



City of Warner Robins City Council Meeting Minutes

Monday, April 18, 2022

5:30 PM

Council Chambers

Presiding: Mayor LaRhonda W. Patrick

City Officials Present:

Councilman Keith Lauritsen
Councilman Kevin Lashley
Councilman Clifford Holmes

Councilman Larry Curtis
Councilman Derek Mack

Regular Meeting of Warner Robins City Council

Call to Order: 5:41 p.m.

Adoption of the Agenda: Councilman Lauritsen moved to adopt the agenda with the deletion of Item #5 from the Purchasing Bid Sheet (Action Item 3A) and the addition of Action Item #17 – Motion to approve Issuance of GICH letter. Councilman Mack seconded the motion. Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

Opening Prayer: Dr. Josh Bizzell; First United Methodist Church

Pledge of Allegiance: Warner Robins High School AFJROTC

Announcements: Mayor Patrick wanted the community to be aware of April being Autism Awareness Month as well as National Child Abuse Prevention Month. There will be events hosted in our city this weekend to support both. (Saturday, April 23 and Sunday, April 24, 2022).

Proclamations/Awards/Presentations:

- Proclamation – Animal Control Week
- Proclamation – National Donate Life Month
- Proclamation – Critter Fixer Day
 - Dr. Vernard Hodges and Dr. Terrence Ferguson
- Award – Dr. Vernard Hodges and Dr. Terrence Ferguson – Keys to the City
- Mayor Patrick presented information to the public on the “Pet Friendly Business” initiative and where to pick up information.

Action Items:

Action Item 1	Presentation of Minutes from the Regular Meeting of April 4, 2022.
The minutes of the regular meeting of April 4, 2022 were presented for approval.	

Motion:	Councilman Holmes moved for the approval of the minutes for regular meeting of Monday, April 4, 2022.
Second:	Councilman Mack
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 2	Ordinance #14-22 – Chapter 5 Addition (Animals; Spay and Neuter)
Ordinance #14-22 of the Mayor and Council of the City of Warner Robins, addition to Chapter 5 of the City Code regarding animals.	
ARTICLE IV. SPAY/NEUTER AND REGISTRATION OF DOGS AND CATS	
Motion:	Councilman Lashley voted for approval of Ordinance #14-22 and to waive the second reading.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 3	Consent Agenda
<ul style="list-style-type: none"> A. Purchasing Bids B. Resolution – Employee Promotions C. Home Occupation Permits 	
Motion:	Councilman Mack moved for the approval of the consent agenda.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis 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)	Resolution – Employee Promotions
The following employees are recommended for promotion by the City Clerk,	

WHEREAS, the Mayor and City Council deem such recommendations beneficial, NOW, THEREFORE, BE IT RESOLVED that these promotions be approved as follows:

- Keyiera Ezell, promoted from Tax Specialist, Job Class #156, Grade 16, Administrative Services Department, to Occupation Tax Coordinator/Elections Superintendent, Job Class #107, Grade 21, Administrative Services Department, to be effective April 18, 2022.

Action Item 3 (C)	Home Occupation Permits
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The Planning & Zoning Board recommends approval the following applications as submitted.

1. Wesley Kendall - 206 Lasso Drive –home repair
2. Corie Bradbury – 1040 N Davis Drive, lot 2 – cleaning service
3. Candice Strange – 127 Cedarland Drive –ice cream truck
4. Leroy Frazier – 107 N Sixth Street – furniture restoration
5. Gemia Frazier – 109 Cumberland Road – online retail
6. Ronald Jerry – 106 Nottingham Road – painting
7. Fanneca Curtis – 319 Mary Lane – online retail
8. Michael Sheely – 305 N Sixth Street – lawn care
9. Kyle Campbell – 721 Broderick Circle – woodworking/furniture making
10. Daphne Register – 203 Kady Lynn Way – marketing
11. John Tennant – 114 Mill Creek Way – landscaping
12. Brittany Cato – 226 Randy Circle – online retail
13. Byron Nelson – 2006 Karl Drive Apt 408 – dryer vent service
14. Amanda Kirkhart – 113 Meyers Lake Drive – bakery/confection
15. Renita Mathis-Golphin – 113 S Pleasant Hill Road – bail bonding
16. Yavoshica Leon – 118 Lynn Avenue – building inspection services
17. Cornelia Harvey – 303 Scarborough Road – skincare/aesthetician

Action Item 4	Ordinance #15-22 – Hasmukh Patel/3.12 acres located at the NW corner of Hwy 247 and N Davis Drive Extension
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Ordinance #15-22 of the Governing Authority of the City of Warner Robins, 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 Hasmukh Patel, to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land situate, lying and being in Land Lots 204 and 213 of the 5th Land District, Houston County, Georgia, being known and designated as Parcel 2, being 0.351 acres more particularly depicted as Parcel No. 1 consisting of 0.234 acres and Parcel No. 2 consisting of 0.117 acres as shown on a Plat of survey titled, "Property for William L. Jennings, Sr." dated December 1, 1978, by Walter G. Clements of Waddle & Co., Registered Land Surveyor No. 1967, and being of record in Plat Book 22, Page 84, 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, AND

All that tract or parcel of land lying and being in Land lot 204 of the 5th Land District of Houston County, Georgia, being more particularly known and designated as Parcel "A" containing 2.67 acres upon a plat made by Broxton and Associates under date of October 25, 1979, a copy of which appears of record in Plat Book 22, Page 322, Clerk's Office of Houston County Superior Court. Said parcels are more particularly described by reference to said plat which is incorporated herein by reference thereto.

The property is located at the northwesterly intersection of Hwy 247 and North Davis Drive extension, Warner Robins, Georgia.

WHEREAS, the said land of Hasmukh Patel, 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 Hasmukh Patel, on February 9, 2022, 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.

Motion:	Councilman Curtis moved for the approval of Ordinance #15-22 and to waive the second reading.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Curtis moved for the approval of the rezoning of this property from C-2[County] to the zoning of C-2[City]
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 5	Motion – Rezoning Petition – Edwina Gunn Estate
<p>Edwina Gunn Estate requests the rezoning of 20.00 acres, located at the west side of Hwy 41, north of the intersection of Hwy 41 and Watson Boulevard/Hwy 247 Connector from the zoning of C-2[General Commercial] to the zoning of R-4[Multi-Family Residential]</p>	
Motion:	Councilman Holmes moved for the approval
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 6	Motion – Rezoning Petition – Bay Business Properties, LLC
<p>Bay Business Properties, LLC requests the rezoning of 0.85 acre located at James Street, having frontage on Sidney Street, from the zoning of R-2[Single Family Residential] from the zoning of R-4[Multi-Family Residential]</p>	
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 – Rezoning Petition – Casa Cajco, Inc.
<p>Casa Cajco, Inc. requests the rezoning of a 5.8 acre portion of property located along the north side Lakeview Road between the intersection of Lake Joy Road and Tharpe Road from the zoning of C-2[General Commercial District] to the zoning of R-4[Multi-Family Residential District]</p>	
Motion:	Councilman Lauritsen moved for the approval
Second:	Councilman Mack
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 8	Motion – Planning and Zoning Commission Appointment
<p>The Planning and Zoning Commission request the appoint of : Sharon Broughton – for the remainder of the term assigned to the current vacancy (term expires Jan 1, 2024).</p>	

Motion:	Councilman Mack moved for the approval
Second:	Councilman Lauritsen
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Ordinance Resolution - Coronavirus State and Local Fiscal Recovery Designation
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WHEREAS, the City of Warner Robins was awarded funding of \$15,0206,496.00 from the Coronavirus State and Local Fiscal Recovery (CSLFR) Funds to assist in combating the public health and economic impacts of the Coronavirus on our community, and:

WHEREAS, on January 27, 2022 the U.S. Treasury Department issued its Final Rule which governs the use and management of these funds, and;

WHEREAS, the Final Rule provides that one acceptable use of CSLFR funds is the replacement of public sector revenue lost due to the onset of the COVID-19 Public Health Emergency and provides two methods that may be used by grantees for determining the amount of revenue lost, and:

WHEREAS, one such method of determining the amount of revenue loss is a one-time irrevocable election to use a standard allowance of up to \$10 million during the performance period of the grant, and the other method involves a series of calculations to determine the revenue loss for each year included in the performance period, and;

WHEREAS, the Finance Committee of the City of Warner Robins has considered the two options and believes the election to use the standard allowance of determining revenue loss will provide the most benefit to the City and its citizens,

NOW THEREFORE, BE IT RESOLVED that the Governing Authority of the City of Warner Robins hereby authorize Mayor LaRhonda Patrick to make this election according to the terms of the Grant.

Motion:	Councilman Lashley moved for the approval.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 10	Resolution – MOU; Houston County Health Department (Georgia Food Act)
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A resolution of the Mayor and Council hereby authorize Mayor LaRhonda W. Patrick to execute a memorandum of understanding on behalf of the City of Warner Robins, Georgia with the Houston County Health Department whereby the Houston County Health Department will conduct food safety inspections and issue permits for city-sponsored events.

Motion:	Councilman Curtis moved for the approval
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 11	Resolution – Houston County Board of Education; IGA
A resolution of the Mayor and Council of the City of Warner Robins, by adoption of this resolution, authorize execution of an intergovernmental agreement with the Houston County School District for use of school facilities in conjunction with the City’s Independence Day Celebration on July 2, 2022.	
Motion:	Councilman Holmes moved for the approval
Second:	Councilman Lashley
Outcome:	Councilmen Lauritsen and Lashley voted for approval. Councilmen Mack, Holmes and Curtis voted in opposition. Motion does not carry

Action Item 12	Resolution – GIRMA Property and Liability Insurance Renewal
A resolution of the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick and City Clerk, Mandy Stella, to execute a coverage agreement with the Georgia Interlocal Risk Management Agency (GIRMA).	
Motion:	Councilman homes moved for approval and to also include coverage limits be increased to no more than \$2 million.
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval

Action Item 13	Resolution – Surplus Property
A resolution the Mayor and Council of the City of Warner Robins that the value of each individual item on the said Exhibits “A” are more, or less, than Five Hundred (\$500.00) Dollars, as indicated.	

BE IT FURTHER RESOLVED that said property be sold in accordance with the laws of the State of Georgia.	
519 Items	
Motion:	Councilman Mack moved for approval
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval

Action Item 14	Resolution – Financial Consultant
A resolution of the Mayor and Council hereby authorize Mayor LaRhonda W. Patrick to execute an agreement on behalf of the City of Warner Robins, Georgia with Carron Solutions, LLC, whereby Carron Solutions will provide assistance with the preparation of the operating budget, as well as operational and administrative support.	
Motion:	Councilman Lauritsen moved for approval
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval

Action Item 15	Ordinance #16-22 – Chapter 2 Amendment
ORDINANCE #16-22 OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, AMENDING CHAPTER 2 OF THE CITY CODE REGARDING ADMINISTRATON,	
IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins to amend Chapter 2, Article IV of the city code as follows:	
City code section 2-91 shall be deleted in its entirety and the following inserted in lieu thereof: The following departments and agencies of the city are hereby created:	
(1)	Police Department
(2)	Fire Department
(3)	Community and Economic Development Department
(4)	Building and Transportation Department
(5)	Public Works Department
(6)	Stormwater Compliance Department
(7)	Utility Department

(8)	Parks and Recreation Department
(9)	Finance Department
(10)	Human Resources Department
(11)	Office of the City Clerk
(12)	Office of the City Administrator
(13)	General Administration Department
Motion:	Councilman Curtis moved for approval
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval

Action Item 16	Ordinance #17-22 – Chapter 24 Amendment (Sanitation Fees)
<p>AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, AMENDING CHAPTER 24 OF THE CITY CODE REGARDING PUBLIC UTILITIES.</p> <p>WHEREAS, the City of Warner Robins Finance Committee, after an evaluation of the operating costs of the City’s Sanitation Enterprise Fund, has determined that is necessary and advisable and in the best interest of the City and its utility customers that the Sanitation service rates and fees be increased and;</p> <p>WHEREAS, the Governing Authority of the City of Warner Robins has considered and accepted the recommendation of the Finance Committee.</p> <p>BE IT ORDAINED by the Mayor and Council of the City of Warner Robins that Article III, Division 1, Sec.24-75 be repealed and replaced in its entirety as follows:</p> <p>Sec. 24-75. Fees for handling refuse, garbage; billing.</p> <p>(a) The following base fees shall be established for the collection and disposal of garbage from any residential property and concern only garbage collection service. These fees will not be waived or adjusted under any circumstances unless authorized by the mayor and council.</p> <p>(1) Each individual residence, per month: Nineteen dollars and 80 cents (\$19.80);</p> <p>(2) Residential extra cart: twelve dollars and thirty-six cents (\$12.36)</p> <p>(3) Multiple housing rates, per month: Per manufactured home location: nineteen dollars and twenty cents (\$19.20).</p> <p style="padding-left: 40px;">Per apartment unit: nineteen dollars and twenty cents (\$19.20).</p> <p style="padding-left: 40px;">Manufactured home parks and apartment complexes which are served by a master water meter will be billed at the rate of eighty (80) percent of the total location spaces and/or apartment units available.</p> <p>(b) Trash or refuse defined as unacceptable in section 24-62 and section 24-63, except section 24-62 subsections (b), (c), (d), (e), (f), (h), and (j) will be collected by the city upon request and upon payment of five hundred dollars (\$500.00) per load, plus any applicable disposal charges.</p>	

(c) The following monthly base fees shall be established for the collection and disposal of garbage from any commercial properties. These fees will not be waived or adjusted under any circumstances unless authorized by mayor and council:

- (1) *Dumpsters.* Dumpsters may be used individually or shared with an adjacent business. There will be a maximum of two (2) customers sharing a dumpster and a minimum of two (2) collections weekly for shared dumpsters. For shared dumpsters, the fee for the requested amount of service will be equally divided between the two (2) sharing customers, with the charge for one (1) collection being a minimum charge per customer. Exceptions will be made regarding the number sharing only upon approval by director of public works.

2-yd. Dumpster, per month

Pickups Per Week	1 Dumpster	2 Dumpsters
1	\$47.66	N/A

4-yd. Dumpster, per month

Pickups Per Week	1 Dumpster	2 Dumpsters
1	\$95.32	N/A

6-yd. Dumpsters, per month

Pickups Per Week	1 Dumpster	2 Dumpsters
1	\$143.00	N/A
2	286.00	N/A
3	429.00	N/A
4	572.00	1,144.00
5	715.00	1,430.00
6	858.00	1,716.00

8-yd. Dumpsters, per month

Pickups Per Week	1 Dumpster	2 Dumpsters
1	\$ 190.67	N/A
2	381.34	N/A
3	572.01	N/A
4	762.68	1,525.36
5	953.35	1,906.70
6	1,144.02	2,288.04

6-yd. Verti-pak—30-yard, per month

Pickups Per Week	1 Dumpster	
1	\$ 715.00	
2	1,430.00	
3	2,145.00	
4	2,860.00	

5	3,575.00	
6	4,290.00	

8-yd. Verti-pak—40-yard

Pickups Per Week	1 Dumpster	
1	\$ 953.33	
2	1,906.67	
3	2,859.99	
4	3,813.32	
5	4,766.65	
6	5,719.98	

Shredder

Shredder Size	2 Pickups Per Week	3 Pickups Per Week
4 Yard	N/A	\$201.93
6 yard	\$403.85	N/A

All dumpsters, verti-paks, and shredder rates shall be based on a rate of \$5.50 per cubic yard.

- (2) *Automated collection carts.* Customers not requiring dumpsters may choose from the following sizes of automated collection carts. Automated carts may not be shared. The monthly fee for a 90-gallon collection cart with twice per week service shall be \$34.00.
- (3) Customers requesting extra service to dumpsters will be billed at the rate of seventy dollars and seventy-four cents (\$70.74) per extra pick up.
- (4) These fees include only service for refuse containers. Any extra commercially generated trash (or yard trimmings) will be collected upon request and payment of seventy-dollars and seventy-four cents (\$70.74) per load for acceptable debris or one hundred seventy dollars and seventy-four cents (\$170.74) per load, plus landfill charges, for unacceptable debris.
- (d) The use of containers for the collection and disposal of garbage, trash, construction waste or any other use within the corporate limits of the city shall be accomplished only through the department of public works. The following fees shall be charged for the use of such containers:

Delivery fee	\$60.00
Per day rental fee	3.00
Per month rental fee	90.00
Per pull fee	159.00
Per ton tipping fee	27.00
Blocked container fee	55.00

- (e) Bills for garbage service shall be rendered along with the bills for utility service as set out in section 24-7 of this Code.
- (f) If any fee payable under this chapter is not paid by the due date as shown on the bill submitted to customers, a penalty of ten (10) percent of the amount due shall be added and collected.

- (g) If any fee payable under this chapter shall remain unpaid for fifteen (15) days after the due date, all the customer's utility service shall be terminated until such payment is made.
- (h) Beginning July 1, 2023, the sanitation service rates and fees will be adjusted annually, according to the Consumer Price Index figure relative to the United States as a whole for the month of May most recently issued by the Bureau of Labor Statistics of the United States Department of Labor; however these cost of living adjustments will be limited to 5% per twelve month period

BE IT ORDAINED that the Mayor and Council determine that it is in the best interest of the City to enact these rate changes for the City's Sanitation Fund.

Motion:	Councilman Holmes moved for approval of Ordinance #17-22 to become effective on May 2, 2022 and to waive the second reading
Second:	Councilman Lauritsen
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval

Action Item 17	Motion – Issuance of GICH Letter
The Warner Robins Housing Team recommends the approval of the 2022 low-income housing tax credit letter of support be issued to Zimmerman Properties for the “Flats at Lake View” Development.	
Motion:	Councilman Lauritsen moved for approval
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Lauritsen, Lashley, Holmes and Curtis voted for approval

Citizen Comments: Alex Talley, Louise McBride, Jim Taylor, Robin Gossline, Karen Rodriguez, VeJay

Adjournment: 7:23 pm

Next Regular Council Meeting: Monday, May2, 2022



Mandy Stella
City Clerk