



City of Warner Robins City Council Meeting Minutes

Monday, February 21, 2023

5:30 PM

Council Chambers

Presiding: Mayor LaRhonda W. Patrick

City Officials Present:

Councilman Kevin Lashley
Councilman Larry Curtis
Councilman Keith Lauritsen

Councilman Derek Mack
Councilman Charlie Bibb
Councilman Clifford Holmes

City Officials Absent:

Regular Meeting of Warner Robins City Council

Call to Order: 5:49 p.m.

Adoption of the Agenda: Councilman Lauritsen moved to adopt the agenda with amendments of: adding Rotary Club presentation, #1 to be read by Councilman Lauritsen, removing item #11 and adding #13; Ordinance – Classification Plan Update to be read by Councilman Mack. Councilman Mack seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Curtis and Holmes voted for adoption of the agenda.

Opening Prayer: Bishop Harvey Bee, Christian Fellowship Church – The Winning Church

Pledge of Allegiance: Veterans High School; Air Force JROTC

Announcements:

- Black History Month – Information about program to come soon.
- Heart Healthy Month

Proclamations/Awards/Presentations:

- Awards – Employee Service
- Presentation – Rotary Club (added night of meeting)
- Proclamation – Hispanic Heritage Month – Gabriel Gilner
- Proclamation – Chip n’ away at Heart Disease – Cynthia Malone
- Proclamation – American Heart Month

Action Items:

Action Item 1

Presentation of Minutes from the Regular Meeting of February 6, 2023.

The minutes of the Regular Meeting of February 6, 2023 were presented for approval.	
Motion:	Councilman Lauritsen moved for the approval of the minutes for regular meeting of Monday, February 6, 2023.
Second:	Councilman Bibb
Outcome:	Councilmen Bibb, Lauritsen, Lashley, Curtis and Holmes voted for approval. Councilman Mack abstained.

Action Item 2	Formal Public Comments Pertaining to Current Agenda Items
Robin Gosline - #5 Resolution – IGA (Houston County) Margie/Osigian Roundabout	
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 3	Consent Agenda
<ul style="list-style-type: none"> A. Purchasing Bids B. Employee Promotions C. Home Occupation Permits 	
Motion:	Councilman Bibb moved for the approval of the consent agenda.
Second:	Councilman Lauritsen
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Curtis and Holmes voted for approval.

Action Item 3 (A)	Purchasing Bids
Purchasing Bid List item, attached hereto, were presented for approval. 5 items	

Action Item 3 (B)	Employee Promotions
The following employees are recommended for promotion by their Department Director, and the Mayor and City Council deem such recommendations beneficial.	

- Nathaniel Montgomery, promoted from Meter Reader, Job Class #940, Grade 9, Utility Department to Equipment Operator (Water), Job Class, #913, Grade 10, Utility Department, to be effective February 20, 2023.
- Evan Norton, promoted from Utility Maintenance Worker II (Water), Job Class #918, Grade 9, Utility Department to Equipment Operator (Water), Job Class, #913, Grade 10, Utility Department, to be effective February 20, 2023.
- Billy Burns, promoted from Utilities Maintenance Worker II (Sewer), Job Class #926, Grade 9, Utility Department to Utilities Maintenance Worker III (Sewer), Job Class, #920, Grade 11, Utility Department, to be effective February 20, 2023.
- Kelvin McFadden, promoted from Utilities Maintenance Worker II (Water), Job Class #918, Grade 9, Utility Department to Utilities Maintenance Worker III (Sewer), Job Class, #920, Grade 11, Utility Department, to be effective February 20, 2023.
- Crystal Noll, promoted from Event Marketing Coordinator, Job Class #703, Grade 14, Recreation Department, to Administrative Assistant (PD), Job Class #671, Grade 16, Police Department, to be effective February 20, 2023.
- Ashley Icard, promoted from Administrative Clerk, Job Class #975, Grade 9, Utility Department to Meter Maintenance Supervisor, Job Class, #934, Grade 17, Utility Department, to be effective February 20, 2023.
- Darrall Mays, promoted from Utilities Locator, Job Class #962, Grade 14, Utility Department to Utilities Maintenance Crew Leader (Sewer), Job Class, #908, Grade 15, Utility Department, to be effective February 20, 2023.

Action Item 3 (C)	Home Occupation Permits
<p>The Planning & Zoning Board recommends approval the following applications as submitted.</p> <ol style="list-style-type: none"> 1. Dillon Tucker – 206 Antler Trail – Party Service 2. Joseph Felton – 705 Huntington Chase Ct. – Entertainment Service 3. LaQuanda Robinson – 400 Hummingbird Ln. – Consulting Service 4. Kimberly Tobias – 502 Arrowhead Trail – Online Boutique 5. Chris Parker – 232 Norman Ln. – Handyman Service 	

6. Emily Wilkerson – 129 Pine Ridge Ct. – Online retail
7. Darnell Taylor – 210 Southland Station Dr. – Pressure Washing Service
8. James Pounds – 323 Woodland Blvd. – Electrical Service
9. Emmanuel Montoya – 307 Shannon Ridge Dr. – Lawncare Service
10. Racquel Watson – 414 Charlotte Dr. – Events Planning
11. Maria Salgado-Esquivel – 102 Elenor Cir. – Landscaping Service
12. Michael Radford – 120 Avalon Dr. – Online retail

Action Item 4	Discussion – Part time Police Officer Program
<p>Mayor Patrick provided an update to the part time police officer program. More information will be available soon.</p>	
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 5	Resolution – IGA (Houston County) Margie/Osigian Roundabout
<p>A resolution to authorize Mayor LaRhonda W. Patrick to execute an Intergovernmental Agreement with the Houston County Board of Commissioners for a joint project to provide a roundabout at Osigian Boulevard and Margie Drive.</p>	
Motion:	Councilman Holmes moved to table this item until the meeting on March 6, 2023.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Curtis and Holmes voted for approval.

Action Item 6	Resolution – 100 Tucker Place Encroachment Agreement
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<p>A resolution to authorize Mayor LaRhonda W. Patrick to execute an Agreement allowing certain improvements to remain and encroach on and along the 30’ sanitary sewer easement as shown on Plat Book 49 Page 86, Houston County Superior Court Clerk’s Office. The subject property is located at 100 Tucker Place, Warner Robins, 31088.</p>	
Motion:	Councilman Curtis moved for the approval
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Curtis and Holmes voted for approval.

Action Item 7	Resolution – RCS Productions
<p>A resolution that the Mayor is authorized to execute an agreement with RCS Productions & Entertainment, Inc. at a cost of \$10,000 to provide consulting services for the 2023 Independence Day Celebration. This expenditure shall be charged to account 020 018 07540 52322 City Promotions /4th of July Celebration.</p>	
Motion:	Councilman Lauritsen moved for the approval
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 8	Resolution – Automated License Plate Readers (ALPR) Installation
<p>A resolution that Mayor and Council of the City of Warner Robins hereby approve the permitting process as set forth in the attached documents for the installation of Automated License Plate Readers (ALPRs).</p>	
Motion:	Councilman Lashley moved for the approval
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Ordinance #04-23 – Right of Way Maintenance
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AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, ADDITION CHAPTER 23 OF THE CITY CODE REGARDING RIGHT OF WAY MAINTENANCE.

WHEREAS, the Public Works Department and Keep Warner Robins Beautiful within the Community and Economic Development Department has recommended an addition to Chapter 23 regarding right-of-way maintenance Provisions, and the mayor and city council deem such amendment to be in the best interest of the City.

IT IS HEREBY ORDAINED, by the governing authority of the City of Warner Robins as follows:

NOW, THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins that addition be made to Appendix C of the city code as follows:

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RIGHT OF WAY MAINTENANCE PROVISIONS

PURPOSE.

The purpose of this ordinance is to promote and protect the wellbeing of the City and its residents, while improving the aesthetic value of the community by requiring routine sidewalk and landscaping maintenance and preventing visual blight. This ordinance establishes public and private responsibilities for the maintenance and repair of public sidewalks, curb and gutter, trees and landscaping located within public right-of-ways. Establishing clear responsibilities for both public workers and private landowners will lead to increased efficiency of the Public Works Department by delineating a uniform understanding of property maintenance expectation throughout the City.

Based on community concerns, the purpose and intent of this ordinance are the following:

- To promote the scenic quality of the community;
- To improve the appearance of sidewalks, curbs and gutter and property abutting public rights of way;
- To protect property values;
- To preserve the environment and aesthetic assets of the community.

(1) Applicability. The requirements of this Section shall apply to:

- A. All persons who own real estate in the city which abuts upon any sidewalk, curblin, or roadway.
- B. All persons responsible for maintenance and repair of public roads, alleys, curbs, sidewalks, and other public ways.

DEFINITIONS.

(1) **Abutting property**- All property having or sharing a property line with any portion of a sidewalk, road, or public right-of-way.

(2) **Sidewalk**- An improved surface constructed for public use by pedestrians.

(3) **Public right-of-way**- A right-of-way held by the city for the benefit of the public.

(4) **Road**- A public thoroughfare that provides for the movement of vehicles and/or is the principal means of access to abutting properties.

(5) **Planting Strip**- A narrow strip of land that includes grass, shrub, trees, or landscape material between edge of the carriageway (roadway) or curb and the sidewalk

MAINTENANCE AND REPAIR OF PUBLIC ROADS

All maintenance and repair of public roads, alleys, curbs, sidewalks, and other public ways shall be under the supervision of the Director of Public Works, who shall have the responsibility of reporting violations of

provisions of this chapter and all ordinances of the city relating to such public ways to the Building and Inspections Director.

MAINTENANCE OF PROPERTY BETWEEN SIDEWALKS AND ROADS

All persons who own real estate in the city which abuts upon any sidewalk shall be required to keep that portion of such sidewalk which lies between the property line and the curb line of the adjoining street, and upon which his real estate abuts, in good and smooth condition and free from growing weeds, over obnoxious and unsightly vegetation, or other things which would mar or detract from the beauty and cleanliness of the road upon which their property abuts. Any property owner who shall place or allow grass to grow upon the portion of the sidewalk lying between the property line and the curb line of the road as aforesaid, and upon which his real estate abuts, shall keep such grass properly mowed and free from rubbish of all kinds. Any property within the City, zoned residential, commercial, or manufactured is required to be mowed any time the vegetation reaches a height of 10 inches. The property owner is responsible for mowing the abutting space between the lot line and the curb line or the traveled portion of the street right-of-way that is his or her property, even if an easement abutting the property is present, unless otherwise stated in the provisions of this ordinance. If such owners are not in the possession of their property, then this section shall apply to their tenants or those who have possession or control of the same.

DEFACING SIDEWALKS, ROADS AND CURBS

It shall be unlawful for any person to deface any public sidewalk, road or curb in the city by any signs thereon, whether for commercial advertising purposes or not, or to walk or drive any vehicle upon or injure in any way any newly laid road, sidewalk or curbing pavement while the same is guarded by a warning sign or barricade or is soft or newly laid.

OBSTRUCTIONS

It shall be unlawful for any person to cause, create or maintain any obstruction on any road, alley, sidewalk, or other public way, except as may be provided in this chapter or in other ordinances and laws of the city or state.

It shall be unlawful for any persons to place, keep, or maintain upon or across any sidewalk, vehicles, building materials, or other objects that may temporarily or permanently impede, endanger, or obstruct the flow of traffic.

DEPOSITS AND DISCHARGES ONTO ROADS AND SIDEWALKS

(1) It shall be unlawful for any person to deposit on any road or sidewalk any material which may be harmful to the pavement thereof, or any waste material, or any glass or other article which may do injury to any person, animal or property.

(2) It shall be unlawful for any person to discharge or allow to be discharged onto any public road or sidewalk any water or other fluid material containing objectionable material such as sewage, waste milk or other organic material including dirt or mud.

REPORT OF DEFECTS, OBSTRUCTIONS, DEPOSITS, AND DISCHARGES

It shall be the duty of every city officer and employee who becomes aware of any defect or obstruction, or of any unlawful deposit or discharge, in or on any public road, alley, curb, sidewalk, or other public way of the city to report the same to the Building and Inspections Director as soon as possible.

PRIVATE USE

It shall be unlawful for any person to use any road, sidewalk or other public place as space for the display of goods or merchandise for sale; or to write or make any sign or advertisement on any such pavement.

ENCROACHMENTS

It shall be unlawful for any person to erect or maintain any building or structure which encroaches upon any public road or property, or to erect any poles or wires or maintain any poles or wires over any public place, road, alley, or other public way, without having first secured a permit from the city Building and Inspections Department in the manner specified in this chapter.

OPENINGS

(1) It shall be unlawful for any person to construct or maintain any opening or stairway in any public road, sidewalk or alley without first obtaining a permit from the city Building and Inspections Department in the manner specified in this chapter.

(2) All such lawfully maintained openings shall be guarded by a suitable strong cover or railing approved by the director of Building and Inspections.

TREES AND SHRUBS

The intent of this section is to enhance, not supersede the City's existing tree ordinance, Division 4 Section 2-226-250. Should there be any conflict, between this portion of the ordinance and the existing tree ordinance shall take precedence.

1. PUBLIC TREE CARE

- (a) The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way, alleys, avenues, lanes, squares and public grounds, as may be necessary to insure public safety and to preserve or enhance the symmetry and beauty of such public grounds. These plantings and removals are to be overseen by the office of Keep Warner Robins Beautiful.
- (b) The city shall have the right to remove or cause or order to be removed any street tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, streets, electrical power lines, gas lines, water lines or other public improvements, or is affected with any injurious fungus, insect or other pest.
- (c) It shall be unlawful for any person or firm to prune, cut, injure or otherwise cause harm to any street tree, shrubs or plants maintained by Keep Warner Robins Beautiful.

2. PLANTING AND REMOVAL

It shall be unlawful for any person or firm to plant, treat, remove, injure, or cut any tree, bush, or shrub in or from any public road, parkway or other public place without first applying for and procuring a license from the department of Building and Inspections in the manner specified in section 2-238 of the City Code. The office of Keep Warner Robins Beautiful must approve any removal or addition of any tree, bush, shrub or other plant.

3. ADVERTISEMENTS

It shall be unlawful for any person to attach any sign, advertisement, or notice to any tree or shrub in any public place.

4. DANGEROUS TREES

Any trees or shrub which overhangs any sidewalk, road or other public place in the city in such a way as to impede or interfere with traffic or travel shall be pruned by the owner of the premises on which such tree or shrub grows so that the obstruction shall cease. Any tree or limb of a tree which is likely to fall on or

across any public way or place shall be removed by the owner of the premises on which such tree grows or stands. The city shall have the right to prune, trim or remove any tree or shrub on private property when it endangers vehicular traffic or interferes with the proper spread of light along the street from a street light, or interferes with visibility of any traffic control device or sign.

POLES AND WIRES

Any person or company which maintains poles and wires in the roads, alleys or other public places of the city shall keep such wires and poles free and away from any nearby trees or shrubs in such places, and keep all such trees and shrubs properly trimmed. All pruning shall be done in accordance with the ANSI-A300 Pruning standards, subject to the supervision of the director of Public Works, so that no injury shall befall either the poles and wires or the shrubs and trees by their contact.

BURNING OF LEAVES AND RUBBISH

It shall be unlawful for any person to burn any leaves, papers, rubbish or other substances upon any of the public roads, alleys or sidewalks of the city.

EXCEPTIONS

This ordinance does not apply to wooded areas, or areas, where due to grade or other circumstances the City deems it is not reasonable to mow.

ENFORCEMENT

It shall be the duty of the code enforcement officer to notify the owner of any property upon any of the streets of the city, who may have failed to comply with the requirements of this ordinance, upon inspection found by the officer to be in violation, to correct the violation within five (5) days, and if at the expiration of this time the owner of the property shall fail to have the violation corrected, it shall be the duty of the code enforcement officer to proceed forthwith to have the violation corrected by the street force of the city, at the expense of the owner thereof. It shall be the duty of the code enforcement officer, upon refusal of the owner to pay the amount of cost and expense incurred in this removal, to report it to the city treasurer, who shall issue executions therefor against this owner.

Motion:	Councilman Mack moved for the approval of ordinance #4-23and to waive the second reading.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 10	Ordinance #05-23 – Annexation – – Elohim Investments, LLC./9.51 acres
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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 ELOHIM INVESTMENTS, LLC, to annex the property which is more particularly described as follows, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 177 of the 5th Land District, Houston County, Georgia, according to a plat of survey titled *Boundary Plat for Elohim Investments, LLC*, together totaling 9.51 acres drawn on February 3, 2023, by Georgia Land Services, certified by Olin J. McLeod, Georgia Registered Professional Land Surveyor No. 2259. Said plat is hereby made a part of this description by reference thereto for all purposes.

These properties are located along the east side of North Houston Road on both the north and south side of Johnson Road and along the south side of Northlake Drive at North Houston Road.

WHEREAS, the said land of ELOHIM 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 ELOHIM INVESTMENTS, LLC, on November 11, 2022, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

Motion:	Councilman Bibb moved for the approval of Ordinance #05-23 and to waive the second reading.
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Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Bibb moved for the approval of the rezoning of Parcels A, B, and C from C-2 [General Commercial District][County] to R-4 [Multi-family Residential District] [City]. Parcel D from R-3 [General Residential District] [County], to R-3 [General Residential District] [City].
Second:	Councilman Mack
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 11	Motion – Rezoning Petition – Fred Hatcher/totaling 11.48 acres
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 12	Motion – WCH requests revision of the conceptual plan for PDE [Planned Development – Extraordinary]
Motion:	Councilman Curtis moved for the approval of the revision of the conceptual plan for PDE
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 13	Ordinance #06-23 – City of Warner Robins Classification Plan
<p>IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins that the City Classification Plan is amended as follows:</p>	

-1-

Create the position of Fire Captain (Suppression), Job Class # 527, Grade 20, authorized strength of 3, Fire Department.

BE IT FURTHER ORDAINED that the City's Finance department is hereby authorized to transfer funds between departments and between line items within a department in the Fiscal Year 2023 budget, as necessary to facilitate the changes to the City's classification plan enumerated in this ordinance.

Motion:	Councilman Mack moved for the approval of Ordinance #6-23 and to waive the second reading.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Citizen Comments: Rita Simon

Adjournment: 7:12 pm

Next Regular Council Meeting: Monday, March 6, 2023



Mandy Stella
City Clerk