural authenticity ensuring that every visitor experience reinforces the values of stewardship, education, and respect for the living landscape of Ocmulgee (see Economic Development section for further analyses).

Education and Interpretation

Objective: Advance Nation-led education and interpretation of Muscogee (Creek) history and living culture that increase public understanding, respect cultural protocols, and integrate cultural knowledge across schools, visitor destinations, and heritage sites

Priority Actions:

- *Short Term:* Launch a baseline education initiative introducing the accurate Muscogee (Creek) history
- *Medium Term:*
 - Develop a program review framework to ensure interpretive materials across museums, tourism, offices, and visitor centers accurately reflect Muscogee (Creek) Nation perspectives
 - Partner with local universities and the College of Muscogee (Creek) Nation to develop curricula, fieldwork programs, and internships
- *Long Term:* Implement interpretive signage and storytelling programs at public heritage sites

Lead Entities: MCNHCPD, OMA, local school districts, GaDOE, NPS, Visit Macon and regional tourism offices, College of the Muscogee Nation, Mercer University, UGA, Middle Georgia State University

Success Metrics: K–12 education initiative launched; Nation-approved interpretive materials regionwide; active university internship/fieldwork programs; interpretive signage and storytelling installed; measurable increases in cultural literacy and engagement

Cultural Resources

Objective: Protect and manage cultural and archaeological resources through coordinated federal compliance, informed local planning, and increased public awareness

Priority Actions:

- *Short Term:* Develop clear guidance for identifying federal nexus and initiating early coordination under Section 106 and begin targeted LiDAR and geospatial survey efforts in priority areas; encourage early project planning with the Muscogee (Creek) Nation
- *Medium Term:* Integrate cultural resource considerations into local comprehensive plans and development review processes
- *Long term:* Establish Protected Cultural Zones to guide early review discussions; expand partnerships with law enforcement

Lead Entities: Muscogee (Creek) Nation THPO, NPS, SHPO, MGRC, GA DNR-OSA, Lighthouse Police, County Sheriffs

Success Metrics: Completed LiDAR/cultural inventory; early regulatory coordination occurring prior to federal review triggers; cultural resource considerations incorporated into local planning documents; reduced looting incidents

Business Development and Revenue Generation

Objective: Support sustainable economic development that is culturally grounded and locally beneficial by strengthening Tribal business capacity, expanding heritage-based tourism and programming, and creating coordinated mechanisms that connect cultural assets to long-term revenue generation and workforce opportunities

Priority Actions:

- *Short Term:* Establish a Muscogee (Creek) Nation Business Development and Enterprise Office
- *Medium Term:* Launch a Muscogee Food and Artisan Certification Program and expand Nation-led experience and business development along the corridor (e.g., guided tours, artisan and vendor markets, business incubation, and workforce training to support Muscogee-owned enterprises)
- *Long Term:*
 - Form a regional agricultural and tourism cooperative to manage shared marketing, sales, and infrastructure investments that benefit from both the Muscogee (Creek) Nation and non-tribal partners
 - Develop a cultural tourism implementation plan, jointly with the Muscogee (Creek) Nation, Visit Macon, and MGRC

Lead Entities: Muscogee (Creek) Nation Business Development and Enterprise Office, MGRC, Visit Macon and regional tourism partners, U.S. EDA, local governments and economic development authorities

Success Metrics: Business Development Office operational; Food & Artisan Certification Program launched; increased number of Muscogee-owned enterprises; creation of regional tourism/agricultural cooperative; Cultural Tourism Implementation Plan completed and generating revenue



Picture Credit: Stephen Cook

LAND CONSERVATION AND PROTECTION

The Ocmulgee corridor is where conservation, recreation, and living culture meet. Protecting this landscape means more than preserving open space: *it safeguards clean water, wildlife habitat, and sacred places while sustaining outdoor traditions, supporting recreational tourism, and celebrating community identity.* This section sets a framework to protect priority lands, align partners and funding, connect people to the land, and guide growth so habitat and cultural landscapes remain intact. Co-management with the Muscogee (Creek) Nation is the throughline, ensuring decisions reflect cultural values, science, and long-term resilience.

Findings

A review of publicly available federal and state databases indicates that the study area provides potential habitat for nine federally protected species under the Endangered Species Act and seven additional state-listed species identified by the Georgia Department of Natural Resources. These include protected mammals, birds, reptiles, insects, and several rare plant species, including species that are both federally and state listed shown below.

Nine Federally Protected Species:

- **Mammals:** Tricolored Bat (*Perimyotis subflavus*)
- **Birds:** Whooping Crane (*Grus americana*)
- **Reptiles:** Southern Hognose Snake (*Heterodon simus*)
- **Insects:** Monarch Butterfly (*Danaus plexippus*)
- **Plants:** Canby’s Dropwort (*Oxypolis canbyi*), Fringed Campion (*Silene polypetala*), Harperella (*Ptilimnium nodosum*), Ocmulgee Skullcap (*Scutellaria ocmulgee*), Relict Trillium (*Trillium reliquum*)

Seven State Listed Species:

- **Animal:** Rafinesque’s Big-eared Bat (*Corynorhinus rafinesquii*), Gopher Tortoise (*Gopherus polyphemus*), Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*), Bald Eagle (*Haliaeetus leucocephalus*)
- **Plant:** Yellow Pitcherplant (*Sarracenia flava*), Ocmulgee Skullcap (*Scutellaria ocmulgee*), Fringed Campion (*Silene catesbyi*)

Federally protected species are regulated by the U.S. Fish and Wildlife Service (USFWS), and if listed species or their habitats are identified onsite and proposed to be impacted, consultation and permitting would be required under Sections 7 or 10 of the Endangered Species Act. State-listed species are maintained by the GADNR; projects involving state funding or state action may require permitting for impacts, while voluntary coordination is encouraged for conservation and education purposes.

The presence of multiple federally and state protected species within the broader study area underscores the ecological significance of the Ocmulgee corridor. Protecting these species demands a coordinated, corridor-wide approach to land conservation and resource management. The following findings outline the existing conservation landscape, areas of fragmentation, and opportunities to build a more unified protection strategy.

- **High-value conservation mosaic:** Bottomland forests, upland corridors, floodplains, and key tributaries around the Ocmulgee River form a connected habitat network and hold numerous cultural sites beyond current park boundaries.
- **Strong but fragmented effort:** Work is underway by the USFWS (Bond Swamp National Wildlife Refuge [NWR]), GA DNR, Robins Air Force Base (AFB) (Integrated Natural Resource Management Plans [INRMP]/Readiness and Environmental Protection Integration [REPI]), land trusts (e.g., Open Space Institute [OSI], Trust for Public Land [TPL]), counties, and Non-Governmental Organizations (NGOs), yet actions can be piecemeal without a corridor-level strategy.
- **Pressures accelerating:** Growth along I-16/I-75, large-footprint industrial and energy projects, and road widenings fragment critical species and wildlife habitat (notably for the small, isolated Middle Georgia black bear population), and stress water quality and quantity.
- **Actionable data and tools exist:** SECAS, GA State Wildlife Action Plan (SWAP) (2025 update), GA Low-Impact Solar Siting Tool, biodiversity portals, and recent bear connectivity studies provide concrete, mappable priorities.
- **Partnership is a funding pathway:** Conservation funding exists but is highly competitive and often contingent on partner capacity, timing, and coordination. Federal programs (e.g., REPI, LWCF) have specific eligibility and partnership requirements, state support can fluctuate, and some partners are holding properties while they work toward long-term “take-out” solutions. At the local level, matching contributions can still be challenging to assemble across jurisdictions and budgets. Developing unified priority maps and collaboration frameworks positions the region to compete more effectively for funding and to deploy resources where they will have the greatest impact.
- **Coordination with the Nation is uneven:** Partners are open to stronger, ongoing coordination and clearer roles for the Muscogee (Creek) Nation in prioritization and stewardship.

Key Challenges and Opportunities

Protecting the lands that define the Ocmulgee corridor requires a coordinated and proactive approach to address both cultural and ecological vulnerabilities. Many of the most significant cultural sites lie outside federal boundaries, leaving them exposed to looting, erosion, and inadvertent disturbance from land development or agricultural expansion. Conservation efforts also face persistent challenges related to funding reliability, as acquisition and easement opportunities often stall without predictable state or local matches and rarely align in timing. Meanwhile, competing land uses, such as utility-scale solar or industrial development, pose growing siting conflicts that can fragment habitat and diminish the landscape's natural and cultural integrity. Infrastructure corridors like US 23, SR 96, and the I-16/I-75 interchange further constrain wildlife movement, and documented vehicle strikes illustrate the need for improved connectivity measures. As recreation and tourism expand throughout the region, it is important to strike a careful balance between access and protection to prevent degradation of sensitive habitats and wildlife areas.

Despite these challenges, several opportunities position the region for impactful, long-term conservation. Programs such as the REPI initiative and the Sentinel Landscapes Partnership align conservation with Robins AFB mission compatibility by directing Congressionally authorized funding toward buffering military installations from encroachment and preserving mission readiness. The DOD's REPI program improving installation resilience to extreme weather events and climatic changes, preserving critical habitats and natural resources, and promoting compatible land uses proximate to ranges and installations. The Sentinel Landscapes Partnership provides a coordinated federal framework that links defense readiness, conservation, and working lands by aligning interagency funding and technical assistance in priority landscapes. When paired with long-term conservation tools, these programs can create durable funding pathways and easement opportunities to help advance shared defense, conservation, and community goals.

At the regional scale, co-management frameworks and the designation of Protected Cultural Zones can ensure that sensitive sites are respected, potential impacts are minimized, and cultural findings are handled appropriately and confidentially. Strategic restoration efforts can reconnect fragmented habitats by leveraging Georgia DOT wildlife crossing investments and riparian restoration programs to guide upland acquisitions that strengthen landscape connectivity. Market-based and policy tools, including conservation easements, incentive programs, and revolving loan funds, can make acquisitions more agile and reduce local funding barriers. Finally, reciprocal agreements modeled on the Five Tribes approach to wildlife access offer a pathway to align hunting, fishing, and cultural access with conservation and intergovernmental coordination goals.

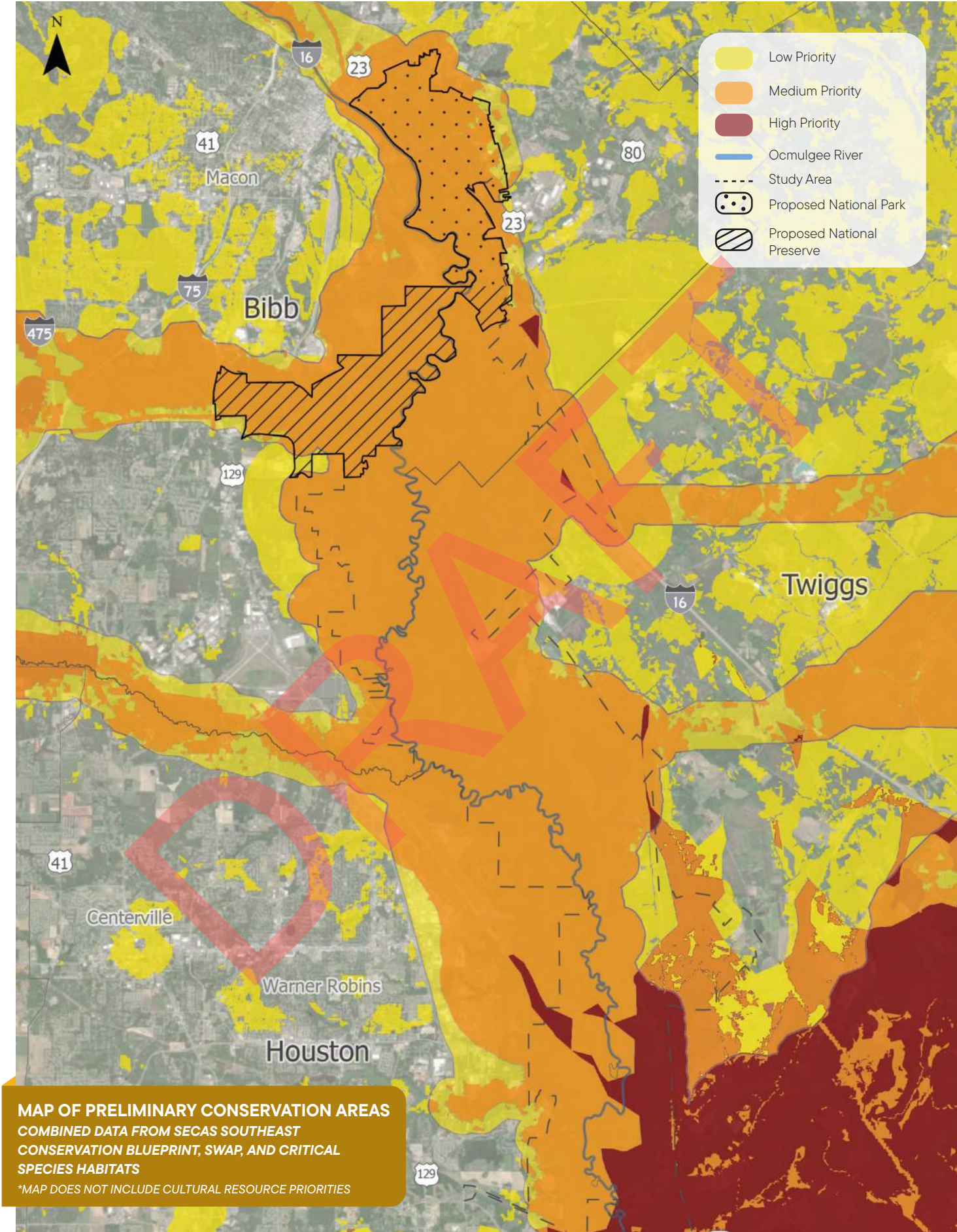
Intergovernmental Coordination

Effective land protection across the Ocmulgee corridor requires coordinated stewardship among federal, Tribal, state, and local partners. The ONPPI Policy and Action Committee should serve as the central coordination hub, supported by a Land Conservation Working Group that includes the Muscogee (Creek) Nation, NPS, U.S. FWS, Bond Swamp National Wildlife Refuge, Georgia DNR, Robbins AFB, local counties, regional partners such as Visit Macon and MGRC, and conservation organizations including the Ocmulgee Land Trust. As a nonprofit dedicated to conserving land within the Ocmulgee River basin, the Ocmulgee Land Trust (OLT) plays an important role in advancing water quality protection, wildlife habitat preservation, and long-term landscape stewardship through conservation easements and strategic land protection. The OLT also supports responsible economic activity by facilitating the appropriate use of mitigation lands to offset development impacts while safeguarding priority conservation areas.

Co-management and interagency coordination should be formalized through targeted agreements, such as a Nation–NPS framework for interpretation and cultural protection zones or a Nation–U.S. FWS MOU for Bond Swamp coordination. Partnerships that maintain habitat connectivity, mission buffers, and conservation priorities will be strengthened by a shared, permissioned GIS platform with appropriate confidentiality protections, enabling partners to prioritize parcels, wildlife corridors, mitigation opportunities, and restoration areas while safeguarding sensitive cultural information.

Applicability of the Five Tribes Wildlife Management Reciprocity Agreement. Although the Ocmulgee corridor does not include reservation lands, the structure of the Five Tribes Wildlife Management Reciprocity Agreement offers a useful model for cross-jurisdictional wildlife management. Under that agreement, the Muscogee (Creek), Cherokee, Chickasaw, Choctaw, and Seminole Nations mutually recognize one another's hunting, fishing, and trapping authorizations while requiring citizens to follow the specific regulations of the reservation they are on, report harvests to their own Nation to protect data sovereignty, and comply with all standard land access and trespass laws. The agreement's emphasis on consistent conservation standards, coordinated wildlife management, and clear public guidance (supported by a shared online map and FAQs) demonstrates how multiple governments can protect resources without diminishing individual authority.

A similar framework could be adapted for the Ocmulgee River corridor to coordinate wildlife management across fragmented ownerships, including federal, Tribal, state, county, nonprofit, and private lands. Such an approach would promote consistent conservation practices, clarify access requirements for hunting and fishing where permissible, and establish unified reporting protocols while maintaining each landowner's rights and regulatory authority. This reciprocity-inspired model would strengthen intergovernmental collaboration and support long-term ecological stewardship across the entire landscape.



Strategic Framework and Priority Actions

The conservation strategy for the Ocmulgee corridor is built around four interrelated goals: *protecting land, strengthening partnerships, connecting people to the landscape, and guiding smart growth*. Together, these efforts will conserve habitat, safeguard cultural resources, restore and expand natural watershed functions, and enhance the resilience of local communities.

Invest in Land Protection

Objective: Conserve high-value parcels that deliver the greatest ecological, cultural, and hydrologic benefits, while accelerating the pace and coordination of land protection across the Ocmulgee corridor

Priority Actions:

- Adopt a Corridor Priority Map integrating SECAS Blueprint, SWAP hubs and corridors, black bear connectivity data, cultural sensitivity zones, floodplain benefits, and recreation potential
- Establish a Corridor Acquisition Program to coordinate parcel targeting, funding, and restoration sequencing.
- Create a Local Match Fund—via county bonds or multi-county pooling—to unlock state, federal, and philanthropic dollars
- Develop a Revolving Bridge Fund with land trusts and foundations to act quickly on willing-seller opportunities.
- Bundle co-benefits (habitat, flood mitigation, cultural protection, mission compatibility) to increase competitiveness for REPI, LWCF, and related programs; continue coordination with USFWS to align Bond Swamp expansion with species and wildlife priorities
- Leverage the Georgia DNR Outdoor Stewardship Program as a funding source to support parks and trails, conserve and steward priority lands, and acquire areas critical to clean water, wildlife, and outdoor recreation

Lead Entities: Muscogee (Creek) Nation; USFWS (Bond Swamp); GA DNR; Robins AFB/DoD REPI Program; local counties; land trusts; MGRC; OLT

Success Metrics: Acres protected; number of high-priority parcels acquired; amount of leveraged match funding; increased connectivity scores; protection of cultural sensitivity zones; alignment with wildlife conservation priorities

Local land use and zoning tools can serve as complementary mechanisms to conservation acquisition by guiding compatible development patterns near priority lands and cultural resources.

Develop Durable Partnerships

Objectives: Formalize intergovernmental and interagency partnerships that clarify roles, elevate Muscogee (Creek) Nation leadership, and support coordinated, long-term management of natural and cultural resources

Priority Actions:

- Develop co-management compacts and coordination frameworks, including:
 - NPS Compact: Recognition of Muscogee (Creek) Nation review and approval authority for cultural interpretation and management of sensitive areas
 - USFWS Compact: Co-stewardship of Bond Swamp NWR and shared science/cultural resource initiatives
- Convene a quarterly coordination team with Robins AFB, USFWS, GA DNR, the Nation, land trusts, and county partners to synchronize parcels and funding
- Advance MOAs and side agreements for specific needs, such as wildlife crossing retrofits (with county road departments), forest health and prescribed fire programs (with GA Forestry Commission), and hydrology/flood resilience initiatives with MWA, GA EPD, and USACE
- Create a shared permissioned GIS platform for priority parcels, cultural zones, wildlife crossings, and restoration areas with appropriate confidentiality protocols

Lead Entities: Muscogee (Creek) Nation; NPS; USFWS; GA DNR; Robins AFB/DoD; MGRC; local governments; land trusts; GA Forestry Commission

Success Metrics: Number of executed compacts/MOUs; improved coordination on parcel queueing; shared GIS utilization; increased funding alignment

Smart Growth and Habitat Connectivity

Objective: Guide development patterns so the Ocmulgee corridor functions as an integrated ecological and cultural landscape, with restored connectivity for wildlife, water, and cultural access

Priority Actions:

- Adopt a Corridor Overlay Zone to safeguard riparian buffers, steep slopes, and cultural resource areas, and require early Nation consultation for projects in sensitive zones.
- Implement a Wildlife Crossings Program prioritizing structures and fencing retrofits along SR-96, US-23, and I-16/I-75, supported by GDOT and University of Georgia monitoring.
- Apply the GA Low-Impact Solar Siting Tool, SWAP layers, and connectivity data to avoid high-value uplands and pinch points; require best practices for solar construction, vegetation management, and stormwater control.
- Integrate floodplain management and conservation by acquiring/buying down repetitive-loss areas, restoring floodplain storage, and coordinating with MWA, GA EPD, USACE, and local governments around resilience infrastructure.

Lead Entities: Local counties; MCNHCPD; GDOT; GA DNR; University of Georgia; MWA; GA EPD; USACE

Success Metrics: Connectivity improvements along key corridors; number of completed crossings; avoided habitat fragmentation; percentage of solar/industrial projects meeting siting criteria; reductions in repetitive-loss areas; increased ecological function of riparian corridors

Connect People to the Land

Objective: Strengthen public understanding, stewardship, and cultural connection to the corridor by creating programs that link conservation to education, culture, recreation, and volunteerism

Priority Actions:

- Establish Friends of Ocmulgee chapters to organize conservation days, invasive species management, stream cleanups, and trail monitoring programs
- Launch corridor-wide education initiatives linking conservation, Muscogee (Creek) Nation cultural narratives, flood safety, and recreation access (including hunting/fishing education in Tier 3 nodes)
- Develop youth stewardship pathways with the College of the Muscogee Nation, Mercer University, and UGA—offering internships, field crews, certification opportunities, and paid summer programs
- Partner with schools and local organizations to integrate curriculum on ecology, cultural landscapes, and watershed health

Lead Entities: Muscogee (Creek) Nation; College of the Muscogee Nation; Mercer University; UGA; NPS; local school districts; Friends organizations; MGRC

Success Metrics: Volunteer hours; number of active Friends chapters; participation in youth programs; increased public awareness of conservation and cultural stewardship; improved trail and habitat conditions documented through monitoring



Picture Credit: Stephen Cook



Picture Credit: Spencer Hawkins

LAND USE AND DEVELOPMENT

According to the *Diamond in the Rough* economic analysis of the proposed Ocmulgee National Park and Preserve (2017), the creation of the National Park could result in over 1.3 million visitors per year (under a medium growth/most likely scenario) to the Middle Georgia region. This represents tremendous growth potential and economic impact in Macon-Bibb and throughout the region. To help create a shared vision for harnessing this potential, this strategic plan identified a series of development nodes, generally consistent with and building from locally adopted plans and policies, to promote appropriate growth throughout the region and serve as a guide to attract a wide array of visitors to Middle Georgia that balances tourism, economic impact, strategic investment, recreation, and preservation of the area's natural and cultural resources.

Findings

To identify priority activity centers and develop a strategic land use framework, several methods of research were used to review adopted plans and area information, as well as analyze areas near the proposed boundary. The following section outlines the procedures and findings that informed the strategic framework and priority areas found later in this section.

- **Local Comprehensive and Development Plans**

The Existing Conditions Analysis provided a detailed evaluation of the current built environment, natural systems and conservation areas, infrastructure, community assets, and relevant policies. The research included a previous plan review to identify recent and planned development areas in the region, and summary of current and future land use maps to better understand development nodes around the proposed project boundary. Locally adopted plans and policies continued to be referenced throughout the findings to refine and inform future planning throughout the process.

- **Future Land Use — County Data**

Based on the review of the local plans and existing conditions, most land within and surrounding the proposed National Park and Preserve is classified as agricultural or conservation, aligning with park purposes. However, other areas indicated industrial, highway commercial, and high-density residential zoning categories, which require more careful evaluation and have the potential to conflict with the objectives of the proposed park and preserve. To identify priority development areas related to tourism, hospitality, and economic development, a more in-depth look at commercial and industrial land use categories was conducted using available GIS data.

- **Water and Sewer Line Data**

Water and sewer line data was combined with the future land use data for Macon-Bibb, Houston, and Twiggs Counties to better understand where development opportunities and existing utility lines converge. This analysis influenced the location of the proposed activity centers as it assessed suitability for future development.

- **Character Areas, Parcel, and Intended Use of Land Research**

In addition, the Cities of Macon and Warner Robins provided additional insight and development plans for areas adjacent and nearby the proposed boundary, including future plans for the East Bank and Macon Coliseum area redevelopment and Commercial Circle, respectively. Detailed information gathered regarding developments in the Macon-Bibb area were integral due to their proximity to the primary entry point into the park for residents and park visitors, as well as connecting areas of historic and cultural significance in Macon.

Parcel level research was used to further review industrial and commercial areas, as well as areas nearest the river corridor to assess the potential for future natural amenities, including fishing, camping, and hunting access points.

- **National and State Park and Historic Sites Research and Airport Research**

Using GIS and online data, other state and national parks were researched and examined to better align potential

development areas with other regional destinations. This was done in conjunction with research on and about connection points to the Middle Georgia Regional Airport. The research provided insight into how future visitors might coordinate their travel to and with other destinations in Georgia that are of natural, historic, and/or cultural significance, including sites in or near the Cities of Atlanta, Columbus, and Savannah.

- **Study Area Collaboration**

During the process, collaboration with other study areas occurred to create a cohesive framework and strategy for the proposed National Park and Preserve. While all six study areas were developed in collaboration, additional time was spent discussing the synergy between land use, transportation, and economic development elements to ensure that the development tiers were properly linked to current and planned transportation networks and aligned economically for both residents and visitors to the region.

- **Feedback from Technical Committee and Public Engagement**

Development nodes were discussed, reviewed, and refined in a series of technical committee and public engagement meetings. During the process, feedback was requested regarding development nodes and tiers from technical experts and/or locals in the region. The feedback was used to further research and refine development nodes.

Across the study area, zoning and development regulations vary by jurisdiction. While the Strategic Plan does not supersede local land use authority, local zoning tools represent an important mechanism through which communities can proactively guide development compatibility near conservation lands, cultural sites, and park boundaries. Communities concerned about incompatible or infrastructure-intensive uses may consider aligning local development standards, buffering requirements, and overlay districts with the broader conservation and cultural objectives identified in this plan.

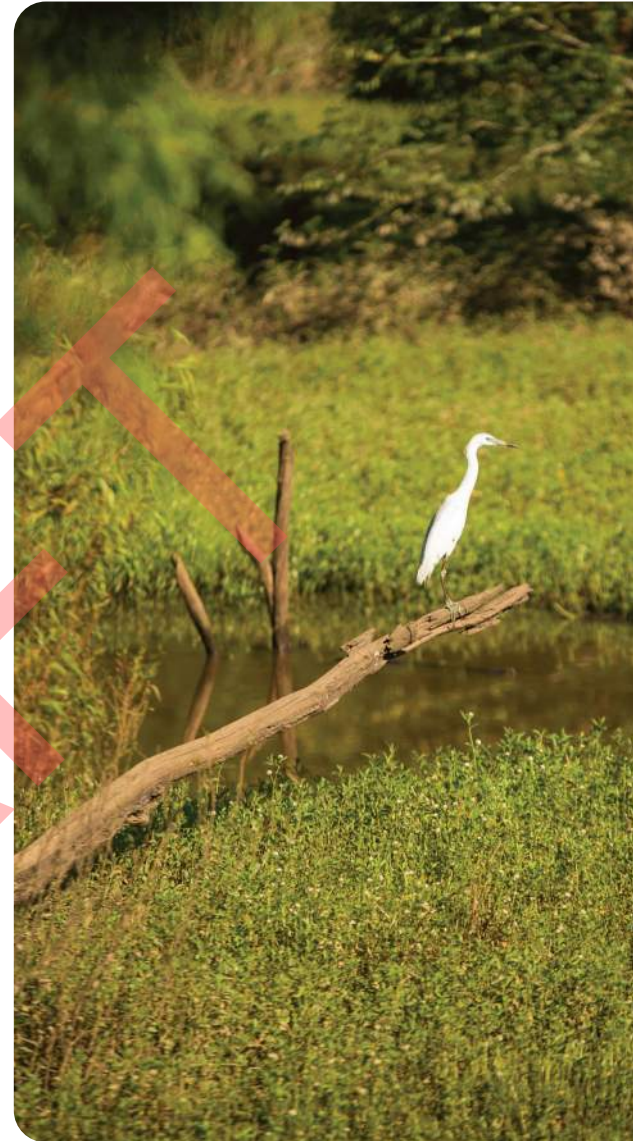


Picture Credit: Spencer Hawkins

Key Challenges and Opportunities

The development plan outlines priority opportunities and challenges that require coordination and deliberate focus and effort in the years to come. The following are the key challenges and opportunities for land use and development.

- Economic Benefits and Tourism Enhancement.** A major opportunity is to both manage growth and enhance tourism in the area surrounding the proposed park and preserve. By linking economic impacts to land use tiers, the region's tourism potential, natural resources, and business vitality can be leveraged to create economic benefits across the region. However, these strategies should be employed through a regional development plan and process to ensure balanced growth, protecting current residents and the natural and cultural resources, while providing a clear path to quality investment and economic impact.
- Impacts on Natural, Cultural and Historic Resources.** In line with the land use and development strategy, closely monitoring the impacts on natural, historic, and cultural resources is vital. There is an opportunity to integrate land use planning with river, hunting, fishing, and camping access initiatives, creating a cohesive vision that enhances public connectivity, recreation, and environmental stewardship, ensuring the park is enjoyed while protecting its natural resources.
- Transportation Considerations.** Transportation infrastructure is critical to land use and development considerations. Ensuring safe and viable transportation options for future park visitors while considering current residents' needs is both a challenge and an opportunity. The creation of development tiers considered current and future transportation projects, providing and reinforcing multimodal options for area employees and visitors and aligning development with existing and planned transit, bicycle, and pedestrian efforts to enhance connectivity and sustainability, especially in development nodes near the park entrance.
- Collaboration with Municipal and Regional Initiatives.** Opportunities also exist to collaborate with neighboring municipalities and regional initiatives, such as connecting priority hospitality areas to other Georgia State Parks and National Historic Sites. These collaborations can offer additional amenities and attract visitors to benefit Middle Georgia. Careful coordination is needed to manage industrial sites or other publicly owned properties and facilities, ensuring they align with broader community goals and safety. Strategic alignment of development tiers with site-specific potentials will be key, allowing scalable implementation that respects local and cultural contexts while maximizing long-term value for Middle Georgia.



Picture Credit: Chris Smith Photography

Intergovernmental Coordination

To successfully implement the land use and development strategy for the proposed National Park and Preserve, strong intergovernmental coordination is not just beneficial, it is essential. The complexity of aligning development tiers with local development plans, infrastructure, zoning, and conservation priorities across Macon-Bibb, Houston, and Twiggs Counties demands active collaboration with local governments and MGRC. Without this coordination, efforts to balance growth, support local economics, protect sensitive landscapes, and support community needs risk fragmentation and inefficiency.

Equally critical is partnership with Georgia State Parks and the NPS, whose expertise in stewardship and visitor experience can guide the integration of regional amenities and ensure consistency with broader park standards. Environmental agencies must also be engaged, especially for Tier 3 nodes, where low-impact development near river corridors and conservation lands requires careful oversight, education, and maintenance to preserve ecological integrity. Coordinated planning across jurisdictions and agencies will be the foundation for scalable, sustainable development that honors Middle Georgia's natural and cultural assets while maximizing long-term regional value.

Strategic Framework and Priority Areas

Building upon the information and analysis presented, a strategic framework was created comprised of three tiers of potential development activity and character. The tiers are scalable to the location and natural and/or cultural significance of the area.

Tier 1 Activity Centers Objective Tier 1 nodes are located in primary, regionally significant hospitality areas. They provide a “home base” for visitors to Middle Georgia and the National Park and Preserve, while ensuring comfort. Tier 1 areas should support a cluster of amenities, including hotels, restaurants, and attractions in an environment that allows visitors to travel without the need of an automobile. As shown in the map, these areas are envisioned to be the East Bank, Downtown Macon, and major commercial centers along I-75. Examples of amenities and key features include:



Hotels



Smaller scale/Inline Retail



Bed and Breakfasts



Smaller scale/Inline Retail



Mixed-Use Developments



Parks/Gathering Spaces



Theaters/Historic Sites/Museums



Pedestrian/Bike Connections/Trails

Economic Impact/Benefits

With the National Park designation, the proposed National Park and Preserve and region will be more competitive in attracting cultural or heritage tourists who typically have a higher rate of visitor spend during a trip. More so than leisure travelers, these visitors will seek amenities closer to the Park and Preserve that are authentic to the region and encourage an extended (overnight) stay.

- Encourage visitors to remain at the destination longer
- Support central business district vitality
- Encourage weekend activity

Development Guidance

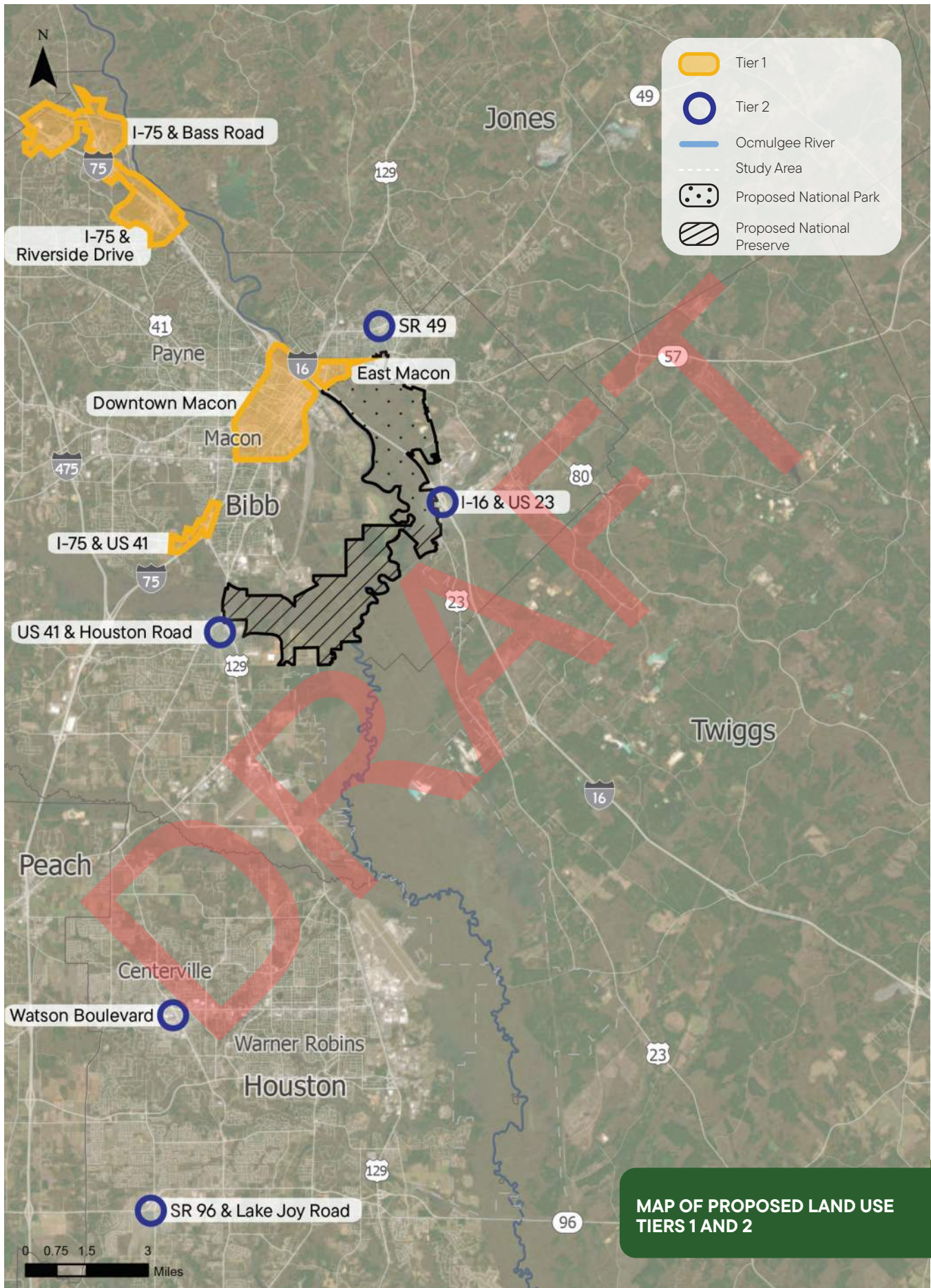
- Encourage development in a connected, clustered environment with a focus on walkability, bicycle facilities, and access to multimodal transportation options
- Encourage a mix of uses, including lodging, restaurant, retail, and area attractions
- Foster development along major streets with parking and service facilities behind or to the side to foster a safe, efficient, and pleasant walking and retail/restaurant environment
- Integrate public space, trails, and streetscapes to facilitate pedestrian movement and events of all scales

Priority Actions:

- Incorporate Strategic Plan Land Use Recommendations into Comprehensive Plan Updates
- Review zoning within Tier 1 activity centers and update based on investment recommendations
- Ensure land use and development policies align with Strategic Plan at a regional level through coordination with MGRC
- Develop a Small Area Plan for East Macon
- Continue the progression of and build on the East Bank Master Plan

Lead Entities: MGRC, City of Macon, Macon-Bibb County

Success Metrics: Policies align across jurisdictions; comprehensive plan updates are completed and are in alignment with the strategic plan; zoning supports tier 1 development; infrastructure is integrated with land use; small area plans are completed



Tier 2 Activity Centers Objective Tier 2 nodes support uses for visitors who are accessing the area or traveling between the National Park and Preserve, surrounding amenities, and lodging, primarily by automobile. Tier 2 may be in walkable, master-planned arrangement or along corridors with multimodal facilities, connecting a wide range of options, attractions, and recreation for visitors and families. The key areas of focus for Tier 2 are local activity centers and commercial corridors along I-16, state routes, and major arterial roadways. Examples of amenities and key features include:



Hotels



RV Parks/Campgrounds



Multimodal Connections



Outfitters



Restaurants



Retail



Museums



Recreational Facilities/Attractions

Economic Impacts/Benefits

Middle Georgia's central location along the I-75 and I-16 corridor and its existing destination assets make the region a local stop for family-oriented leisure travel. The creation of the National Park and Preserve will encourage more outdoor recreation. More suburban, non-downtown core amenities will be sought by these travelers.

- Provide additional lodging opportunities for family-oriented leisure travelers
- Expand supply of RV parks/options
- Add accessible amenities for residents

Development Guidance

- Promote development in a clustered manner within local activity centers and key arterial corridors
- Encourage the strategic co-location of lodging, dining establishments, retail outlets, and local attractions to enhance convenience and accessibility
- Foster local multimodal connectivity where possible between hospitality, restaurant/retail, and area attractions
- Integrate trails and streetscapes to facilitate pedestrian movement among major centers and destinations

Priority Actions:

- Incorporate Strategic Plan Land Use Recommendations into Comprehensive Plan Updates
- Review zoning with Tier 2 activity centers and update based on investment recommendations
- Ensure policies align with Strategic Plan at a regional level through coordination with MGRC
- Develop a Small Area Plan at US 41 at Houston Road and US 23/Macon Downtown Airport

Lead Entities: MGRC, City of Macon, City of Warner Robins, Macon-Bibb County, Houston County

Success Metrics: Policies align across jurisdictions and regionally; recommendations are included in the comprehensive plan update; zoning supports tier 2 development; infrastructure is integrated with land use; small area plan is completed;

Tier 3 Activity Areas Objective

Tier 3 nodes are intended to support those who wish to experience Middle Georgia's natural and recreational amenities primarily via camping and outdoor activities. Tier 3 should be limited to essential services and is scalable to land availability with an emphasis on maintaining the natural environment and limiting impact on sensitive areas and landscapes. Key areas to consider include locations near access points into the river corridor and camping, recreational, and hunting/fishing areas. Examples of amenities and key features include:



Glamping



Backcountry/Primitive Camping



RV Parks



Cabins



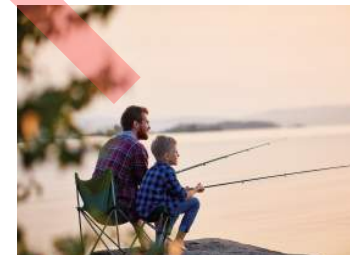
Outfitters



Recreational Areas and Picnic Spots



Hiking Trails



Hunting and Fishing Access

Economic Impact/Benefits

To capitalize on the creation of the National Park and Preserve and the expanded outdoor recreational activities to be enjoyed, the region's supply of natural and recreational amenities must increase. Currently, there are few options for outdoor enthusiasts to access the Preserve or camp within or approximate to it.

- Supports the growth of outdoor recreational experiences within or proximate to the Park and Preserve
- Leverages the region's existing recreational areas
- Differentiates the Park and Preserve from other smaller-scale National Parks

Development Guidance

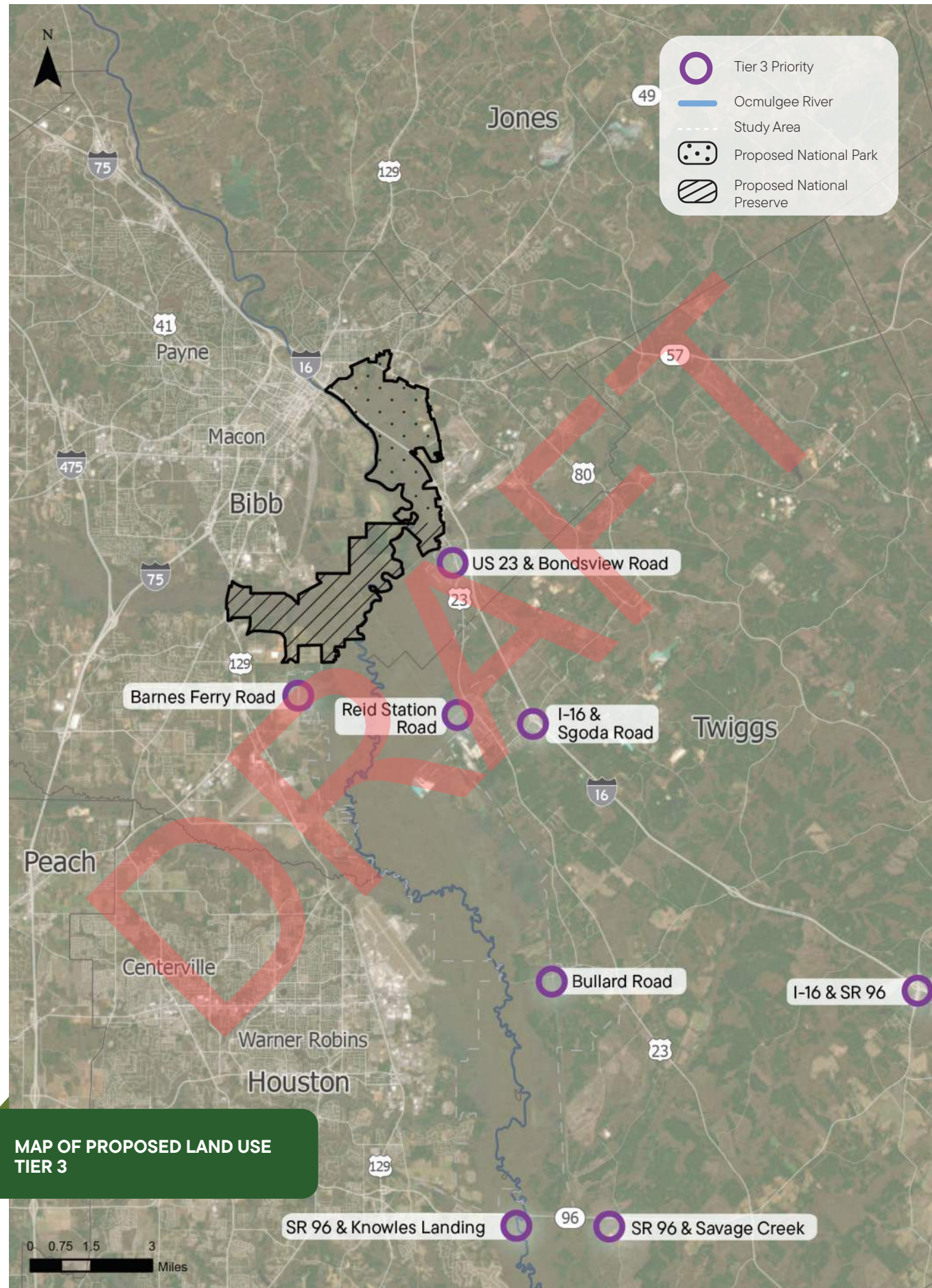
- Identify land conservation areas and limit environmental and cultural impacts
- Limit uses to facilitate low-impact lodging and camping with essential services (i.e., water, sewer, and provisions)
- Incorporate policies and appropriate processes to manage circumstances where previously unknown cultural resources may be found or uncovered
- Limit areas to key points that provide access to recreation and river corridor points of interest
- Incorporate areas with off-road connectivity including trails

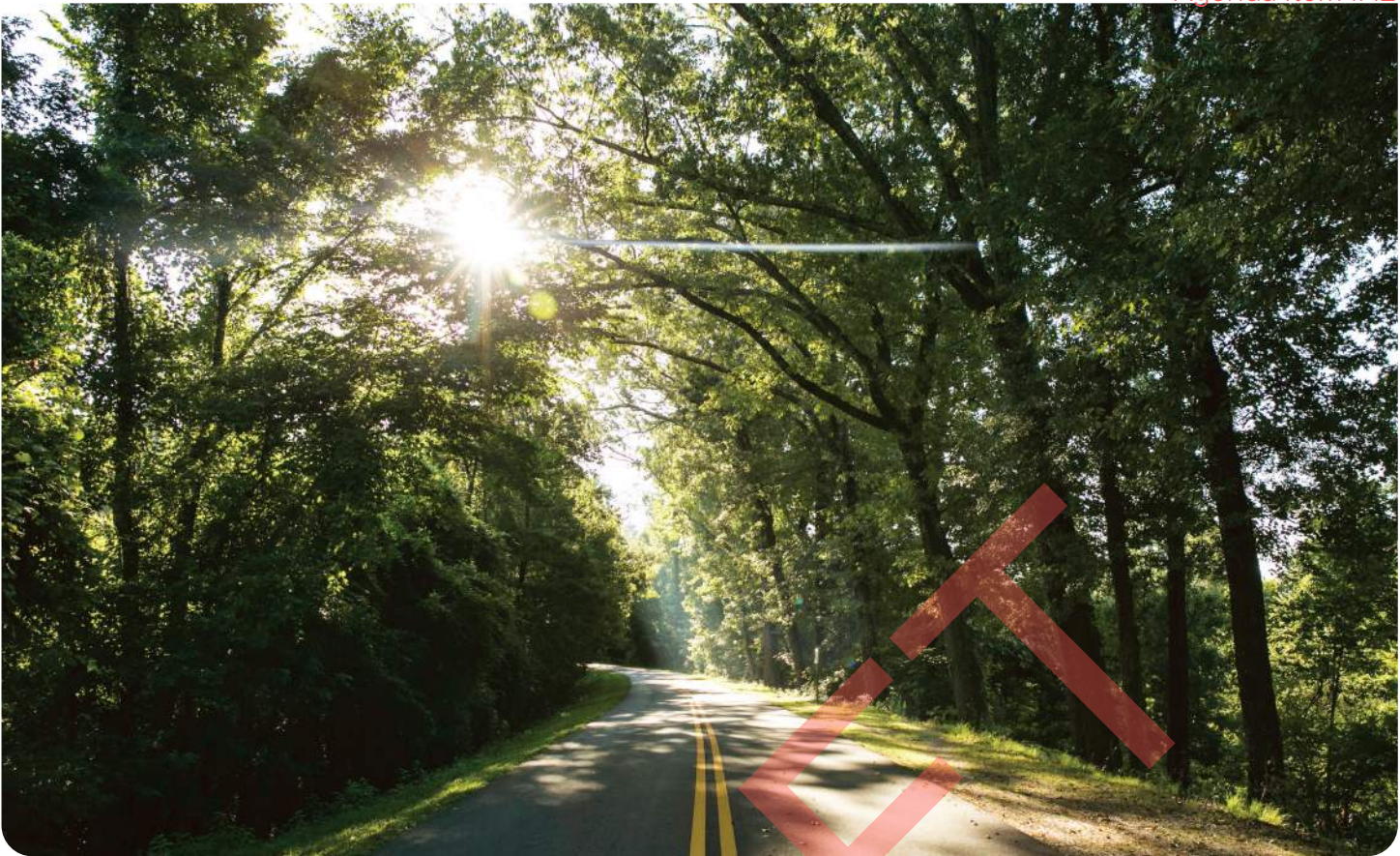
Priority Actions:

- Incorporate Strategic Plan Land Use Recommendations into Comprehensive Plan Updates
- Ensure policies align with Strategic Plan at a regional level through coordination with MGRC
- Assess Tier 3 nodes based on appropriate access from transportation access and infrastructure needs, economic development opportunities, and cultural and environmental feasibility and sensitivity
- Coordinate with cultural, conservation, and environmental groups to ensure land is protected and limited to low-impact land uses

Lead Entities: MGRC, Macon-Bibb County, Twiggs County, Houston County, City of Warner Robins

Success Metrics: Policies align across jurisdictions and regionally; recommendations are included in the comprehensive plan updates; development impact maintains environment integrity; infrastructure is integrated with land use and environmentally appropriate to the location; recreational uses and areas are activated





Picture Credit: Chris Smith Photography

TRANSPORTATION AND INFRASTRUCTURE

TRANSPORTATION

Transportation systems in and around the Ocmulgee River corridor play a vital role in shaping not only mobility throughout the area, but social connectivity and economic vitality as well. With the proposed expansion of the Ocmulgee National Park and Preserve, strategic transportation planning ensures improved accessibility, supports a stronger, more resilient local business community, and promotes community health through better connections to green spaces and the river. This section of the Strategic Plan evaluates current infrastructure conditions, projects future demand, and identifies transportation needs that align with the park's growth and surrounding land uses. It also explores how transportation networks support complementary development in nearby communities and facilitate coordination with local jurisdictions for seamless access to public lands.

Findings

The existing transportation network in the Ocmulgee region presents both challenges and opportunities for enhancing access to the proposed National Park and Preserve, and mobility throughout the area.

The corridor currently faces a major gap in east-west connectivity: there is no roadway crossing of the Ocmulgee River for over 20 miles between Macon and Highway 96. This underscores the importance of preserving the function of existing connections to maintain freight mobility and regional travel efficiency. Public transportation options to the park remain limited, and infrastructure is intentionally minimal in undeveloped natural areas to preserve ecological and archaeological integrity.

However, these conditions offer a chance to explore innovative, low-impact mobility solutions. Safety is also a concern particularly to the north and east of the existing National Historical Park where regional thoroughfares overlap heavily used pedestrian routes. The current park entrance is insufficient for growing demand without significant improvements, and while alternative or improved access points exist, they face notable physical and environmental constraints.

Bond Swamp's expansive wetlands, high water table, and sensitive ecological zones complicate the design of a second entrance and the expansion of the current one, as well as the design of east-west crossing of the river corridor. These natural features underscore the importance of thoughtful planning that respects fragile habitats, cultural heritage, and areas of archaeological significance. Despite these constraints, the region has strong assets to build upon.

The Ocmulgee Heritage Trail already provides multimodal connections to the park and East Macon, and the trail's extension offers potential for expanded access with improved interpretation and formal trailheads. Improvements to existing east-west connections are underway, and traffic safety and pedestrian improvements within East Macon and to downtown are underway.

With careful coordination and investment, transportation in the Ocmulgee region can evolve to meet future needs while honoring the area's unique environmental and cultural landscape.

Key Challenges and Opportunities

Improving Access and Connectivity

Transportation infrastructure plays a critical role in shaping how people will experience and interact with the Ocmulgee National Park and Preserve. As the park expands, improving access to nature and recreational spaces becomes a central priority. This includes enhancing river access for paddling and fishing, expanding trail networks within the preserve to support hiking and biking, and increasing parking availability to accommodate growing visitation. These improvements are designed to make the park more inclusive and navigable.

A key strategy involves studying the feasibility of a second entrance to the park or significantly improving the existing one. The current single-lane underpass of the historic railroad bridge leading to the Great Temple Mound is insufficient to meet rising demand, often leading to congestion. It precludes access for school buses and tour groups, and may slow emergency response. A new or expanded entrance would provide alternative routes and improve traffic flow but must be carefully planned to avoid disrupting sensitive ecological zones such as wetlands and areas of cultural or archaeological importance.

Introducing transit and shuttle services to and within the park offers a promising solution to accessibility challenges. Public transportation options are currently limited, especially for residents of East Macon and no stop currently exists at the entrance to the park or at the visitor center. A dedicated transit route to the park could reduce reliance on personal vehicles, ease traffic congestion, and promote sustainable tourism. A shuttle could additionally benefit tourism in Macon, increasing foot traffic to local businesses.

Moreover, expanded public transportation and active transportation infrastructure should build upon the Ocmulgee Heritage Trail to create stronger regional connectivity. Opportunities exist to extend trail connections that expand access to recreation, river access points, and cultural resources, particularly along the east side of the park boundary near Emery Highway where a former rail corridor has been identified as a potential shared use trail. Continued coordination with Macon-Bibb County, Jones County, and Baldwin County is recommended to advance ongoing feasibility efforts associated with the proposed Central Georgia Rail Trail, a 33-mile abandoned railway corridor connecting Macon, Jones County, and Milledgeville. This multi-purpose initiative would restore vitality to a dormant transportation asset while promoting healthy activity, human connectivity, and long term resource preservation. By linking communities across county lines and integrating with existing park infrastructure, these trail extensions would strengthen multimodal access, expand recreation opportunities, and reinforce the park's role as a regional anchor.

Environmental and Cultural Sensitivity

While expanding access is essential, transportation and infrastructure planning must account for the ecological and cultural sensitivities of the Ocmulgee landscape. Roadway, trail, and utility improvements in and around the park must be designed to avoid destabilizing wetlands, intensifying flood risk, disturbing wildlife corridors, or impacting areas of archaeological and historical importance. The region's high water table, low-lying soils, and concentration of culturally significant sites create unique engineering and siting constraints that require context-sensitive, low-impact infrastructure solutions.

Protecting the natural and cultural landscape is not only a shared value, it directly shapes how infrastructure can be built, maintained, and experienced. Any new transportation investment, whether a road improvement, river access point, trail connection, or transit facility, must be evaluated for its functional performance as well as its potential impacts on sensitive resources. This includes conducting appropriate environmental and engineering assessments, coordinating with Tribal and local partners, integrating resilient design practices, and ensuring that infrastructure enhances visitor access without diminishing the landscape's character or cultural meaning.

Safety Enhancements

Safety is a major concern for both vehicular and pedestrian travel around the park and in East Macon. Many corridors experience conflicting priorities between high travel speeds and full access, limited sight distance, and gaps in pedestrian infrastructure, all of which pose risks to residents and visitors. Targeted safety interventions can improve pedestrian visibility, reduce conflict points, and calm traffic in critical areas.

These measures are intended to make travel safer and more predictable, particularly near park entrances and community access points where volumes are highest. Expanding pedestrian and bicycle infrastructure will further support non-motorized travel and encourage healthier, more sustainable transportation options.

Multi-Agency Coordination

Effective implementation depends on aligning regional and local planning efforts, coordinating capital investments, securing funding, and streamlining regulatory processes. Strong multi-agency collaboration will help ensure that infrastructure projects advance efficiently and remain consistent with broader environmental and cultural priorities.

Intergovernmental Coordination

The following partners play essential roles in shaping a transportation network that supports the park's expansion, improves community access, and ensures infrastructure decisions preserve the area's environmental and cultural context, working with the Nation and the NPS through the Policy and Action Committee.

GDOT: leads state roadway and interchange projects affecting park access and regional mobility.

Macon Area Transportation Study MPO (MATS MPO): aligns regional planning and funding to support long-term transportation needs.

Macon-Bibb County Transit Authority (MTA): integrates transit options and expands service coverage.

Macon Water Authority: oversees water, sewer, and stormwater infrastructure critical to supporting new development and protecting environmental resources.

MGRC: provides cross-jurisdictional coordination and technical support.

Macon-Bibb, Houston, and Twiggs County Governments: manages local roadways, access points, and related policies.

Norfolk Southern: coordinates rail operations, crossings, safety considerations, and access near active rail corridors.

Macon-Bibb Emergency Management Agency: ensures emergency response access, evacuation routes, and public safety coordination related to park activities and infrastructure.

Robins AFB: ensures compatibility between park development and airfield base operations, including buffers, controlled access, and environmental compliance.

USFWS: oversees adjacent federal lands and reviews infrastructure near sensitive habitats.



Picture Credit: Chris Smith Photography

Strategic Framework and Priority Actions

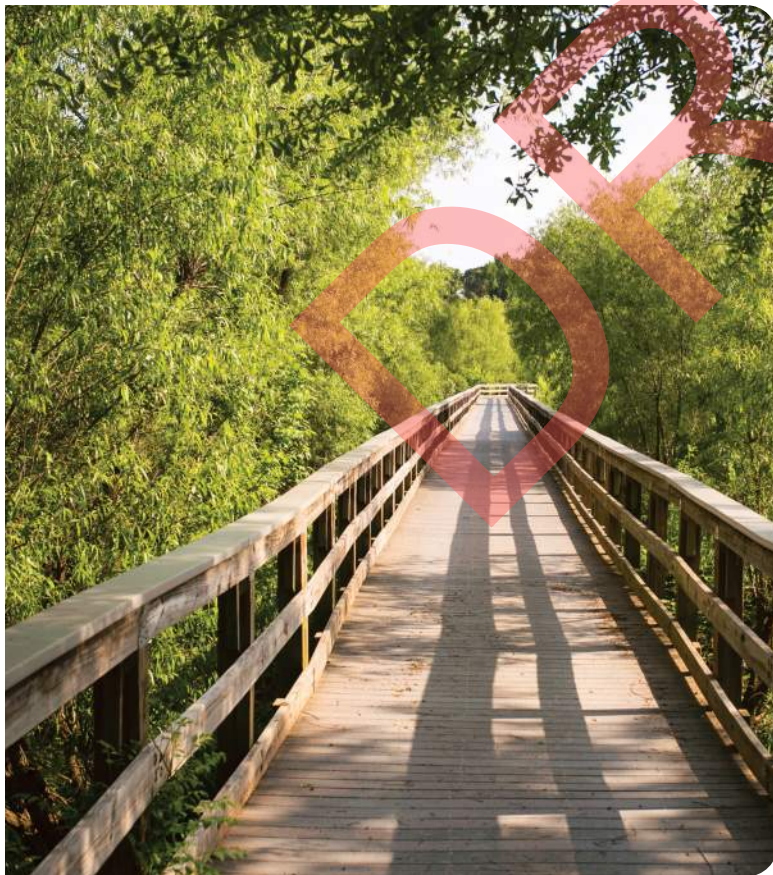
The existing conditions, needs, challenges, and opportunities discussed earlier provide the foundation for a strategy and set of priority actions for transportation and infrastructure improvements around the proposed National Park and Preserve.

Targeted Improvements Around and Within the Park

Around the Park

Safety and connectivity upgrades around the park are essential to improving access and reducing hazards. Funded improvements to Gray Highway will address traffic risks near park entrances, while planned upgrades to Emery Highway will enhance pedestrian safety and access. A new multimodal safety and access study for East Macon would complement these improvements and facilitate connectivity between the park and nearby neighborhoods.

A Jeffersonville Road improvement project has long been considered but not advanced due to a railroad crossing. Whether or not the road project advances, sidewalk infrastructure improvements are recommended where feasible to enhance community connectivity and support non-motorized travel. At the main park entrance, improved vehicular access, including the potential construction of a roundabout, should be considered to streamline traffic and improve safety. Additionally, providing dedicated areas for bus parking and circulation would better accommodate group visits and reduce congestion at the main entrance.



Picture Credit: Chris Smith Photography

Within the Park

Internal park improvements are designed to enhance mobility, orientation, and visitor experience. Reopening the bridge and walkway on the Ocmulgee Heritage Trail is a priority action that will restore a key pedestrian connection and improve trail continuity. Additional side paths and trail connections between the park and the preserve will create a more integrated trail system. Establishment of a sidewalk or trail along Ocmulgee National Park Road provides an alternative access route for walking and biking and adds variety to the visitor experience.

Future planning should also explore expanded connections to culturally significant sites within the park system. Brown's Mount is currently open to visitors and provides an important opportunity to strengthen interpretive linkages and physical access within the broader trail network. Lamar Mounds, another nationally significant cultural site owned by NPS, is currently not open to the public due to high hazard conditions and ongoing erosion concerns. Substantial stabilization and safety improvements would be required before public access could be considered. Coordination with NPS will be necessary to evaluate long term options for site protection, stabilization, and potential future activation in a manner that prioritizes cultural resource preservation and visitor safety.

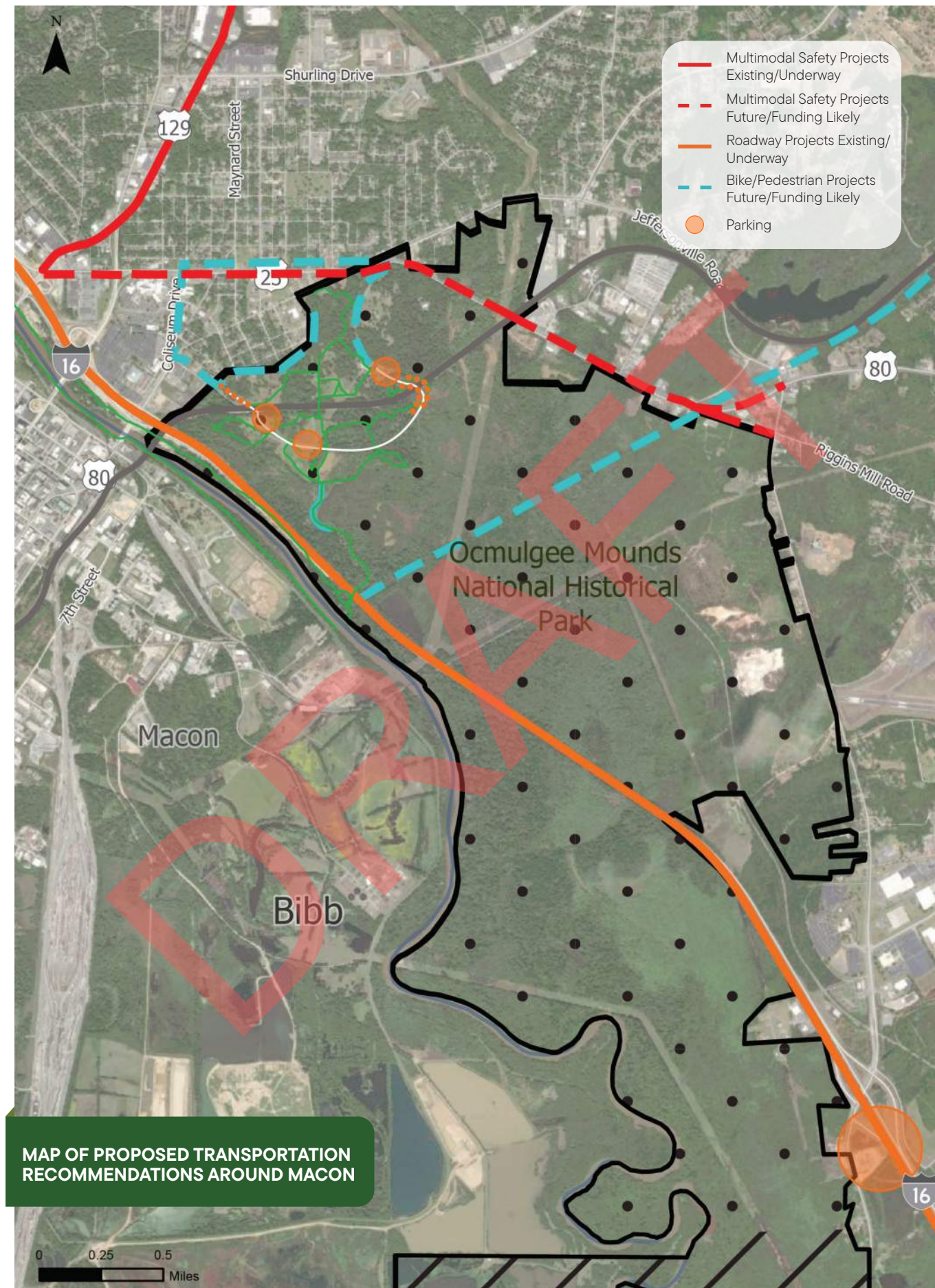
Gateway features and wayfinding signage should be installed to reinforce the park's identity and help visitors navigate the landscape more effectively. A parking study is needed to evaluate the balance between internal and external parking options, aiming to minimize environmental impact while meeting the needs of visitors and nearby residents.

Advancing Priority Projects for Preserve and Natural Area Access

Several priority projects have been identified to improve access to natural areas and recreational destinations within the region. The Bondsview Road improvement project, which has secured funding, will ensure continued access to Bond Swamp National Wildlife Refuge and adjacent natural areas. Alongside, a new boat ramp will be established where Bondsview Road meets the Ocmulgee River. These upgrades will support conservation, recreation, and environmental education by making these spaces more accessible to the public.

Complementary maintenance and wayfinding enhancements at Bond Swamp access points are also planned. These improvements will help visitors navigate the area more confidently and engage more deeply with its ecological and cultural features. Various new river access points are being developed to support recreational use such as kayaking and fishing, while also serving as platforms for environmental education and stewardship.

To accommodate increased visitation, expanded parking facilities adjacent to the Preserve, and in alignment with Tier 3 land use activity nodes (see Page 33), are a strategic priority. These enhancements will allow visitors to experience the preserve, reduce overflow parking in sensitive areas, and support a safe and welcoming visitor experience.



Unlocking Transformative Access Opportunities

Improving access to the heart of the park and preserve is viewed as a transformative opportunity to elevate the visitor experience. Currently, access to the park is restricted at Clinton Street due to the heavily used Norfolk-Southern rail line. The entrance is not open to the public and maintenance vehicles can only cross the rail line at-grade. To address this constraint, a grade-separated crossing off Clinton Street is worthy of exploration. Potential barriers to this approach include the impact to viewshed for visitors (overpass), a high water table (underpass), potential archaeological disturbances, cost, and logistical hurdles.

Alternatively, expansion of the current underpass to accommodate buses and bi-directional traffic is a possibility. Historic preservation, ecological and archaeological, logistical, and monetary barriers also limit this option. To best understand the available crossing options, a feasibility study of both locations is necessary to properly weigh the benefits and limitations associated with each.

To further improve internal circulation and accessibility, shuttle services across existing entrances provide an additional approach to consider. These services would reduce vehicle traffic within the park, support mobility for all visitors, and enhance the overall experience by offering convenient, low-impact transportation options.

Development of the Central Georgia Rail-Trail connecting Milledgeville to the Ocmulgee Heritage Trail would complement other access improvements. This regional greenway network would offer substantial recreational and economic benefits, connecting the region and promoting outdoor recreation across Middle Georgia.

Strengthening Regional Access and Gateway Connectivity

A foundational priority of the strategic framework is to address transportation needs within the boundaries of the proposed National Park and Preserve alongside needs across the broader study area. Surrounding communities serve as gateways to the Proposed Park and Preserve, and their connectivity directly influences visitor experience, local mobility, and economic opportunity. Strategic investments in these areas ensure that transportation improvements benefit both visitors and residents, fostering inclusive access and regional cohesion.

Improving on and preserving the existing east-west connectivity of the region is a central regional access objective, particularly in the corridor between I-16 and I-75, where access remains limited. As previously noted, this area presents a significant limitation to regional mobility and freight efficiency. Addressing it through targeted infrastructure upgrades will improve travel flow, reduce congestion, and support economic development across Middle Georgia, while minimizing impacts to environmentally and culturally sensitive areas.

The ongoing I-16 interchange improvements are a key step towards enhancing existing facilities, providing smoother access to the park from the east and improving regional travel reliability.

State Route (SR) 96 is undergoing expansion, which will enhance east-west movement and provide an additional access corridor. However, to preserve safety and prevent future congestion, access management strategies must be implemented alongside this expansion. These may include establishment of a median, shared driveways and parallel access roads, or other complementary strategies. A wildlife crossing has also been proposed alongside future phases of expansion of SR 96, and has the potential to enhance habitat continuity throughout the area. Additionally, an extension of Sgoda Road and Sardis Church Road has been considered to relieve pressure on existing infrastructure and offer alternative routes to the park and surrounding areas. This extension, however, would require substantial capital investment, faces complicated environmental hurdles, and is in tension with both providing an unbroken habitat and wilderness experience to visitors of Bond Swamp.

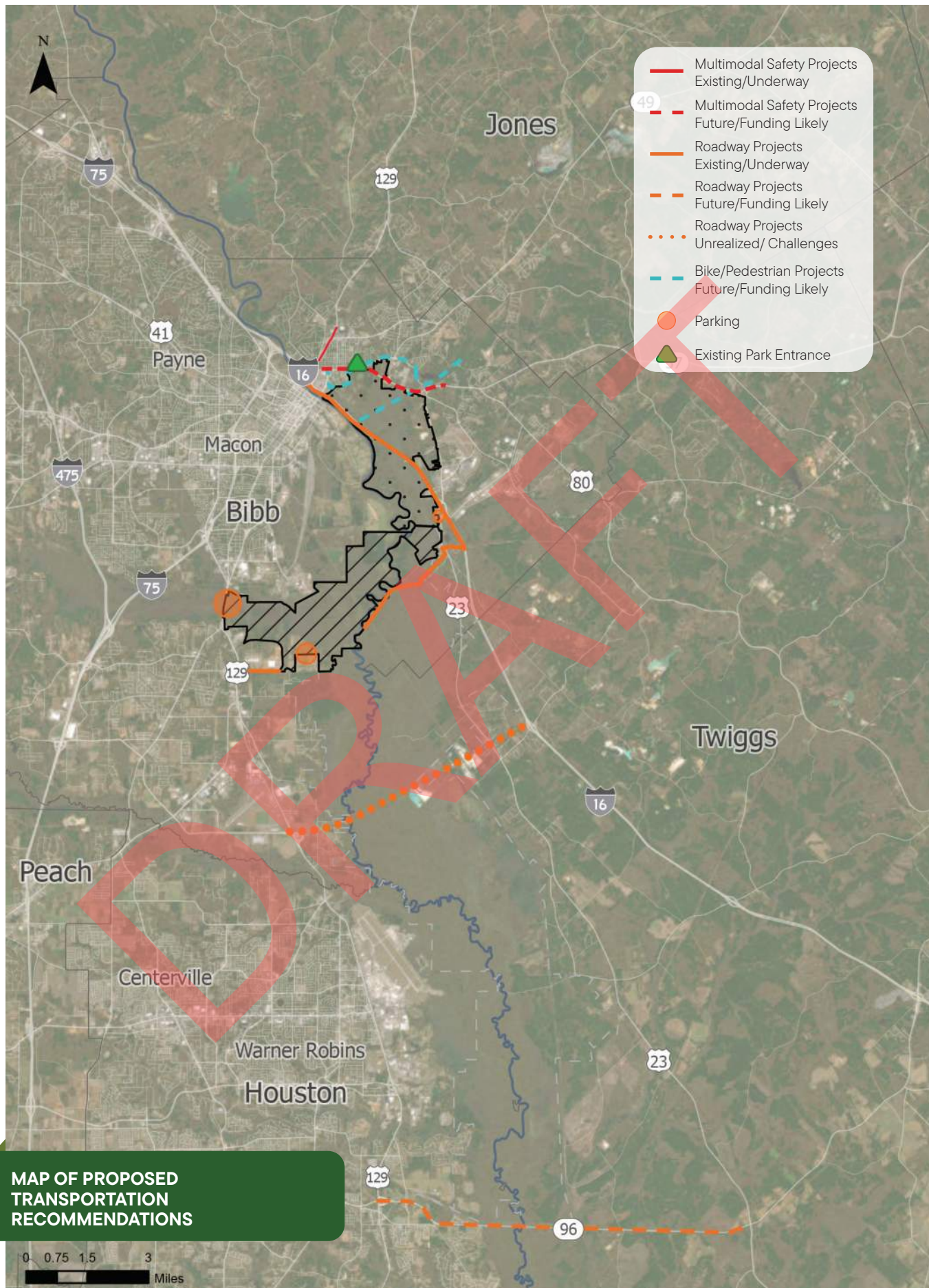
Addressing Implementation Challenges

While the strategic framework outlines steps toward implementation, several potential obstacles must be addressed to realize these transportation improvements and their associated benefits. Environmental constraints limit where and how infrastructure can be developed. Cultural and archaeological sensitivities also require careful planning to ensure that historic and sacred sites are preserved.

Experiential concerns must be considered to maintain the park's natural and historical character. Infrastructure should enhance the visitor experience, preserving the sense of place and connection to the landscape. Finally, monetary and logistical challenges, including funding, permitting, and interagency coordination, present practical barriers to implementation. Overcoming these challenges will require strategic investment, stakeholder collaboration, and a commitment to sustainable development.



Picture Credit: Chris Smith Photography



Targeted Improvements Around and Within the Park

Objective: Upgrade internal circulation and adjacent infrastructure to enhance safety, reduce congestion, and improve visitor experience

Priority Actions:

- Complete a roadway safety audit and preliminary engineering for recommended solutions along Emery Highway, including a potential roundabout at the main entrance to the Park
- Conduct a multimodal access plan for East Macon focused on pedestrian and bicyclist safety
- Conduct a parking and mobility study for the Park and surrounding areas
- Re-open the entirety of the Ocmulgee Heritage Trail within the Park alongside development and enactment of flooding abatement and mitigation strategies to minimize the effects of future flooding
- Develop gateway features and wayfinding signage to reinforce the Park's identity
- Establish a sidepath alongside Ocmulgee National Park Road from Emery Highway to the visitor center
- Establish bus parking at the park welcome center

Lead Entities: NPS, County DOTs, MATS, Macon-Bibb County

Success Metrics: Increase in multimodal access points to the Park; installation of gateway features and additional wayfinding; inclusion of safety improvements in Emery Highway safety improvements in the upcoming TIP cycle; completion of multimodal access and parking studies; bus parking at Park Visitor Center

Advancing Priority Projects for Preserve and Natural Area Access

Objective: Deliver priority transportation and access improvements, including wayfinding, parking, and river access, that enable safe, intuitive, and environmentally responsible public access to Bond Swamp, the Ocmulgee River, and adjacent natural areas

Priority Actions:

- Site and install wayfinding signage at Bond Swamp access points and along the river corridor
- Identify parking locations for enhanced access to the Preserve, in conjunction with establishment of Tier 3 land use nodes
- Support the development of new river access points

Lead Entities: NPS, Muscogee (Creek) Nation, Macon-Bibb County, Altamaha RiverKeepers, Houston County, MGRC, GDOT, Macon-Bibb Fire/EMA

Success Metrics: Installation of additional wayfinding signage; selection of preferred and alternate parking locations near Tier 3 land use nodes; determination of preferred and alternate additional river access points

Provide Transformative Access to the Park

Objective: Develop innovative transportation solutions that redefine how visitors experience and reach the park

Priority Actions:

- Conduct a feasibility study regarding potential park access improvements at the Clinton Street at-grade crossing and expansion of the underpass along the park road
- Determine funding for capital and operations of shuttle running from Visitor Center to the Great Temple Mound, or over the Clinton Street railroad crossing from the future site of the cultural center
- Coordinate with MTA to establish a transit stop at the Visitor Center

Lead Entities: NPS, MGRC, GDOT, MTA, MATS, Macon-Bibb County

Success Metrics: Completion of feasibility study regarding park access improvement options; Securing of capital and operations funding for shuttle service within the Park; addition of transit stop at the Visitor Center

Strengthen Regional Access and Gateway Connectivity

Objective: Facilitate regional travel and multimodal connections to the National Park and Preserve, ensuring safe access for all visitors while supporting local and regional economic vitality

Priority Actions:

- Develop an updated scoping study for the Central Georgia Rail-Trail running from Milledgeville to the Ocmulgee Heritage Trail
- Coordinate with Twiggs County and Houston County in establishing an access management policy along SR 96, between Cochran Short Route and US 129, to preserve mobility across the corridor

Lead Entities: NPS, GDOT, Jones County, Regional MPOs, County DOTs

Success Metrics: Model access management policies along SR 96 in Twiggs and Houston Counties; completion of scoping Study; addition of a bus stop at the Park Welcome Center



Picture Credit: Stephen Cook



Picture Credit: Max Stone, with permission of the Open Space Institute

INFRASTRUCTURE

Findings

Infrastructure in the Ocmulgee corridor underpins community safety, ecological health, visitor experience, and long-term resilience. While transportation systems connect people to the landscape, the supporting infrastructure determines how sustainably those connections function. As visitation grows and the proposed Ocmulgee National Park and Preserve takes shape, planning for infrastructure must balance access, safety, and education with protection of cultural resources and sensitive riverine environments.

A central component of floodplain infrastructure is the Macon levee, which extends approximately 5.5 miles along the Ocmulgee River. Constructed primarily as an earthen structure, the levee provides critical flood protection for developed areas near downtown Macon and safeguards several essential assets located behind the system, including Central City Park, a wastewater treatment plant, and a closed landfill facility that cannot be inundated by floodwaters. Flood resilience challenges extend beyond the levee itself. In several areas of the region, historic railroad construction and other development have altered natural drainage patterns, in some cases dividing existing drainage basins and contributing to localized flooding. Increased flooding was also observed in South Bibb County, particularly near Echeconnee Creek, where linear ditch systems and drainage constraints contribute to recurring issues.

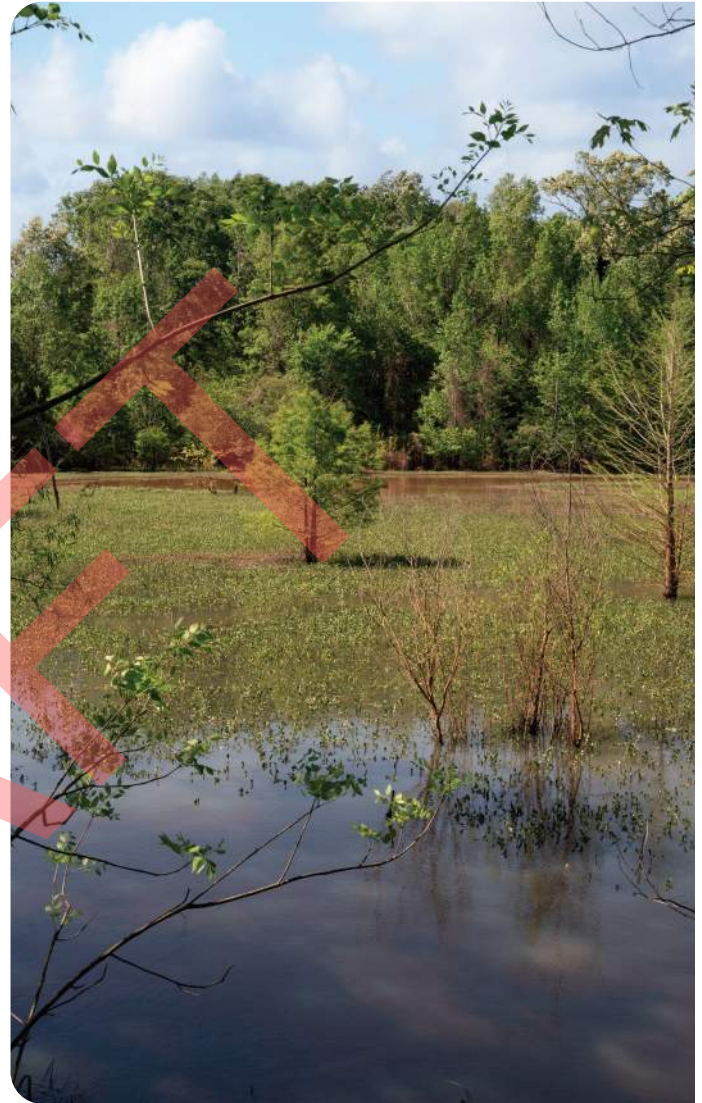
Macon faces significant aging stormwater infrastructure. Existing systems include terracotta pipes, rusted metal pipes, and brick storm drains that are approaching the end of their useful life. Earlier replacement efforts installed corrugated metal pipes, many of which are now deteriorating as well. As a result, many current repairs involve temporary patching rather than full system replacement. The Macon Water Authority has identified approximately \$4.5 million in capital improvement needs to stabilize and upgrade portions of the stormwater system.

This section focuses first on infrastructure within and immediately adjacent to the park, where visitor capacity, public safety, and environmental stewardship intersect most directly, and then expands outward to address corridor-wide stormwater, flood protection, water quality, and emergency coordination. Together, these systems form an integrated network that supports safe access to public lands, protects communities and cultural sites from flooding, and sustains the river and wetlands that define the Ocmulgee.

Key Challenges and Opportunities

The expansion of the Ocmulgee National Park and Preserve presents an opportunity to modernize infrastructure systems in ways that enhance visitor experience, strengthen hazard resilience, and protect the river's natural and cultural landscape. Coordinated investment can bridge long-standing gaps between local and federal infrastructure systems while introducing nature-based and technology-driven solutions.

However, these opportunities are matched by several challenges. The patchwork condition of existing stormwater systems complicates regional coordination, while the aging levee requires substantial funding and interagency alignment to restore its protective function. Increasing visitation will place new pressure on water supply, wastewater capacity, and solid waste management. Balancing improved river access with cultural and ecological protection requires clear design standards and consistent maintenance partnerships. Finally, advancing climate resilience, improved telecommunications, and emerging smart infrastructure will require significant initial investment and a clear long-term operations strategy.



Picture Credit: Stephen Cook

Intergovernmental Coordination

Muscogee (Creek) Nation: Provides sovereign leadership, cultural protocols, and review authority for projects affecting ancestral lands, river access, and shared management areas.

National Park Service (NPS): Coordinates federal planning, permitting, and resource protection for park access, visitor use, and infrastructure within and immediately adjacent to the National Park and Preserve.

USFWS: Provides guidance on habitat protection, wildlife considerations, and federal resource reviews for projects near sensitive ecological areas.

Macon Water Authority (MWA): Oversees water, sewer, and stormwater infrastructure; evaluates impacts of new development; and ensures environmental compliance and system resilience.

Implementation should be led by the ONPPI Policy and Action Committee, supported by subcommittees focused on river access, emergency management, and regional infrastructure. Working together, the partners listed above ensure that coordination remains proactive, culturally grounded, and technically aligned all while advancing safe river access, resilient infrastructure, coordinated emergency response, and long-term stewardship of the Ocmulgee corridor.

Macon–Bibb County Emergency Management Agency (EMA): Leads emergency response planning, river safety coordination, public safety communication, and hazard mitigation activities within the corridor.

GDOT: Coordinates transportation, roadway, and safety improvements influencing access, mobility, and infrastructure adjacent to the river and the park.

USACE: Reviews and permits activities affecting waterways, wetlands, floodplains, and river access infrastructure in accordance with federal regulations.

Strategic Framework and Priority Actions

Visitor Infrastructure and Capacity

Within the core visitor areas of the park, the most immediate need is to plan for how many people the landscape can safely and sustainably accommodate. NPS and partners should consider developing two related planning tools:

- A **Visitor Use Management Plan**, which would define the number and type of visitors the park can support and identify capacity-based infrastructure needs such as parking, restrooms, shuttle staging, campsites, overlooks, and structured river access. Although not mandatory, this plan is strongly recommended as visitation increases.
- A **Site Development Plan**, which would lay out the physical organization of key sites—visitor centers, activity hubs, trailheads, campground areas, and utility corridors—and ensure that new development respects cultural sensitivities, hydrologic constraints, and long-term maintenance capacity.

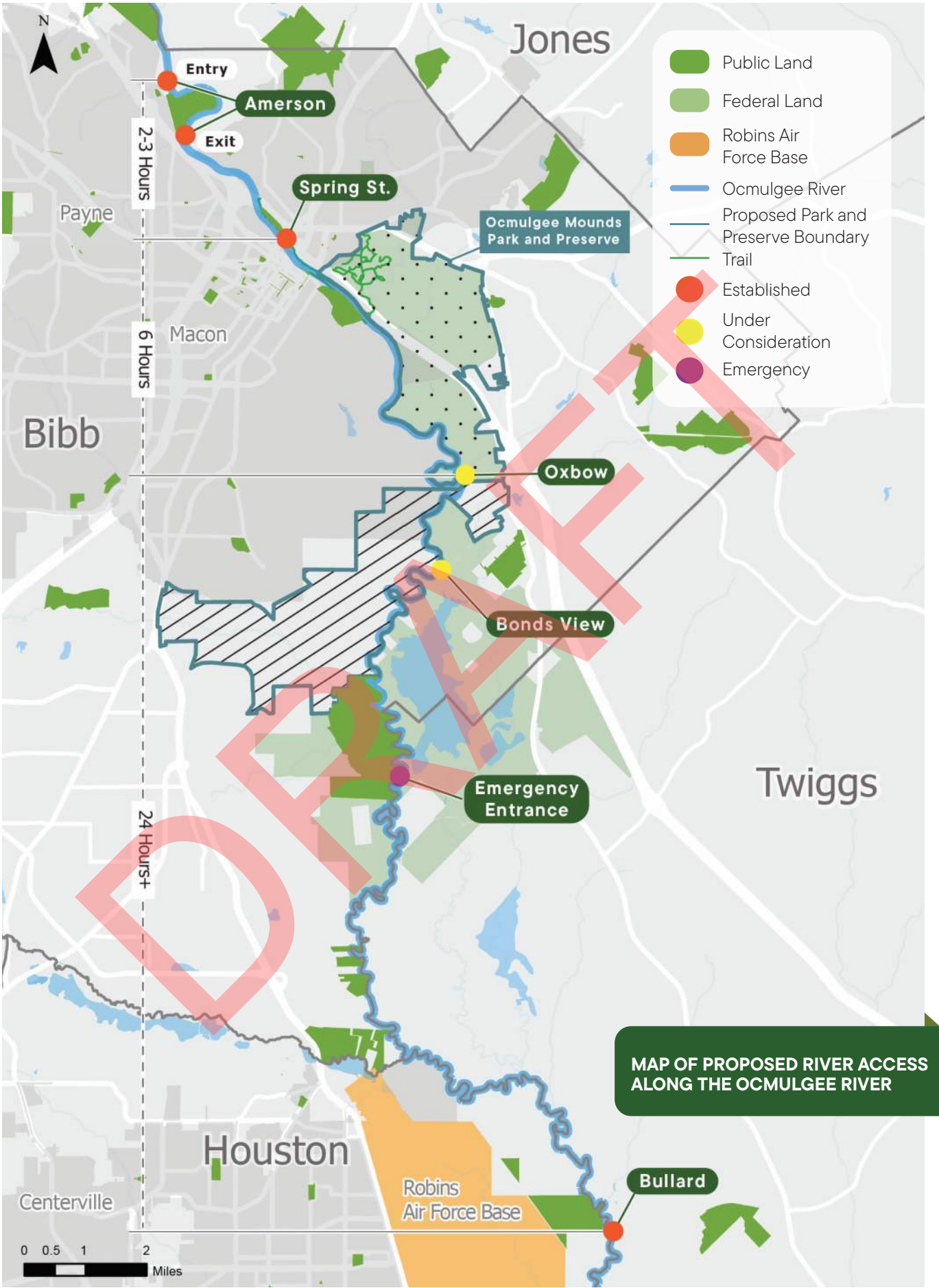
These tools create a framework for sizing and siting built features (visitor centers, parking lots, hardened river access points) before reactive construction begins, and they help clarify phasing: what must be built in the next two to five years versus what comes later.

As part of this planning, utility demands for water, wastewater, energy, and communications must be assessed at the existing visitor center and other high-use nodes. More people means more strain on bathroom capacity, potable water access, and waste handling. Scalable, low-impact systems—such as decentralized treatment with spray fields, vault or composting toilets, and water bottle refill stations—can support growth while minimizing environmental impact. Coordination with the MWA will be essential to assess capacity and explore service extensions.

Waste management also becomes an infrastructure issue: trash and recycling receptacles must be intentionally located; composting and waste-minimization practices should be built into operations; and service buildings for custodial and maintenance staff will be needed to keep public areas clean and safe.

Future visitor-facing improvements should also integrate smart and adaptive infrastructure. Motion-activated, low-glare lighting can improve safety along paths and in parking areas while limiting light pollution and conserving energy. Digital signage and interactive maps can provide real-time information on trail closures, river flow conditions, cultural interpretation, and safety advisories without printing and reprinting static materials. AI-supported monitoring tools, including intelligent cameras that can detect distress or trespass in restricted areas, and sensor-based crack gauges that monitor embankment or bluff stability, can strengthen public safety and staff awareness in a landscape defined by high water, steep banks, and sensitive archaeological sites. These features should be implemented in consultation with the Muscogee (Creek) Nation to ensure they support cultural protection, not surveillance of cultural practice.

Finally, basic life-safety infrastructure such as emergency communication points, improved telecommunications coverage at high-use sites, and clearly marked emergency access routes will be critical as visitation grows. These resources will be critical to the potential implementation of camping sites or platforms along the river. As visitors spend more time at the National Park and Preserve, and along the Ocmulgee River corridor, dependency on supporting infrastructure will also grow. Access cannot be increased without also scaling sanitation, utilities, safety systems, and maintenance capability.



River Access

Improving river access along the Ocmulgee River provides important benefits for recreation, safety, and emergency response. Key access nodes identified on the corridor map, including Amerson, Spring Street, Oxbow, Bondsvue, the Emergency Entrance south of Tobesofkee Creek, and Bullard Landing, should be upgraded to consistent corridor wide design standards. These upgrades should include flood resilient culverts and crossings, stabilized launch ramps, improved parking and staging areas, Americans with Disabilities Act (ADA) compliant access routes, and clearly defined emergency response zones that allow first responders to reach the river when needed.

Each access point should undergo a site-specific assessment that examines visibility, safe entry and exit, bank stability, flood frequency, and reliable launch conditions during both low and high flows. Navigation markers, mile post identifiers, and standardized directional and hazard signage should be installed along the river to support recreation and to assist emergency personnel during response efforts. A map of the proposed river access points along with expected float times is displayed on the previous page.

A coordinated access network should reflect the different conditions found along the river. Upstream reaches near Amerson experience high recreational use and require improved safety management, clear exit points, and on site supervision during peak seasons. Central access locations such as Spring Street and Oxbow support shorter trips and should serve as dependable staging areas. Further downstream, sites such as Bondsvue and Bullard Landing require structural improvements including culvert replacement, bank stabilization, and upgraded access roads to ensure reliable and safe river entry. South of Macon-Bibb, where long and quiet reaches are common and deadfall often obstructs the channel, access

planning should incorporate designated emergency pull outs and coordination with emergency management staff trained for river response.

The placement and design of new or improved access points should be guided by hydraulic and floodplain modeling and implemented with partners such as the Ocmulgee Water Trail Partnership. Modeling results that describe velocity, shear stress, inundation patterns, and expected flood behavior under future conditions will help identify which areas provide safe and stable public access and which areas may require reinforcement or should be avoided. Integrating these analyses into planning will ensure the corridor builds an access network that is safe, resilient, and compatible with the natural dynamics of the river. Where access features are proposed near Robins AFB, final locations and design should include coordination with Robins AFB security and operations teams to confirm compatibility with base safety and operational needs.

Emergency Response

A coordinated Emergency Response Plan developed jointly by NPS, the Muscogee (Creek) Nation, Macon-Bibb County EMA and Fire Department, and Houston County Fire Rescue should address both river-based and land-based emergencies across the park and surrounding communities. This plan should identify designated swiftwater rescue sites, safe egress and evacuation routes, and shared training and equipment standards for responding agencies.

Interagency MOUs should formalize procedures for entering and operating on federal land during emergencies, ensuring clarity on jurisdiction, liability, and reimbursement protocols. These agreements can also establish unified communication protocols and delineate roles for incident command, allowing for more efficient coordination during floods, wildfires, severe weather events, and other emergencies that may affect the river corridor and adjacent lands.



Picture Credit: Max Stone, with permission of the Open Space Institute

At the time of publication of this strategic plan, the Macon-Bibb County Emergency Management Agency initiated an update to its Pre-Disaster Hazard Mitigation Plan. The strategic plan and the Hazard Mitigation Plan will be closely coordinated to ensure alignment of priorities, shared data, and complementary implementation strategies within the proposed park boundary and surrounding corridor.

Stormwater, Flood Resilience, and Restoration

The Ocmulgee River corridor's long-term resilience is closely tied to how water moves through the broader landscape, from upland drainage systems to floodplain storage and river processes. Flood risk management, aging stormwater infrastructure, and ecological restoration are interconnected challenges that require a coordinated, watershed-scale strategy aligned with the goals of the Strategic Plan.

Questions have been raised about how the Macon levee may influence river hydraulics, downstream habitat, cultural resources, and public safety as recreational use of the Ocmulgee River continues to grow. Further evaluation in coordination with the Macon Water Authority (MWA) and the USACE could help clarify how the levee interacts with the surrounding floodplain and whether adjustments to management strategies or infrastructure approaches could improve overall system performance.

One potential pathway for evaluation is the USACE Section 1135 Program, authorized under the Water Resources Development Act of 1986, which allows USACE to study and implement modifications to existing projects where they may have contributed to environmental degradation. A feasibility study could assess opportunities to maintain necessary flood protection while improving ecological connectivity, river function, and floodplain conditions. Future assessments may also consider which levee segments remain essential for protecting critical infrastructure and developed areas

and whether other segments could be modified to improve ecological function while maintaining appropriate flood risk management. Portions of the levee occur on privately owned land, including rail yards and mining areas, which can complicate access, coordination, and long-term maintenance.

Water quality restoration and riverbank stabilization present opportunities for landscape-scale collaboration across public and private lands. Expanding native riparian buffers, including reintroducing rivercane (*Arundinaria gigantea*) in historically vegetated areas, along with adjusting mowing practices and implementing agricultural erosion controls can reduce sediment and nutrient loading while strengthening bank stability and improving habitat continuity. Where shoreline protection is needed, restoration strategies should prioritize living shoreline approaches over hard armoring whenever feasible. Techniques such as native vegetation establishment, stabilized slopes, floodplain reconnection, floodplain benching, and side-channel reconnection can reduce erosion, absorb flood energy, and restore natural river processes while maintaining channel flexibility.

Addressing stormwater and flooding challenges will require a corridor-wide assessment of stormwater and flood infrastructure to identify priority retrofit locations and coordinate investments across the watershed. Improvements should combine traditional infrastructure upgrades with nature-based approaches such as bioswales, restored wetlands, and expanded riparian buffers to store floodwater, reduce peak flows, and improve water quality. Hydraulic and floodplain modeling should guide where restoration, infrastructure upgrades, and public access improvements are most appropriate. This analysis should incorporate future-conditions floodplain mapping that accounts for changing rainfall patterns, upstream development, and watershed dynamics so that investments remain effective over time.

Visitor Infrastructure and Capacity

Objective: Plan, size, and phase visitor infrastructure to safely accommodate increased visitation while protecting cultural resources, hydrologic constraints, and long-term maintenance capacity

Priority Actions:

- Complete coordinated assessments of water, wastewater, energy, communications, waste management, and sanitation needs at existing and proposed high-use nodes
- Initiate Visitor Use Management Plan and Site Development Plan to define visitor capacity thresholds and guide siting of facilities (parking, restrooms, staging areas, campsites, overlooks, utility corridors)
- Integrate scalable, low-impact utilities (composting/vault toilets, decentralized treatment, refill stations) and smart/adaptive infrastructure such as digital signage, motion-activated low-glare lighting, and monitoring systems
- Establish maintenance and custodial service needs, including trash, composting, and recycling strategies
- Expand sanitation, access, and visitor safety infrastructure as usage grows (communication points, telecom coverage, emergency access routes)

Lead Entities: NPS, Muscogee (Creek) Nation, Macon-Bibb County, MWA, MGRC

Success Metrics: Visitor capacity established; reduced congestion and resource strain; improved visitor safety and satisfaction; scalable utilities functioning at high-use nodes; culturally sensitive siting of facilities approved by the Nation

River Access

Objective: Develop a safe, resilient, and consistent river access network that supports recreation, emergency response, and cultural stewardship across the Ocmulgee corridor

Priority Actions:

- Conduct site-specific access assessments evaluating visibility, bank stability, flood frequency, safe entry/exit, staging areas, and ADA routes
- Upgrade priority access points to corridor-wide design standards
- Incorporate hydraulic and floodplain modeling into siting and design decisions
- Install standardized signage, mile markers, navigation aids, and hazard indicators along the river corridor
- Coordinate emergency pullouts, emergency access zones, and clear response routes with local EMS and swiftwater rescue teams

Lead Entities: NPS, Muscogee (Creek) Nation, Macon-Bibb County, Houston County, MGRC, GDOT, Macon-Bibb Fire/EMA

Success Metrics: Number of upgraded access points; reduced incidents; faster emergency response times; consistent corridor-wide standards; positive visitor feedback on river safety/access

Emergency Response

Objective: Establish unified, intergovernmental emergency response protocols for river-based and land-based events, ensuring safe public access, coordinated jurisdiction, and rapid incident management

Priority Actions:

- Develop a coordinated Emergency Response Plan incorporating swiftwater rescue, evacuation routes, incident command roles, and interagency communication
- Formalize MOUs across NPS, Muscogee (Creek) Nation, Macon-Bibb EMA, and Fire/Rescue to clarify jurisdiction, liability, reimbursement, and procedures for entering federal land
- Identify and map designated rescue sites, safe pullouts, and river access/egress points
- Standardize training, equipment, and communication protocols across responding agencies
- Integrate smart monitoring tools and emergency communication points into high-use areas

Lead Entities: Muscogee (Creek) Nation, NPS, Macon-Bibb Fire Department, Macon-Bibb EMA, Houston County responders, Robins AFB

Success Metrics: Adopted emergency response plan; established MOUs; improved response times; reduced safety incidents; consistent training standards across agencies

Stormwater, Flood Resilience, and Restoration

Objective: Strengthen corridor-wide flood resilience through modernized stormwater systems, levee evaluation, nature-based solutions, and restoration strategies informed by detailed hydraulic and future-conditions modeling

Priority Actions:

- Complete regional assessments of stormwater conveyance, culverts, aging infrastructure, and priority retrofit needs
- Pursue nature-based stormwater improvements such as bioswales, wetlands, rivercane buffers, and modified mowing regimes to reduce peak flows and improve habitat
- Coordinate modernization of the Macon levee system and pursue FEMA HMGP and related funding aligned with the Hazard Mitigation Plan
- Implement shoreline restoration strategies prioritizing living shorelines, bank stabilization, floodplain reconnection, and side-channel restoration informed by shear stress and velocity modeling
- Use future-conditions floodplain mapping to site protective improvements and identify at-risk areas for cultural resources, access points, and public infrastructure

Lead Entities: Muscogee (Creek) Nation, NPS, Macon-Bibb County, MWA, USACE, MGRC, GDOT, USDA/NRCS

Success Metrics: Reduced localized flooding; improved water quality; restored riparian habitat; increased resilience under future hydrologic conditions; leveraged federal hazard mitigation funding; measurable protection to cultural sites

ECONOMIC DEVELOPMENT

The designation of Ocmulgee Mounds National Historical Park as a National Park and Preserve represents a transformative economic development catalyst for Middle Georgia. The proposed National Park and Preserve will function as an integrated component of the region's broader economic ecosystem, amplifying existing strengths while creating new pathways for sustainable prosperity across urban and rural communities.

The region has articulated its economic development vision in the Middle Georgia Regional Plan: "Middle Georgia is a diverse region of opportunity where people want to live, innovate, and thrive." This vision emphasizes leveraging natural and cultural resources as economic assets while building sustainable prosperity across all communities. This economic impact section builds sequentially upon the Cultural Resources, Interpretation, and Education and Land Conservation and Protection study areas, recognizing that economic strategies can only extract meaningful value from place-based assets when cultural significance and co-management roles are understood and protected. Similarly, this section is aligned with the Transportation and Infrastructure and Land Use and Development study areas, recognizing that both have an impact on the resulting visitor experience.

Three Foundational Principles

Muscogee (Creek) Nation Leadership. The Muscogee (Creek) Nation is established in the legislation as a key management partner for the proposed Ocmulgee Mounds National Park and Preserve, providing the Nation with a leading role in the interpretation of Muscogee history, culture, and contemporary identity within the park and along related tourism corridors. At the same time, the Ocmulgee corridor reflects a layered and evolving history. An inclusive interpretive framework should recognize the Nation's primary role in telling its own story while also collaborating with local partners to present the full breadth of the corridor's cultural, military, agricultural, environmental, and community histories in a balanced and historically grounded manner. This differentiation will set the National Park and Preserve apart from other regional parks and visitor demand drivers, inspire higher visitation levels, and make it more competitive in drawing visitors to Middle Georgia.

Connected Regional Heritage. This co-management arrangement will reframe the Ocmulgee Mounds from an archaeological landmark into a living testament to the Muscogee (Creek) Nation's thousand-year relationship with the land, while positioning the Park and Preserve as the anchor of a broader regional story. By extending the narrative beyond park boundaries and connecting it to communities and destinations across Middle Georgia, the region can elevate its brand in a competitive tourism marketplace. Middle Georgia's layered history creates a powerful, interconnected heritage experience. Through coordinated marketing, curated touring routes, and partnerships among regional destination organizations, chambers, museums, and community stakeholders, the Park can serve as the catalyst for a world-class cultural heritage destination that tells the full story of Middle Georgia.

Community Economic Readiness. The region recognizes that small business growth will naturally follow increased visitation, but the organic market response creates risk of supply lagging demand. Strategic planning and collaboration allows the region to accelerate business ecosystem readiness by creating enabling infrastructure before visitation grows—through targeted incentives, fast-track permitting, and mentorship. This proactive approach ensures that when Park and Preserve designation catalyzes visitor growth, the business ecosystem is positioned to translate visitation into widespread job creation and community prosperity without overtaxing the communities that surround the National Park and Preserve.



Picture Credit: Chris Smith Photography

Findings

Park and Preserve as Transformative Demand Driver. The designation of Ocmulgee Mounds as a National Park and Preserve will function as a transformative demand driver for Middle Georgia visitation. Initial economic analysis projects a six-fold increase in annual visitation within fifteen years, growing from approximately 150,000 to 1.3 million visitors annually. This projection reflects national park visitation research that suggests a six-fold increase once a park receives its designation, though realizing this potential requires strategic differentiation rather than generic promotion.

Extending Impact Beyond Park Boundaries. The National Park and Preserve will draw visitors to Middle Georgia who might otherwise bypass the region. First-time visitors frequently remain longer than anticipated, extending stays to explore complementary attractions, events, and outdoor experiences. Strategic, intentional marketing will maximize this opportunity. Strategic marketing positions Ocmulgee as the entry point to broader Middle Georgia exploration that ensures that first-time visitors become repeat visitors and extended-stay guests.

Heritage Tourism Market Differentiation. The National Park and Preserve's singular competitive advantage is rooted in its Indigenous foundation and the unprecedented co-management partnership with the Muscogee (Creek) Nation. At the same time, the Ocmulgee River corridor reflects layered and overlapping histories including African American, agricultural, industrial, and contemporary community narratives that all collectively shape the region's identity.

Heritage tourists remain 40–60% longer than average park visitors, spend 2–3 times more per day, and demonstrate strong repeat visitation patterns. These visitors seek authentic, place-based experiences that reflect multiple cultural perspectives and living histories. Expanding interpretive programming, guided tours, arts and foodways experiences, and locally owned accommodations can celebrate both the Indigenous origins of the landscape and the diverse communities that have shaped and continue to shape Middle Georgia.

Existing regional assets such as historic neighborhoods, cultural institutions, community-led initiatives, and established heritage sites, including the Douglass Theatre, Tubman Museum, Johnston-Felton-Hay House, Grand Opera House, The Big House (Allman Brothers Band Museum), Rose Hill Cemetery, Fort Hawkins, Jarrell Plantation State Historic Site, can be integrated with park visitation to create a broader heritage ecosystem. The Muscogee (Creek) Nation's leadership in programming and interpretation remains foundational, while partnerships with African American heritage organizations, local historians, and cultural institutions can ensure a more complete and evolving narrative.

This framework acknowledges that interpretation is a starting point and that historical understanding will continue to expand over time. By positioning the park within a broader cultural landscape, the designation creates year-round visitation opportunities and strengthens regional storytelling beyond traditional recreation demand drivers.

The economic implications are substantial—a heritage tourist staying four days and spending \$250 daily generates \$1,000 in direct spending, compared to a day-trip recreation visitor spending \$40-60. If the National Park and Preserve visitation reaches 1.3 million annually with heritage/cultural tourists representing 30-40% of visitation, incremental economic activity shifts dramatically upward.

Visitor Diversification and Extended Stays. Sustainable growth depends on capturing multiple visitor segments and intentionally extending regional stays. Critical opportunities exist with military families visiting Robins AFB, business travelers attending conferences, festival attendees, relatives visiting residents, and I-75 road-trippers.

- **Road-trippers transiting on I-75.** Positioning the proposed National Park and Preserve as a high-quality, 2-3 hour experience converts convenience stops into meaningful experiences with associated spending on lodging, meals, retail, and services. Quality first experiences create the foundation for future overnight visits.
- **Festival Attendees.** The Cherry Blossom Festival alone draws tens of thousands annually from 50+ miles away. Continuing to coordinate itinerary packaging linking festivals to Park experiences, with bundled pricing and coordinated marketing, extends stays and amplifies visitor spending.

Extending visitor stay duration by even a half-day on average increases regional economic impact by 15-25%; extending from day trip to overnight multiplies spending impact 4-5 fold.

Revenue Generation and Community Benefit: The most direct revenue stream flowing to community benefit is Hotel-Motel Tax (Lodging Tax). Currently, Macon-Bibb County generates over \$6 million annually in lodging tax revenue from 4.7 million overnight trips. Tourism research demonstrates that heritage and cultural park designations generate 20-30% higher per-night rates. Conservative analysis suggests Macon-Bibb County alone could generate \$15-25 million in annual lodging tax revenue by year 15 of the National Park and Preserve's operations.

Beyond lodging tax, total visitor spending generates broader tax benefits. Over \$200 million in incremental annual visitor spending translates to approximately \$13-15 million in incremental sales tax revenue. The region's SPLOST (Special Purpose Local Option Sales Tax) programs can capture incremental sales tax growth to fund critical infrastructure: lodging infrastructure development, public parking and visitor access improvements, wayfinding and interpretive signage, multimodal transportation options, river access facilities, and technology supporting visitor services.

Strategic reinvestment of both Hotel-Motel Tax and sales tax revenues into community benefit programs, workforce development, small business support, and cultural programming ensures that visitation growth translates into tangible improvements for residents and communities. Revenue mechanisms must be designed with transparent governance ensuring benefits flow equitably to historically underserved neighborhoods near the proposed Park and Preserve, rural counties, and Muscogee (Creek) Nation communities. Community investment funds supported by dedicated percentages of incremental tax revenues can direct resources toward recreation facilities, infrastructure improvements, workforce training, business development assistance, and cultural programming.

Small Business Development as a Primary Job Creation Engine.

Sustainable job creation will not derive primarily from recruitment of national lodging chains or large-scale attractions, but rather from explosive growth in small business development oriented toward visitor service needs. The small business ecology supporting heritage tourism encompasses extraordinary diversity: outdoor guides and outfitters, cultural interpreters, artisan retailers, specialty restaurants, equipment rentals, adventure companies, alternative lodging, retail shops, event planning, and education facilitators.

Peer parks demonstrate that this ecosystem generates 80-90% of park-related employment, substantially outnumbering accommodation and food service alone. This distributed entrepreneurial model creates employment opportunities throughout the region rather than concentrating economic benefit in a handful of large operations.

However, small businesses will not spontaneously emerge simply because market opportunity exists. Prospective entrepreneurs must perceive sufficient market demand, possess access to capital and technical support, navigate regulatory requirements, and have business development skills and mentorship networks. Strategic planning creates tangible value by preparing the ecosystem for growth through targeted incentives, fast-track permitting, mentorship networks, market research support, and tourism-specific training.

Muscogee (Creek) Nation citizens establishing tourism enterprises retain business profits within tribal communities and families, building long-term economic capacity and cultural sovereignty. Local residents trained through workforce development programs gain hospitality, business ownership, and skilled trade employment. Minority entrepreneurs establishing enterprises generate family wealth and community economic development. When community members own and operate tourism businesses, economic multiplier effects amplify throughout local economies.

Outdoor recreation represents a defining asset: the Ocmulgee River Water Trail spans more than 200 miles, flowing adjacent to the Park and Preserve and offering extensive opportunities for paddling, fishing, and wildlife viewing. However, infrastructure remains underdeveloped—limited river access points, insufficient outfitter services, inadequate signage, and minimal overnight lodging near recreation sites. Addressing these gaps represents a primary opportunity for small business development and outdoor economy expansion throughout the region (See Transportation and Infrastructure Sections for Proposed River Access).

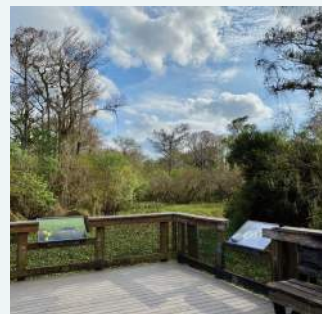
Peer Park Examples

Examples of Regional/Small National Parks:

- Big Cypress National Preserve (FL)
- Big Thicket National Preserve (TX)
- Chattahoochee River National Recreational Area (GA)
- Chesapeake and Ohio Canal National Historical Park (MD/WV/DC)
- Congaree National Park (SC)
- Cuyahoga Valley National Park (OH)
- Delaware Water Gap National Recreational Area (NJ/PA)
- New River Gorge National Park (WV)
- St. Croix National Scenic Riverway (WI/MN)
- Timucuan Ecological and Historical Preserve (FL)

Examples of Cultural Heritage Peer Parks:

- Chickasaw National Recreation Area (OK)
- Nez Perce National Historical Park (ID/MT/OR/WA)
- Effigy Mounds National Monument (IA)



Big Cypress National Preserve
(Adobe Stock)



Chattahoochee River National Recreational Area (Adobe Stock)



Cuyahoga Valley National Park
(Adobe Stock)



Effigy Mounds National Monument
(Adobe Stock)

Key Challenges and Opportunities

Visitor Readiness and Services

The region faces infrastructure constraints limiting visitation accommodation. Lodging capacity is concentrated in Macon-Bibb and Houston counties; rural counties collectively offer only 202 hotel rooms across eight properties. Visitor amenities including parking, restrooms, information resources, and wayfinding signage are inconsistent or absent. The current park entrance via US 80 creates an underwhelming arrival experience. Transportation infrastructure lacks multimodal options connecting the park to surrounding attractions and communities.

Strengthening physical and interpretive connections between sites within the park boundary and other historic and cultural destinations across Middle Georgia will be critical to creating a cohesive visitor experience. Coordinated trail linkages, gateway improvements, and regional heritage routing can better connect park resources with sites such as Fort Hawkins, downtown Macon cultural institutions, and other corridor assets, encouraging longer stays and broader economic benefit.

Strategic investment through SPLOST funding and public-private partnerships can address critical gaps. The possibility of a second entrance through Clinton Street just off I-16 presents a valuable opportunity to dramatically improve visibility, access, and arrival experience while catalyzing development in the East Bank Gateway. Incentive programs

can attract diverse lodging development in both urban centers and rural counties. Comprehensive wayfinding and interpretive signage systems using consistent branding will create cohesive regional experiences. Implementation of multimodal transportation options, including visitor shuttles, bike share programs, pedestrian infrastructure, and river shuttles, will improve access and strengthen connections throughout the corridor.

Authentic Interpretation and Destination Differentiation

Without strategic positioning that emphasizes the unique cultural heritage of the Muscogee (Creek) Nation, the Park and Preserve are at risk of being regarded as one of the many regional and smaller national parks. The proposed National Park and Preserve marketplace grows increasingly crowded. Many destination marketing organizations and tourism businesses lack an understanding of heritage tourism market dynamics and cultural sensitivity protocols to the extent and expertise built by Visit Macon. Risk exists of cultural commodification or superficial representation without genuine Muscogee (Creek) Nation leadership and continuation of the relationship model between Muscogee (Creek) Nation and Visit Macon.

The proposed National Park and Preserve's unprecedented Muscogee (Creek) Nation co-management represents a singular competitive advantage. Strategic positioning as a premier heritage tourism destination opens access to higher-



Picture Credit: Stephen Cook

spending, longer-stay visitor segments with demonstrated propensity for repeat visitation. Muscogee (Creek) Nation-led authentic cultural interpretation creates compelling, shareable experiences that generate organic media coverage and word-of-mouth marketing far beyond traditional advertising. The co-management partnership itself becomes a powerful marketing asset—representing a new national model for destination organization-tribal cooperation.

New Attraction and Visitor-Facing Business Creation

The region lacks sufficient visitor-facing businesses to support projected growth. Limited outfitters and guides, few authentic cultural experience providers, insufficient specialty retail and artisan shops, minimal equipment rental operations, and gaps in ethnic restaurants and farm-to-table dining represent real market gaps. Prospective entrepreneurs face barriers including uncertain market demand, limited capital access, unfamiliarity with visitor/traveler behavior, and absence of mentorship networks. Rural counties face particular challenges in becoming more visitor-ready.

The proposed National Park and Preserve designation sends a strong market signal that reduces entrepreneurial risk. National media coverage, projected visitation, and anticipated infrastructure investment collectively demonstrate credible future demand. Targeted business development support can further accelerate ecosystem readiness. Priority support for Muscogee (Creek) Nation entrepreneurs will help these individuals capture economic opportunities while maintaining authentic cultural interpretation. Similarly, targeted support for the neighborhoods adjacent and proximate to the proposed National Park and Preserve can help activate these benefits to the local community.

Workforce Development and Business Ecosystem Readiness

Existing workforce shortages, especially in hospitality, will intensify as the region grows and the National Park and Preserve becomes more popular. Local residents, particularly in underserved communities and rural counties, lack access to tourism-focused training. Regional educational institutions offer limited programming aligned with heritage tourism and outdoor recreation needs. The business ecosystem lacks organizational infrastructure supporting rapid scaling.

Educational institutions, including Mercer University, Middle Georgia State University, College of the Muscogee Nation, and technical colleges, can develop hospitality management, outdoor recreation, cultural interpretation, and entrepreneurship programs with industry-designed curricula. Academic partnerships can create internship and apprenticeship programs connecting students directly to tourism businesses. Priority workforce development initiatives targeting Muscogee (Creek) Nation community members and residents of underserved neighborhoods surrounding the National Park and Preserve ensure that economic benefits reach populations most in need.

Intergovernmental Coordination and Governance

Tourism promotion and economic development coordination is fragmented across multiple organizations—Visit Macon,

Visit Perry, Visit Warner Robins, regional chambers, MGRC, Newtown Macon, and local Main Street programs. Economic development planning across jurisdictions lacks coordination on business development strategies for visitor-facing business and traveler amenities and hospitality-focused workforce initiatives.

The proposed National Park and Preserve designation creates a catalyst for establishing a robust coordination mechanisms for nurturing the regional tourism sector. Formation of an Ocmulgee Tourism Development Coalition could bring together primary decision-makers (i.e., Muscogee [Creek] Nation, NPS, Visit Macon, Greater Macon Chamber of Commerce, MGRC) with a clear governance structure that would create strategic alignment. The Coalition could coordinate unified regional marketing strategy (with Visit Macon continuing to be the primary national promoter for the National Park and Preserve proper), joint business development programming, coordinated workforce initiatives, and aligned infrastructure investment. Integration with the broader ONPPI Policy and Action Committee structure ensures economic development strategies align with cultural resource protection, land conservation, and infrastructure planning.

Equitable Benefit Distribution for Businesses

Without intentional intervention, benefits risk concentrating among established businesses and outside investors rather than local entrepreneurs, Muscogee (Creek) Nation community members, minority-owned businesses, and rural operators. Small businesses and prospective entrepreneurs (particularly from underrepresented populations) face systemic barriers navigating business creation processes and connecting to technical assistance.

Strategic design of business support programs can intentionally distribute economic opportunities equitably. Priority business development support for visitor-facing businesses targeting Muscogee (Creek) Nation entrepreneurs, minority-owned businesses, women-owned businesses, and rural operators can level the playing field. Establishment of a Muscogee Business Development and Enterprise Office would provide dedicated mechanism coordinating entrepreneurship support. Preferential contracting opportunities for Muscogee (Creek) Nation-owned and local businesses in park-adjacent development ensure that economic activity flows toward priority populations.

Regional Economic Resilience and Diversification

Rural counties struggle with limited industry diversity, population decline, and persistent poverty. Youth talent out-migration to larger metros undermines long-term vitality.

The National Park and Preserve designation provides a transformative economic diversification catalyst creating employment distributed across tourism, hospitality, outdoor recreation, cultural interpretation, retail, and food service. Small business-driven tourism creates thousands of independent operators retaining profits locally—generating robust economic multiplier effects. Heritage tourism positioning appeals to affluent retirees and educated professionals, creating potential to address both economic diversification and brain drain through quality-of-life advantages.

Intergovernmental Coordination

To ensure coordinated economic development across the corridor, tourism and business growth must operate within the same governance framework that guides cultural, land, and infrastructure decisions. The ONPPI Policy and Action Committee will serve as the central coordinating body, with the Muscogee (Creek) Nation's appointed representatives ensuring that all decisions reflect the Nation's sovereign leadership and narrative authority.

Tourism and Narrative Governance: Placemaking and tourism development across the corridor remains fragmented—Visit Macon, Visit Perry, the Houston County CVB, regional chambers, MGRC, Newtown Macon, and local Main Street programs each operate independently, limiting the region's ability to market a unified experience. The Ocmulgee Tourism Development Coalition resolves this by aligning these organizations under a tiered framework: Tier 1 partners (Muscogee (Creek) Nation, NPS, Visit Macon, Greater Macon Chamber, and MGRC) will jointly steward messaging, identity, and placemaking for the area immediately surrounding the Park and Preserve, while regional partners—Visit Perry, the Houston County CVB, local chambers, and Main Street programs—both amplify the Park's national brand through local and drive-market outreach and connect their own communities' stories, histories, and identities to the Park and Preserve (as applicable), positioning the broader corridor as a multi-destination cultural experience. The Coalition will serve as the primary governance group for regional tourism brand alignment and narrative coordination, feeding directly into the Policy and Action Committee to ensure all tourism promotion reflects Muscogee (Creek) Nation narrative authority and aligns with cultural resource protections.

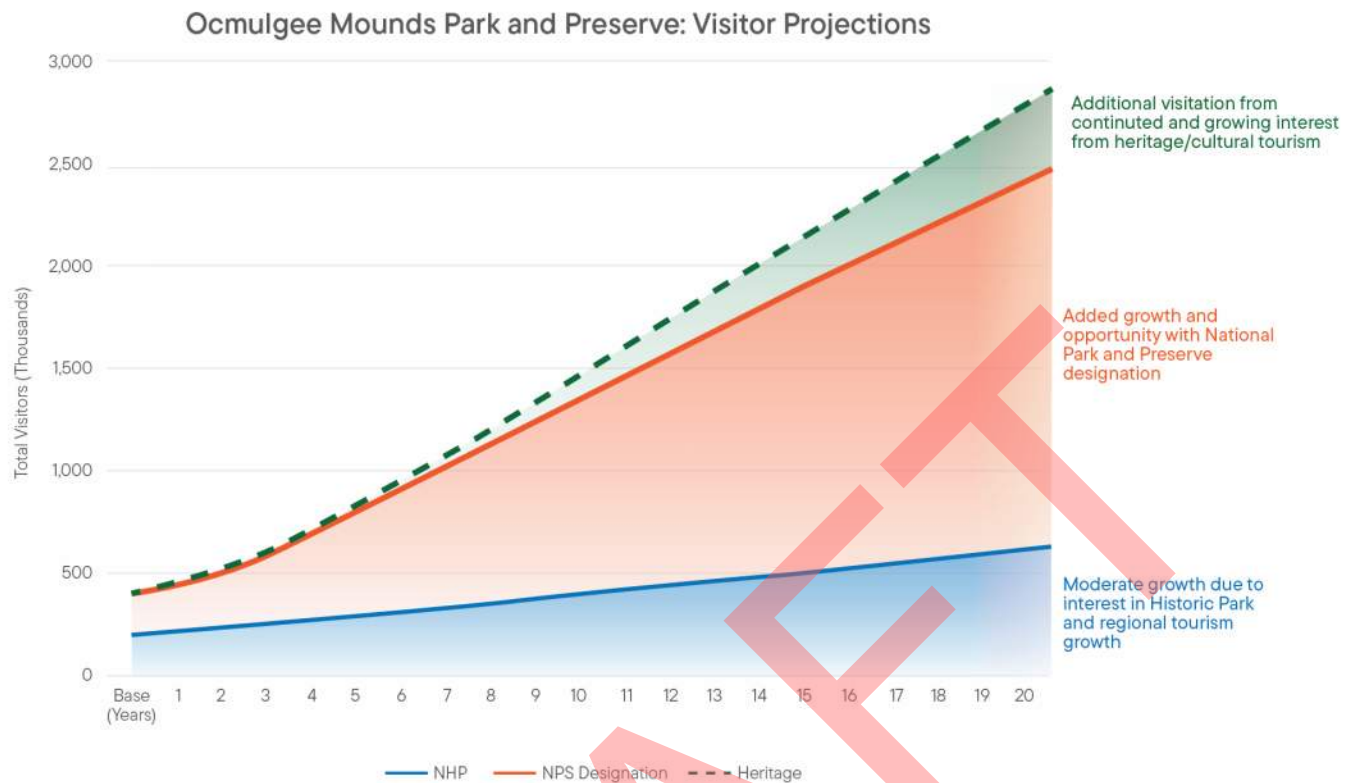
Economic Development Governance: An *Economic Development and Business Growth Task Force* will serve as the working-level body for coordinating business development, small-business support, and entrepreneurship programming, the Task Force will work through LTC 5 and the Nation's ED representative. The Task Force will conduct unified market assessments, organize business support infrastructure, and ensure policies intentionally prioritize Muscogee (Creek) Nation entrepreneurs, minority-owned businesses, and rural operators. Its recommendations will be elevated to the Policy and Action Committee for alignment with broader corridor planning.

Regional Attractions and Hospitality Recruitment Committee: This committee will coordinate high-level recruitment of lodging, attractions, outfitters, guides, and culturally aligned tourism investments that match the Muscogee (Creek) Nation's narrative and the land-use recommendations of the Strategic Plan. The Committee ensures recruitment aligns with zoning, conservation priorities, Tier 1–3 node visions, and cultural authority. Together, these bodies operate within the ONPPI governance framework rather than outside it. They ensure that tourism, narrative coordination, business development, and investment recruitment all reflect the Nation's sovereign leadership, align with cultural protocols, integrate with land-use and infrastructure planning, and remain coordinated across all jurisdictions in the corridor.



Picture Credit: Chris Smith Photography

Economic Impact Spotlight



The graph illustrates 20-year visitation trends under three scenarios:

- Continuation as a National Historical Park
- Designation as a National Park and Preserve
- Designation paired with sustained regional marketing and investment in Muscogee (Creek) Nation-centered heritage tourism

Under the status quo, visitation at Ocmulgee Mounds would grow gradually from roughly 200,000 to a little over 600,000 visits over 20 years, driven by overall growth in visitation to National Park Service history sites and Middle Georgia's tourism market, with no major step-change from national park designation or new preserve lands. With NPS designation alone, visitation increases to nearly 1.8 million by Year 20—roughly three times higher than the status quo. This assumes a three-year ramp-up, with gains building over time through media exposure, guidebook and website updates, expanded inclusion in travel itineraries, and stronger visibility within NPS marketing.

The heritage tourism scenario builds on this growth by assuming intentional development and promotion of Muscogee (Creek) Nation-centered experiences, further increasing visitation beyond designation alone.

Assumptions include ongoing branding (not a one-time launch), regular cultural programming and events, and increased repeat visitation from heritage travelers and the regional drive market. Together, these factors sustain growth beyond the initial designation bump, preventing a plateau and supporting continued increases in visitation, ultimately adding several hundred thousand visits per year.

Strategic Framework and Priorities

Foundation Building and Partnership Development

Objective: Establish governance structures embedding MCN leadership into all economic development aspects while ensuring coordinated implementation

Priority Actions:

- Establish Ocmulgee Tourism Development Coalition with three-tier governance structure (Tier 1: Muscogee (Creek) Nation, NPS, Visit Macon, Greater Macon Chamber; Tier 2: regional organizations; Tier 3: municipal partners)
- Develop Muscogee (Creek) Nation-led narrative transformation from archaeological site to living landscape through storytelling exchanges, interpretive programming, cultural ambassador programs, and digital storytelling
- Design and implement 5-10 authentic cultural experiences owned and operated by Muscogee (Creek) Nation citizens, with revenue-sharing ensuring economic benefits flow to Muscogee (Creek) Nation communities

Lead Entities: Muscogee (Creek) Nation (co-lead), NPS (co-lead), Visit Macon, MGRC

Success Metrics: Coalition operational with joint decision-making; Muscogee (Creek) Nation approval protocol documented and implemented; 5-10 cultural experiences operational with Muscogee (Creek) Nation ownership; measurable visitor spending on cultural experiences

Visitor Ecosystem Development

Objective: Build robust and diverse visitor services infrastructure supporting sustained visitation growth

Priority Actions:

- Incentivize growth of visitor-facing small businesses through targeted loan programs, fast-track permitting, incubator space, mentorship, and tourism-specific training
- Grow outdoor recreation economy through Ocmulgee Outdoor Alliance, programs to encourage local hunting and fishing outfitters and services aligned with the land conservation principles established, signature recreation events, and skills training pipelines
- Connect tourism development to workforce development through educational partnerships, priority for Muscogee (Creek) Nation and underserved residents, apprenticeship programs, and continuing education
- Develop a Middle Georgia Cultural Heritage Trail connecting the National Park and Preserve to other significant regional sites—including the Tubman Museum, Griswoldville Battlefield, the Allman Brothers Band Museum, the antebellum districts of Forsyth and Perry, and the agricultural heritage landscapes of Houston and Peach counties—through coordinated interpretive signage and digital storytelling

Lead Entities: Visit Macon, Greater Macon Chamber of Commerce, Warner Robins CVB, Muscogee (Creek) Nation Economic Development, educational institutions, MGRC

Success Metrics: Number of new tourism businesses; jobs created; diversity of business ownership; visitor satisfaction; local resident workforce participation

Regional Integration and Tourism Corridor Development

Objective: Expand economic impact beyond park vicinity through strategic tourism corridor development

Priority Actions:

- Align regional destination marketing through coordinated task force linking Visit Macon, Visit Perry, Visit Warner Robins, other destination organizations and place-based organizations promoting Middle GA, rural chambers, and Muscogee (Creek) Nation tourism representatives
- Create Muscogee (Creek) Nation Heritage inspired Tourism corridors connecting the National Park and Preserve to other culturally significant sites; enhance river-bond swamp connectivity; develop touring routes with interpretive signage
- Develop a Middle Georgia Cultural Heritage Trail connecting the National Park and Preserve to other significant regional sites through coordinated interpretive signage and digital storytelling, including the Tubman Museum, Griswoldville Battlefield, the Allman Brothers Band Museum, the antebellum districts of Forsyth and Perry, and the agricultural heritage landscapes of Houston and Peach counties
- Launch Sister Cultural Interpretive Centers linking Georgia facilities with Muscogee (Creek) Nation cultural institutions in Oklahoma through shared branding and joint programming
- Create layered visitor experiences through integrated itineraries, bundled tickets and passes, seasonal themes and campaigns, and complementary attraction development

Lead Entities: Visit Macon (marketing), MGRC (planning), Muscogee (Creek) Nation (cultural corridors), GDOT (infrastructure)

Success Metrics: Increased visitor stay duration; expanded geographic spending distribution; multi-destination itinerary growth; rural county economic impact; visitor satisfaction

Sustainable Development and Community Benefit

Objective: Ensure tourism growth generates tangible community benefits while protecting environmental/cultural resources

Priority Actions:

- Engage and empower communities to continue to engage in the development of the Park and Preserve and the region's visitor ecosystem through co-creation workshops, Muscogee (Creek) Nation-curated events calendar, and prioritized local hiring
- Address hospitality infrastructure gaps through strategic programming, public-private partnerships, and design standards ensuring cultural and environmental compatibility
- Monitor and mitigate negative impacts through carrying capacity studies, environmental monitoring, visitor use management strategies, and responsible tourism education
- Advance sustainable practices through conservation easements, climate resilience strategies, and habitat restoration partnerships
- Secure sustainable funding through tax revenue reinvestment, grant pursuit, philanthropic partnerships, and public-private collaborations

Lead Entities: Muscogee (Creek) Nation, local governments, NPS, MGRC

Success Metrics: Community satisfaction; local resident employment and business ownership; environmental conditions; housing affordability; funding diversity and equity; benefit distribution

INTERGOVERNMENTAL COORDINATION

In order to honor this shared history, a structure must be established that translates partnership into practice. Achieving the long-term vision for the Ocmulgee corridor requires a unified framework that connects every study area—from cultural preservation and education to infrastructure, business development, and environmental resilience. By aligning the Muscogee (Creek) Nation, NPS, local counties, state agencies, and other local partners around shared priorities, the region can build a cohesive and enduring foundation for collaboration. This recommended framework provides that structure, linking long-term vision with day-to-day decision-making and ensuring that planning, funding, and implementation occur collaboratively across jurisdictions.

The Ocmulgee corridor is shaped by a range of agencies and governmental bodies at all levels, each with a shared interest in the long-term stewardship of this landscape. Effective coordination among these partners is essential to advancing shared goals for conservation, education, recreation, and cultural protection. Federal recognition of the Nation’s treaty rights and ancestral ties to these lands establishes a foundation for meaningful participation in planning and decision-making. Strengthened through local agreements, MOUs, and consultation protocols, this framework ensures that the Nation’s voice is not only heard but embedded as a core partner in the region’s governance and management of the land.

To operationalize this coordination, the ONPPI Policy and Action Committee will serve as the central body for communication, decision-making, and accountability. The Committee will include representatives from the Muscogee (Creek) Nation, Macon-Bibb County, the NPS, and other regional partners.

The Nation will appoint five standing representatives, each aligned with one of the Strategic Plan’s major focus areas—Cultural Resources and Education, Land and Natural Resource Management, Transportation, Infrastructure, and Safety, Tourism and Community Engagement, and Economic Development and Revenue. These appointed officials will serve as the primary points of coordination between the Nation and the Policy and Action Committee, ensuring that Muscogee (Creek) Nation leadership informs all phases of planning, project review, and implementation.

Supporting the Policy and Action Committee will be a series of LTCs—flexible, working-level groups composed of agency staff, local partners, and technical specialists. These LTCs will coordinate closely with the Nation’s designated representatives, bringing forward recommendations, project concepts, and policy issues for review and alignment.

This tiered structure establishes clear lines of accountability, facilitates consistent coordination across agencies and jurisdictions, and ensures that consultation with the Muscogee (Creek) Nation occurs through a defined and empowered process.

Expanding the Muscogee (Creek) Nation’s presence on civic boards, advisory bodies, and regional working groups will further strengthen proximity, understanding, and procedural consistency—allowing all partners to navigate complex projects with shared knowledge and mutual respect. Looking ahead, this coordination framework should evolve to address future-oriented priorities such as education, workforce development, housing, and hazard mitigation alongside traditional cultural and natural resource management. Cooperative ventures, shared leases, and joint business partnerships with the Nation and approved vendors can serve as models for equitable participation in regional growth and opportunity.

Ultimately, this framework reframes coordination not as compliance, but as collaboration grounded in respect, reciprocity, and shared land management—ensuring that the Muscogee (Creek) Nation’s leadership remains central in shaping the cultural, environmental, and economic future of the Ocmulgee corridor.

COORDINATION STRUCTURE





IMPLEMENTATION PLAN

Purpose and Approach

The Implementation Plan provides the structure needed to move from vision to action. It aligns partners around shared priorities, clarifies roles and responsibilities, and sequences activities in a way that is realistic, coordinated, and achievable. Central to this framework is the leadership of the Muscogee (Creek) Nation. Implementation activities, funding decisions, and public-facing outcomes must reflect the Nation's cultural priorities and its role as a key partner in managing their ancestral lands. The Implementation Framework is organized around two core elements:

- 1. Governance and Coordination:** The organizational structure that defines how decisions are made and how partners work together. This includes the ONPPI Policy and Action Committee and five LTCs that guide day-to-day coordination, project development, and partner alignment.
- 2. Phased Implementation Strategy** The sequencing of work over time, moving from foundational readiness to activation, implementation, and long-term stewardship. Each phase builds internal capacity, trust, and shared accountability among partners.

Governance and Coordination

ONPPI Policy and Action Committee

The ONPPI Policy and Action Committee serves as the central decision-making body for Strategic Plan implementation. The Committee is responsible for setting priorities, confirming project scopes, aligning partner investments, and maintaining accountability across agencies and jurisdictions.

The Committee includes representatives from:

- The Muscogee (Creek) Nation (minimum of five designated representatives, at least one aligned each focus area/LTC)
- ONPPI
- MGRC
- NPS
- Macon-Bibb County
- Regional and state partner agencies, as needed

The Committee ensures that:

- The Nation remains centered in decision-making
- Cultural values guide planning, development, programming, and site stewardship
- Implementation activities are documented, tracked, and evaluated over time
- Committee processes will include shared project review protocols, consultation pathways, and clear documentation of decisions, funding agreements, and program outcomes

Local Technical Committees (LTCs)

Five Local Technical Committees support implementation by coordinating technical work, advancing project development, and elevating recommendations for Policy and Action Committee approval. Each LTC aligns with a major implementation area and the subcommittee categories shown in the Implementation Plan.

Subcommittee/LTC	Primary Focus	Example Responsibility Areas <i>(to be refined during Phase 0)</i>
Land Use and Natural Resource Management	Land use planning, habitat conservation, floodplain management	Comprehensive plan updates, small-area plans, zoning revisions, habitat corridor mapping, conservation partner development
Cultural Resources and Education	Cultural protection, interpretation, education, and Nation-led storytelling	Cultural resource surveys, interpretive framework development, education programming
Tourism and Community Engagement	Visitor experience, volunteer networks, tourism partnership development	Visitor welcome strategies, community events, stewardship training
Infrastructure, Safety, and Resilience	Transportation access, emergency preparedness, river safety and response	National Park and Preserve site access design, River Response and Safety Plan, multimodal infrastructure coordination
Economic Development and Revenue	Funding strategy, business development, co-management agreements	Co-management MOUs, revolving funding tools, commercial partnership guidance

Each LTC is responsible for developing work plans, recommending projects, and coordinating with partner agencies through the ONPPI Policy and Action Committee. This tiered structure ensures alignment across federal, state, and local entities while embedding Muscogee (Creek) leadership in every stage of decision-making.

Robins AFB Coordination

Implementation activities adjacent to Robins AFB should follow a formal coordination protocol to ensure transparency and documented interagency review. Robins AFB Cultural Resources staff and other appropriate technical leads should be notified of proposals affecting bordering areas and included in review processes, with participation or written concurrence recorded in the project record. The process should include regular tracking and reporting of cumulative effects including visitor pressure, erosion, and access demands.

Phased Implementation Strategy

Implementation of the Strategic Plan follows a phased approach that builds organizational capacity, aligns partners, and delivers visible on-the-ground outcomes over time. Each phase represents a distinct level of readiness and coordination, acknowledging that successful implementation requires sustained partnership, trust, and clear roles and responsibilities. The phases are not strictly linear; they are iterative and adaptive, allowing the Policy and Action Committee to adjust priorities as new opportunities, funding, and community needs emerge.

Phase 0 — Framework Setup (0–6 Months) establishes the governance and coordination systems necessary to carry out the Strategic Plan. This includes confirming representation on the ONPPI Policy and Action Committee and forming the LTCs that will support implementation across key focus areas. During this phase, partners will also establish consultation pathways, shared project review procedures, and data-sharing agreements to ensure that planning and decision-making consistently reflect the leadership and cultural priorities of the Muscogee (Creek) Nation. This foundational work ensures that subsequent actions are aligned, collaborative, and supported by clear roles and accountability.

Key Actions:

- Establish and adopt the ONPPI Policy and Action Committee charter.
- Appoint a minimum of five Nation representatives aligned to implementation focus areas.
- Form and convene LTCs.
- Establish cultural review, consultation, and shared project approval protocols.
- Confirm preliminary funding mechanisms and interagency data-sharing processes.

Phase 1 — Foundation (6–12 Months) focuses on aligning existing planning tools, data resources, and policies with the Strategic Plan. Counties, regional agencies, and federal partners begin incorporating recommendations into comprehensive plans, transportation plans, and related policy documents. Baseline mapping, cultural resource analysis, and interpretive framework development begin during this phase, setting the stage for coordinated programming and development. The intent is to create a shared technical and policy foundation that reflects corridor-wide priorities and supports thoughtful decision-making.

Phase 2 — Activation and Funding (Years 1–2) focuses on activating priority projects and coordinating funding strategies after the governance and planning foundations are in place. This phase advances technical studies, planning documents, and pilot initiatives, while also identifying and pursuing grants and funding mechanisms. Co-managed programs, cultural interpretation initiatives, business development supports, and corridor conservation activities begin to take form. This period emphasizes partnership-building, feasibility assessment, and preparing implementation pathways for larger-scale work.

Phase 3 — Implementation (Years 2–3) moves from planning to visible execution. Infrastructure improvements, interpretive programming, business and workforce development initiatives, and conservation actions begin to materialize in public space. Community members and visitors will begin to see tangible expressions of the shared vision: improved park access, early cultural programming, visitor experience enhancements, and initial corridor restoration or protection efforts. This phase demonstrates momentum, builds trust, and reinforces the value of collaboration.

Phase 4 — Growth & Evaluation (Years 3–4) expands successful programs and evaluates outcomes to refine long-term approaches. Projects and policies piloted in earlier phases are scaled to additional locations, communities, or programmatic areas. The Policy and Action Committee and LTCs conduct performance reviews to assess progress, identify barriers, and adjust strategies where needed. Evaluation mechanisms developed in earlier phases ensure transparency and support continued learning, adaptation, and shared ownership.

Phase 5 — Emerging Priorities and Long-Range Actions (Year 5+) are for recommendations that require additional coordination, feasibility assessment, community engagement, or funding alignment before advancing. These longer-range actions remain important components of the Strategic Plan and should be monitored and revisited regularly through the Policy and Action Committee. These initiatives will move forward as capacity grows, partnerships strengthen, and early-phase outcomes inform future direction. This phase ensures that the Strategic Plan remains dynamic, allowing new opportunities and priorities to evolve over time while maintaining alignment with the Nation's cultural values and stewardship vision.

IMPLEMENTATION PLAN MATRIX

The implementation plan brings together priority actions and recommendations from the six original study areas and organizes them into five consolidated categories known as LTCs. These committees serve as the structure for guiding implementation. The plan follows a phased timeline, beginning with immediate actions under the Framework Set Up, scheduled for the first 0 to 6 months after plan adoption. Completion of these Phase 0 items (listed to the right) is essential, as they lay the groundwork for all subsequent phases. The following phases of implementation items unfold over the next several years, with the final phase outlining long-term initiatives projected beyond the five-year mark.

Category/Subcommittee	Phase 1: Foundation (6 months to year)	Phase 2: Activation and Funding (Year 1-2)
Cultural Resources and Education (LTC 1)	- Conduct targeted LiDAR and cultural landscape documentation under Muscogee (Creek) Nation leadership - Establish secure data governance protocols for confidential site information - Develop corridor-wide guidance for identifying potential federal nexus and initiating early Section 106 coordination - Begin interpretive framework and curriculum roadmap (schools, visitors, residents) - Identify priority education partners (school districts, museums, libraries, CMN, universities) - Draft event and programming calendar outline aligned to Muscogee (Creek) Nation cultural seasons and community capacity	- Integrate cultural resource considerations into local comprehensive plans and development review processes - Develop baseline education initiative: teacher resources, field modules, visitor orientation materials - Provide training for local governments and project sponsors on Section 106 triggers and cultural resource responsibilities - Establish training pathway for Muscogee (Creek) Nation-led guides and interpreters (e.g., curriculum, certification, safety, protocols) - Pursue grants and partnerships for exhibit fabrication, archival needs, and program delivery
Land Use and Natural Resource Management (LTC 2)	- Incorporate Strategic Plan activity center land use recommendations into local (County/City) Comprehensive Plan Updates - Begin zoning and development code review for Tier 1 and 2 nodes as well as cultural and ecological sensitivity - Align regional development and economic development practices with Strategic Plan - Publish priority map identifying critical conservation, cultural, and access zones - Develop and approve corridor-wide governance structure (LTC coordination roles and Muscogee (Creek) Nation review protocols) - Establish shared GIS and monitoring datasets (habitat, floodplain, cultural sensitivity, access nodes)	- Initiate or update Small Area Plans for Tier 1 Nodes/Activity Centers, including the Coliseum Area, Downtown Macon with connectivity to the Muscogee River and National Park area, and East Macon - Conduct Tier 3 node feasibility screening and site planning (transportation access, market potential, cultural and ecological sensitivity) - Complete floodplain connectivity and habitat linkage mapping to guide siting - Draft and refine conservation funding document aligning local, state, federal, and philanthropic sources - Draft co-management MOUs for conservation oversight and review authority - Define regional conservation corridor overlay and siting criteria for compatible development

**Phase 0:
Framework Set-Up
(0-6 months)**

- Establish ONPPI Policy Action Committee
- Appoint Nation representatives, a minimum of 1 per committee
- Form LTCs

	Phase 3: Implementation (Year 2-3)	Phase 4: Growth/Evaluation (Year 3-4)	Phase 5: Beyond (Year 5+)
s	• Apply Cultural Protection Zones in local planning and project review discussions • Track early coordination efforts and Section 106 engagement across federally connected projects • Roll out Muscogee (Creek) Nation-led interpretive programming: guided experiences, seasonal events, workshops, presentations • Install interpretive elements at priority sites (e.g., signage, kiosks, digital media, quiet zones) • Launch school and youth programming: field experiences, educator PD, junior interpreter programs	• Evaluate the effectiveness of early coordination and cultural protection measures and refine guidance based on consultation feedback and development trends • Evaluate participation, learning outcomes, and visitor feedback; adjust programs and zone management, as needed • Expand interpreter training cohorts; formalize paid internship and apprenticeship tracks • Extend interpretation to additional nodes and partner venues; iterate digital content and multilingual access	• Develop multi-site Sister Cultural Interpretive Centers (Georgia ↔ Oklahoma) and shared digital archives • Scale language revitalization and oral history integration into visitor media and curricula
t	• Advance Tier 2 node small area plans and/or land use, zoning updates, and economic development strategies to align local development codes and regulations • Launch pilot conservation actions: riparian restoration, buffer enhancements, floodplain reconnection where feasible • Initiate priority easement or acquisition conversations with willing landowners • Coordinate easement or acquisition discussions with partners • Finalize shared access agreements for coordinated use (hunting, cultural practice, research, stewardship) • Integrate cultural protection measures into development approvals • Align transportation access improvements with adopted small area plans	• Coordinate Tier 3 plans with cultural, conservation, and environmental efforts to formalize low impact implementation and maintenance practices • Implement zoning updates, project planning, and other implementation items from Tier 1 small area plans • Operationalize long-term funding strategy and acquisition pipeline • Expand conservation corridors and habitat connectivity areas to additional nodes • Integrate monitoring data into periodic reports demonstrating habitat gains, flood resilience, and community benefits • Adjust overlay, restoration priorities, and access agreements based on observed ecological and community performance	• Implement zoning updates, project planning, and other implementation items for Tier 2 nodes • Advance Tier 2–3 planning, conservation corridor expansion, and multi-jurisdiction code continuity • Scale long-range conservation corridor implementation across the full watershed and cultural landscape • Establish a permanent corridor management entity to steward cross-jurisdiction coordination

IMPLEMENTATION PLAN MATRIX

Category/Subcommittee	Phase 1: Foundation (6 months to year)	Phase 2: Activation and Funding (Year 1-2)
Transportation, Infrastructure, and Safety (LTC 3)	- Identify transportation access needs to park gateways, trailheads, and river access points - Coordinate with counties and MATS to align transportation recommendations with local/regional plans - Compile baseline data on parking, road capacity, pedestrian safety, bike network gaps, and river staging conditions	- Develop Visitor Use Management Plan (includes routing, circulation, parking strategy, and visitor arrival zones) - Develop Site Development Plan for park and preserve access, trailheads, and recreational entry points - Conduct targeted floodplain and hydraulic studies for river access and low-lying road segments - Draft River Response and Safety Plan in coordination with Nation, NPS, DNR, Emergency Management Agency (EMA), and county sheriff - Evaluate multimodal and transit connection feasibility (shuttle loops, bike networks, trail-to-town routes)
Tourism and Community Engagement (LTC 4)	- Establish Ocmulgee Tourism Development Coalition - Develop unified visitor messaging emphasizing Muscogee (Creek) Nation co-management and cultural authenticity - Identify priority communities, civic partners, and anchor cultural destinations for corridor programming - Begin destination image and perception research to inform marketing strategy	- Develop unified regional marketing strategy under the Tourism Development Coalition - Launch pilot itineraries linking the park to nearby towns, events, cultural sites, and outdoor recreation areas - Develop and test integrated marketing that positions the park as the gateway to the broader region - Co-host community events emphasizing cultural education and corridor identity - Develop visitor orientation tools (maps, digital guides, suggested routes, seasonal itineraries)
Economic Development and Revenue (LTC 5)	- Establish Economic Development and Business Growth Task Force and the Regional Attractions and Hospitality Recruitment Committee - Conduct market and business ecosystem gap analysis (visitor services, lodging, guides, experiences, retail) - Define priority support pathways for Muscogee (Creek) Nation entrepreneurs and local small businesses	- Launch Small Business + Cultural Enterprise Support Program - Establish tier-specific commercial and hospitality recruitment targets aligned with Tier 1–3 nodes - Initiate outdoor recreation business development (outfitters, river guides, cultural tour operators) - Begin workforce training partnerships with Mercer, MGA, CMN, and technical colleges

Phase 3: Implementation <i>(Year 2-3)</i>	Phase 4: Growth/Evaluation <i>(Year 3-4)</i>	Phase 5: Beyond <i>(Year 5+)</i>
- Construct or improve: - River access points, boat launches, and trailheads - Parking, staging, and visitor orientation areas - Pedestrian and bicycle access improvements to key sites - Install unified wayfinding and safety signage corridor-wide - Implement River Response Plan protocols, training, and emergency communication systems - Incorporate engagement with Mvskoke language within the park where applicable	- Evaluate visitor circulation, emergency response performance, and transportation network capacity - Adjust access, signage, and circulation patterns based on use trends - Integrate transportation and access improvements into SPLOST, GDOT, LWCF, and federal grant capital planning	- Regional heritage shuttle system connecting the park, river access nodes, cultural destinations, and downtowns - Long-range bike and paddle trail networks integrating multi-county recreation routes - Climate and flood resilience upgrades for low-lying transportation routes
- Implement coordinated regional tourism marketing campaigns - Establish cross-county seasonal programming and cultural festival alignments - Expand volunteer stewardship and community ambassador programs - Strengthen partnerships with Robins AFB, Mercer University, I-75 traveler capture strategies, and festival tourism	- Evaluate visitor patterns, stay length, spending profile, and repeat visit behavior - Refine itinerary packaging to extend overnight stays across counties - Expand messaging toward heritage tourism, cultural travelers, and international markets	- Develop full regional Heritage corridor: signage, touring routes, branded trail experiences, cultural wayfinding - Launch cross-region Sister Cultural Interpretive Center programming (Georgia ↔ Oklahoma)
- Expand visitor-facing business ecosystem across corridor towns - Host entrepreneurship training cohorts focusing on hospitality, retail, and cultural experiences - Support development of new lodging, food, and visitor service businesses through incentives - Implement regional workforce apprenticeship and certification pathways for tourism and cultural interpretation	- Coordinate attraction and hospitality recruitment strategy through the Regional Attractions and Hospitality Recruitment Committee - Align business development programs with regional marketing and corridor branding led by LTC 4	- Long-range lodging development strategy distributed across corridor communities - Recruitment of heritage-aligned attractions and hospitality partners consistent with Muscogee (Creek) Nation narrative authority - Institutionalized regional tourism workforce network and entrepreneurial ecosystem - Implement long-range lodging development strategy in coordination with the Regional Attractions and Hospitality Recruitment Committee



A RESOLUTION OF THE CITY OF WARNER ROBINS ENDORSING OCMULGEE NATIONAL PARK AND PRESERVE INITIATIVE, INC.'S OCMULGEE MOUNDS NATIONAL PARK AND PRESERVE CORRIDOR STRATEGIC PLAN

WHEREAS, the Ocmulgee River is a significant ecological and cultural asset running directly through Middle Georgia, and has continuously supported human habitation for over 17,000 years, notably as the ancestral homelands of the Muscogee (Creek) people; and

WHEREAS, the Muscogee (Creek) people constructed large complex earthwork structures to support their cultural, societal, and religious practices, with the earthwork structures now known as the Ocmulgee Mounds; and

WHEREAS, the Ocmulgee Mounds were designated as a National Monument in 1936, after an extensive archeological dig revealed evidence of the extensive history of habitation along the Ocmulgee River in Middle Georgia; and

WHEREAS, in 2017, the National Parks Conservation Association published Diamond in the Rough: An Economic Analysis of the Proposed Ocmulgee National Park and Preserve, which found that over a fifteen-year period a National Park and Preserve would attract over 1.3 million visitors to Middle Georgia, generating over \$233 million in total annual economic activity and over \$33 million in tax revenue, while supporting over three thousand jobs; and

WHEREAS, in 2019, Congress expanded and redesignated the Ocmulgee National Monument as the “Ocmulgee Mounds National Historical Park,” authorizing a Special Resource Study that found the Ocmulgee River corridor to be nationally significant due to its cultural and environmental resources; and

WHEREAS, in 2024, the Ocmulgee Mounds National Park and Preserve Establishment Act was introduced in the 118th session of the United States Congress, and reintroduced in the 119th session with the bicameral and bipartisan support of the Georgia Congressional Delegation; and

WHEREAS, Ocmulgee National Park and Preserve Initiative, Inc. (ONPPI) is a 501(c)(3) non-profit organization, founded in partnership between Middle Georgians and Muscogee (Creek) Nation citizens, focused on preservation of the Ocmulgee Mounds site and promoting the redesignation of the National Historical Park as a National Park and Preserve; and

WHEREAS, ONPPI received grant funding from the John S. and James L. Knight Foundation to develop a Strategic Plan as a shared framework to guide planning, coordination, and investment in anticipation of the expansion and redesignation of the Ocmulgee Mounds Historical Park as a National Park and Preserve; and

WHEREAS, ONPPI, along with its planning partners, began the plan development process in early 2025, examining existing and historical conditions in and around the park and public needs and desires for the park and the surrounding communities, including Macon-Bibb, Houston, and Twiggs counties, culminating in the development of a multi-phased Strategic Plan to improve cultural and ecological preservation, visitor experience, and quality-of-life for residents of the surrounding areas; and

WHEREAS, the City of Warner Robins recognizes the importance of the Ocmulgee Mounds National Historical Park and values the ongoing partnership of ONPPI and the Muscogee (Creek) Nation in promoting the expansion and redesignation of the park, as well as strengthening the relationships between Middle Georgians and Muscogee (Creek) Nation citizens, and desires to continue supporting these important undertakings; and

WHEREAS, because of the anticipated future needs and operations of the park, with redesignation as a National Park and Preserve estimated to bring a substantial increase in visitors annually, it is crucial that the City of Warner Robins and its local partners prepare for the expanded infrastructure needs this influx of visitors will require; and

WHEREAS, the environmental protection and land conservation priorities of the Strategic Plan are in alignment with and supportive of the priorities of the 2022 Middle Georgia – Robins Air Force Base Sustainability Plan; and

WHEREAS, for these reasons, the City of Warner Robins desires to endorse and adopt the Strategic Plan as a key component of its strategy for economic and community development.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Warner Robins endorse and adopt the April 2026 Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan, attached as Exhibit A and incorporated herein by reference, and commit to continued efforts in partnership with the Muscogee (Creek) Nation, ONPPI, and other governmental entities and community partners to implement the initiatives and recommendations of the April 2026 Ocmulgee Mounds National Park and Preserve Corridor Strategic Plan.

APPROVED AND ADOPTED this ____ day of _____, 2026.

By: _____
LARHONDA PATRICK, Mayor

(SEAL) Attest: _____
MANDY STELLA, City Clerk

CITY OF WARNER ROBINS
STATE OF GEORGIA

RESOLUTION

WHEREAS, the City of Warner Robins Police Department has applied for and has received a grant award through the Edward Byrne Memorial Justice Assistance Grant (JAG) program offered through the United States Department of Justice, Office of Justice Programs, and;

WHEREAS, the City of Warner Robins Police Department and the Houston County Sherriff's Office have agreed through a Memorandum of Understanding to split the total grant award amount of \$63,892.00 equally with the City of Warner Robins acting as the fiscal agent, and;

WHEREAS, the City of Warner Robins Police Department and the Houston County Sheriff's Office will use the awarded funds to purchase equipment;

WHEREAS the Grant Award Number O-BJA-2026-172705 sets forth the conditions necessary for proper administration and fiscal management of these awarded funds,

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins hereby authorize Mayor LaRhonda Patrick to execute this Grant Award agreement.

This 5th day of October 2026.

CITY OF WARNER ROBINS

By: _____
LaRhonda Patrick, Mayor

Attest:

Mandy Stella, City Clerk



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

O-BJA-2026-172705

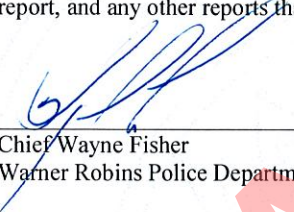
Memorandum of Understanding

The Warner Robins Police Department and the Houston County Sheriff's Office have agreed on the following division of the Justice Assistance Grant (JAG) funds for the fiscal year 2026:

Warner Robins Police Department	\$31,946
Houston County Sheriff's Office	\$31,946

The City of Warner Robins will serve as the applicant/fiscal agent for the joint funds. The City of Warner Robins will be responsible for the administrations of the funds to include distributing the funds, monitoring the award, and submitting reports including performance measure and program assessment data.

The Houston County Sheriff's Office will provide the City of Warner Robins with data needed to complete quarterly financial reports, accountability metrics reports, and annual performance report, and any other reports that may be required in a timely manner.


 Chief Wayne Fisher
 Warner Robins Police Department

9-29-2024
 Date

 Mayor LaRhonda Patrick
 City of Warner Robins

 Date

 Sheriff Matthew Moulton
 Houston County Sheriff

 Date

 Dan Perdue
 Chairman Houston County Board of Commissioners

 Date

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

Post 1

Derek Mack

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

STAFF REPORT

DEPARTMENT: CITY CLERK'S OFFICE

SUBMITTED BY: MANDY STELLA

MEETING DATE: OCTOBER 5, 2026

AGENDA ITEM

2026 Small Tax Bill Write-Offs

Small tax bill write-offs are used to remove tax balances that are very minimal and considered impractical or cost-inefficient for the city to continue pursuing for collection.

STAFF RECOMMENDATION

Approve the write-off of balances of property tax bills in amounts less than \$5.00, as these minimal balances are considered impractical to pursue for collection and their removal will allow for accurate financial reconciliation of the tax digest.

BUDGET AND PROCUREMENT

Budgeted Item: N/A

Included In Current Operating Budget: N/A

Fiscal Impact: N/A

Total Project Cost: N/A

Included In Current Capital Budget: N/A

Appropriations: N/A

Account Title / Number	Dollar Amount
N/A	

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	

ITEM DESCRIPTION

The City periodically reviews outstanding property tax balances to identify very small amounts that remain unpaid after the normal collection process has concluded. In some cases, minimal balances remain on tax bills due to rounding differences, partial payments, or small adjustments made during processing. For the 2026 tax year, a review of the tax records identified accounts with balances of less than \$5.00.

Because the cost of staff time and administrative resources required to pursue collection of these minimal balances often exceeds the amount owed, it is considered a standard financial practice to write off these small amounts. Writing off these balances allows the City to maintain accurate financial

records, close out the tax years more efficiently, and focus collection efforts on accounts with more significant outstanding balances.

The total amount recommended for write-off across tax years is \$479.21. Approval of this action will allow the City to clear these minor balances from the system and ensure the tax records for those years are properly reconciled.

ALTERNATIVES

An alternative would be for the City to continue carrying these small balances on the tax records and pursue collection through the normal billing and collection process. However, given that each balance is less than \$5.00, the administrative cost and staff time required to collect these amounts would likely exceed the revenue recovered, making the write-off the most practical and efficient option.

ATTACHMENTS

1. Small Bill Report