

City of Warner Robins
Draft Council Agenda
August 17, 2026
Council Chambers
700 Watson Blvd. Warner Robins, GA 31093
Immediately Following Pre-Council Meeting

Opening Prayer Led by – Pastor Dwayne Evors; City Church Warner Robins
Pledge of Allegiance by – Girl Scout Troup 60609 and 60007

Mayor Calls Meeting to Order

Adoption of the Agenda: Motion –
Second –

Announcements:

- First Tee Middle Georgia
- Perkins Park Public Input Session
- Operation Reawaken Demolition

Proclamations/Awards/Presentations:

- Presentation – 2026 Burger Week Shirt and Art Reveal
- Awards – Employee Service Awards

1. Formal Public Comments Pertaining to Current Agenda Items

2. Consent Agenda – **Bibb**

- A. August 3, 2025 Meetings One Minutes
- B. Resolution – Employee Promotions
- C. Resolution – Gallagher Risk Management Renewal
- D. Resolution – GeorgiaLink

3. Purchasing Consent Items – **Curtis**

- A. Resolution – All American Concrete (Utilities)
- B. Resolution – Tri Scapes, LLC, Amendment NO. 1 (Stormwater Compliance)
- C. Invoice/Proposal Approvals
 - I. City Clerk's Office – Middle Georgia Regional Commission (Clean Air Coalition Dues); \$20,077.00
 - II. City Clerk's Office – DivcoData(2026 Postage Tax Bills); \$20,461.73
 - III. Police Department -Verastern LMIS (Software subscription); \$32,741.10
 - IV. Police Department – Power DMS (Software/Subscription); \$69,320.10
 - V. Police Department – Legion Public Safety (Vehicle outfitting); \$16,972.40
 - VI. Fire Department – Central Square – One Solutions (Software license); \$11,432.60
 - VII. Community and Economic Development – Cumulus Media (Advertising); \$20,000.000
 - VIII. Stormwater Compliance – JSW Trenchless (Storm drain culvert); \$49,000.00

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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4. Motion – Rezoning Petition – City of Warner Robins/0.31 acres/325 Curtis St and 325 ½ Lydick Ave/M-1 [Wholesale and Light Industrial District] to R-3 [General Residential District] – **Holmes**
5. Motion – Rezoning Petition – City of Warner Robins/0.42 acres/329 Curtis St/M-1 [Wholesale and Light Industrial District] to R-2 [Single-Family Residential District] – **Lauritsen**
6. Motion – Rezoning Petition – City of Warner Robins/0.24 acres/402 North 5th St/R-3 [General Residential District] to R-2 [Single-Family Residential District] – **Lashley**
7. Motion – Rezoning Petition – City of Warner Robins/0.42 acres/409 Young Ave/R-3 [General Residential District] to R-2 [Single-Family Residential District] – **Mack**
8. Motion – Rezoning Petition – City of Warner Robins/0.66 acres/412 North 5th St. and 414 North 5th St/ R-3 [General Residential District] to R-2 [Single-Family Residential District] – **Bibb**
9. Motion – Authorization of Filing Condemnation Orders – **Curtis**
10. Resolution – Ryan Morrison; Technical Reviews (WRPD) – **Holmes**
11. Ordinance – City of Warner Robins Classification Plan Update – **Lauritsen**
12. Ordinance – Budget Transfer (Neighborhood Improvement Projects) – **Lashley**
13. Ordinance – Budget Transfer (Vehicle Purchases) – **Mack**

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, August 3, 2026**Immediately Following Pre-Council Meeting****Council Chambers**

Presiding: Mayor LaRhonda W. Patrick

City Officials Present:

Councilman Keith Lauritsen
Councilman Kevin Lashley
Councilman Charlie Bibb

Councilman Larry Curtis
Councilman Clifford Holmes
Councilman Derek Mack

City Officials Absent:

Regular Meeting of Warner Robins City Council

Opening Prayer: Bishop Harvey Bee; The Winning Church

Pledge of Allegiance: Battalion Chief Brian White; Warner Robins Fire Department

Call to Order: 5:57 p.m.

Adoption of the Agenda: Councilman Lauritsen motioned to adopt the agenda with the addition of personnel to the closed session. 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:

- Award – Georgia Municipal Association Recognition; Artiffany Stanley

Action Item 1	Mayor and Council City of Civility Pledge
We recognize that the way we govern is as important as the decisions we make. We pledge to conduct ourselves with honesty, professionalism, courtesy, and respect in every interaction with one another, our staff, and the citizens we serve. We will listen with open minds, value differing perspectives, and engage in thoughtful and respectful discussion, even when we disagree. We will focus our debate on issues and ideas, never on personal attacks, and we will strive to foster collaboration in the best interests of our community.	

We will uphold the dignity of public office by demonstrating integrity, transparency, accountability, and ethical leadership.

We will encourage meaningful public participation and ensure that every person is treated with respect and fairness.

Together, we reaffirm our commitment to the principles of the Georgia Municipal Association's City of Civility initiative and dedicate ourselves to serving the people of Warner Robins with honor, respect, and civility.

This is our pledge to one another, to our organization, and to the citizens of the City of Warner Robins.

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

Action Item 2	Formal Public Comments Pertaining to Current Agenda Items
	• Rhonda Moore #6 • Kimberly Pritchett #6 • Cindy Rogers #7 • Chris Pritchett #6 • Jason Heisterkamp #5 • Deborah Edmonson #5 • Cathy Talton #5
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 3	Consent Agenda
	A. July 20, 2025 Meetings One Minutes B. July 20, 2025 Meetings Two Minutes C. Resolution – Employee Promotions D. Resolution – Bank Signature Amendment – (GA Fund 1 accounts) E. Resolution – Bank Signature Amendment – (Synovus)
Motion:	Councilman Mack 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 3 (A)	July 20, 2026 Meeting One Minutes
The minutes of the Regular Meeting One of July 20, 2026 were presented for approval.	

Action Item 3 (B)	July 20, 2026 Meeting Two Minutes
The minutes of the Regular Meeting Two of July 20, 2026 were presented for approval.	

Action Item 3 (C)	Resolution – Employee Promotions
A resolution of the Mayor and Council to approve the following promotions: - Demarrion Polk, promoted from UT Maintenance Worker III (Sewer), Job Class #9206 Grade 11, Utility Department to UT Maintenance Crew Leader (Sewer), Job Class #9202, Grade 15, Utility Department, to be effective August 3, 2026. - Aunesha Brantley, promoted from Customer Service Specialist, Job Class #2307, Grade 10, General Administration to Senior Customer Service Specialist, Job Class, #2306, Grade 12, General Administration, to be effective August 3, 2026. - Riley Utter, promoted from Transport Officer, Job Class #6018, Grade 11, Police Department to Police Officer, Job Class #6008, Grade 602, Police Department, to be effective August 3, 2026. - Nigille Stewart, promoted from Customer Service Specialist, Job Class #2307, Grade 10, General Administration to Accounts Payable Technician, Job Class #2006, Grade 12, Finance Department, to be effective August 3, 2026.	

Action Item 3 (D)	Resolution – Bank Signature Amendment – (GA Fund 1 accounts)
A resolution of the Mayor and Council approve that Lydia Humphrey, Interim Assistant Finance Director/Principal Accountant, is hereby removed as an authorized signatory and representative for the	

City's Georgia Fund 1 investment accounts, and that Dr. Sharon Hall, Finance Department Director, is hereby designated as an authorized signatory and representative for those accounts and that all other previously authorized representatives and signatories for the City's Georgia Fund 1 investment accounts shall remain unchanged unless modified by subsequent action of the Mayor and Council.

Action Item 4	Purchasing Consent Agenda Items
A. Resolution – Bradley’s Repair and Lawn Care (Engage WR Landscape Maintenance) B. Resolution – North America Fire Equipment Co, Inc. Amendment No. 1 (WRFD Uniforms) C. Resolution – Motorola Solutions (WRFD) D. Invoice/Proposal Approvals I. General Administration – Associated Systems Incorporated (ASI); \$18,578.75 II. Community and Economic Development – Jubilee Décor, LLC; \$23,000.00 III. Community and Economic Development – Butler Snow LLP; \$16,110.00 IV. Building and Inspections – Comcate Software, Inc; \$10,518.61 V. City Clerk’s Office – Middle Georgia Regional Commission; \$114,089.30	
Motion:	Councilman Holmes moved for the approval.
Second:	Councilman Lashley
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 4 (A)	Resolution – Inframark LLC d/b/a ESG Operations - Amendment 18 (Utilities; Water, Wastewater and Gas)
A resolution to authorize to execute the attached contract between Bradley’s Repair and Lawn Care (“Contractor”), and the City of Warner Robins, Georgia (“City”), for a term beginning August 1, 2026, and ending July 30, 2027, whereby Bradley’s Repair and Lawn Care will provide landscape and grounds maintenance services for designated Engage Warner Robins properties described in the scope of work and prices identified in Bid No. 26-CED-4781 documents.	

Action Item 4 (B)	Resolution – North America Fire Equipment Co, Inc. Amendment No. 1 (WRFD Uniforms)
A resolution to authorize Mayor LaRhonda W. Patrick to execute Amendment No. 1 to the contract between North America Fire Equipment Co., Inc. North America Fire Equipment Co. Inc. (“Contractor”) and the City	

of Warner Robins, Georgia ("City"), which was originally approved by the Mayor and Council on January 5, 2026, for the purchase of uniforms and firefighting gear.

Action Item 4 (C) Resolution – Motorola Solutions (WRFD)

A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached service agreement between MOTOROLA SOLUTIONS, and the City of Warner Robins, Georgia, whereby MOTOROLA SOLUTIONS agrees to provide maintenance for all radio communication equipment for the Fire Department, in an amount not to exceed \$10,449.00.

Action Item 4 (D) Invoice/Proposal Approvals

- I. General Administration – Associated Systems Incorporated (ASI); \$18,578.75
- II. Community and Economic Development – Jubilee Décor, LLC; \$23,000.00
- III. Community and Economic Development – Butler Snow LLP; \$16,110.00
- IV. Building and Inspections – Comcate Software, Inc; \$10,518.61
- V. City Clerk's Office – Middle Georgia Regional Commission; \$114,089.30

Action Item 5 Ordinance #20-26 – Annexation – Castaway Self Storage & Carwash, LLC/727 Old Perry Road and 2717 Hwy 127/13.53 acres

Ordinance # 20-26 of the Governing Authority of the City of Warner Robins 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 CASTAWAY SELF STORAGE & CAR WASH, LLC to annex the properties which are more particularly described as follows, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lots 246 of the 10th Land District, Houston County, Georgia, labeled as "Survey for Castaway Self Storage & Car Wash, LLC," together consisting of 13.53 acres as shown on a plat of survey drawn by McLeod Surveying, registered land surveyor, dated January 3, 2026, said plat and the recorded copy thereof are of record in Plat Book 86, Page 131, Houston County Superior Court, Houston County, Georgia, a copy of which is incorporated herein for reference.

The properties are located at 2717 Hwy 127 and 727 Old Perry Road.

WHEREAS, the said land of CASTAWAY SELF STORAGE & CAR WASH, 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 CASTAWAY SELF STORAGE & CAR WASH, LLC, on April 24, 2026 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 the ordinance #20-26
Second:	Councilman Curtis
Outcome:	Councilmen Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval. Councilman Mack voted in opposition.

Action Item 6	Ordinance #21-26 – Annexation – Carter Sisters Properties LLC/4.53 acres/100 & 104 S Amanda Place
Ordinance # 21-26 of the Governing Authority of the City of Warner Robins annexing tracts or parcels of land contiguous to the existing corporate limits of the city, and for other purposes. CARTER SISTERS PROPERTIES, 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 Houston County, Georgia, described in Deed Book 8582, Page 307, Houston County Clerk's Office, Houston Superior Court, Perry, Georgia. The property is 3.94 acres and is commonly known as 100 S. Amanda Place, Warner Robins, GA 31088, AND, all that tract or parcel of land lying and being in Houston County, Georgia, described in Deed Book 8582, Page 307, and Plat Book 9, Page 112, Houston County Clerk's Office, Houston Superior Court, Perry, Georgia. The property is .59 acres and is commonly known as 104 S. Amanda Place, Warner Robins, GA 31088. The properties are located at 100 & 104 S Amanda Place. WHEREAS, the said land of CARTER SISTERS 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 CARTER SISTERS PROPERTIES, LLC, on May 29, 2026 is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

Motion:	Councilman Curtis moved for the approval of the ordinance #21-26 and to waive the second reading.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 6 (A)	Rezoning Petition – R-1 [Single-Family Residential][County] to C-2 [General Commercial District][City]
A motion to approve the rezoning petition from Carter Sisters Properties, LLC of the rezoning of the approved annexation at 100 and 104 S. Amanda Place with the following stipulations: a. No commercial access shall be granted from S Amanda Place or S Houston Lake Road; commercial access is to be established through interparcel connectivity from the adjoining commercial tract, via the traffic signal at Smithville Church Road and S Houston Lake Road b. The existing natural buffer that exists along property lines abutting residential district shall be enhanced so as to provide year-round, opaque screening to result in a complete buffer totaling 50 feet. c. A photometric and lighting plan shall accompany any plans for commercial development	
Motion:	Councilman Curtis moved for the approval of the rezoning with the stipulations listed.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 7	Motion – Rezoning Petition – Alamo Opportunity Fund LLC/8.741 acres/East side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision
A motion to approve the rezoning petition from Alamo Opportunity Fund, LLC of the rezoning of property totaling 8.741 acres located along the east side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision, from the zoning of R-1[Single-Family Residential] to the zoning of PDE [Planned Unit Development Extraordinary District] with the following stipulations:	

- a. The proposed landscape buffer for the overall site shall be established as part of Phase 1 of development.
- b. No construction activity shall occur on the property until access to the property from HWY 41 is obtained with all required approvals.

Motion:	Councilman Lauritsen moved for the approval of the rezoning with the stipulations listed.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 8	Motion – Rezoning Petition – Estates AT LK, LLC/42.12 acres/West side of Estates Way
A motion to approve the rezoning petition from Estates AT LK, LLC of the rezoning of property totaling 42.12 acres located West side of Estates Way, Tax Parcel [061 006] Lots 42 and 63, from the zoning of M-2[Industrial District] to R-1[Single-Family Residential District].	
Motion:	Councilman Lashley moved for the approval of the rezoning.
Second:	Councilman Curtis
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Motion – Special Exception – Delilah Varnum/101 Regency Court/Peer Supported Recovery Residence (Group Home)
A motion to approve the special exception request for 101 Regency Court requested by Delilah Varnum for permission to operate a peer-supported recovery residence (group home), subject to the provisions of Appendix C, section 97 of the zoning code.	
Motion:	Councilman Mack moved for the approval of the special exception.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 10	Resolution – Renaming of Wright Drive
A motion to approve resolution of the Mayor and Council of the City of Warner Robins, who wish to honor Councilman Lee posthumously by renaming Wright Drive to Daron D Lee Drive, NOW,	

THEREFORE, I motion for approval of a resolution that in recognition of his civic duty, the municipal roadway system for the City of Warner Robins be amended to change the name of “Wright Drive” to “Daron D Lee Drive.”	
Motion:	Councilman Curtis moved for the approval.
Second:	Councilmen Mack, Bibb, Lauritsen, Lashley and Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 11	Resolution – Tri Scapes, LLC (Simpson/Peavy Renovations)
A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached Standard Form of Agreement between Owner and Design/Builder for renovations at Simpson-Peavy Park and North Houston Sports Complex between Tri Scapes, LLC, and the City of Warner Robins, Georgia, whereby Tri Scapes, LLC, will provide those services as outlined and per the terms of the attached 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 12	Resolution – Destination Marketing Services Agreement
A resolution to authorize Mayor LaRhonda W. Patrick to execute execute the Destination Marketing Services Agreement between the City of Warner Robins, Georgia and the International City Tourism Bureau, Inc., whereby the International City Tourism Bureau, Inc. will serve as the designated Destination Marketing Organization for the City of Warner Robins under the terms and conditions of that agreement.	
Motion:	Councilman Bibb moved for the approval.
Second:	Councilman Mack
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Citizen Comments: Robert Berringer, Rhonda Moore, Delilah Varnum, Tim Bergyl, Kimberly Pritchett
Council Comments

Executive Session: Mayor Patrick requested a motion to enter an executive session for Real Estate and Personnel. Councilman Lauritsen motioned for Executive Session for Real Estate and Personnel. Councilman Bibb seconded the motion for Real Estate and Personnel. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval of the executive session. The regular council meeting was suspended at 7:49 pm, and the governing body convened into executive session at 7:59 pm; the executive session ended at 8:51pm. The City Clerk is in possession of the executive session minutes.

Mayor Patrick requested a motion to reconvene the meeting at 8:54 pm. Councilman Mack motioned for the request. Councilman Lauritsen seconded. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Adjournment: 8:54 pm

Next Regular Council Meeting: August 17, 2026

Mandy Stella
City Clerk

STAFF REPORT

DEPARTMENT: HUMAN RESOURCES
 SUBMITTED BY: KEN FENNELL & MELANIE BYER
 MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Employee Promotions

Two employees are recommended for promotion by their respective department directors.

STAFF RECOMMENDATION

Approve employee promotions submitted by department directors.

BUDGET AND PROCUREMENT

Budgeted Item: Yes/No

Included In Current Operating Budget: Yes/No

Fiscal Impact: Yes/No

Total Project Cost: \$10,043

Included In Current Capital Budget: N/A

Appropriations: N/A

Account Title / Number	Dollar Amount
Frank Goins Jr. – 5054400 511100	\$2.5097 hourly increase
Sammy Green – 5054400 511100	\$3.1961 hourly increase

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	N/A

ITEM DESCRIPTION

Vacancies are generated when employees retire, resign, or are separated in other ways. Department Directors request that the vacant position be advertised externally or internally only. This process requires posting the job, receiving applications from outside persons, job interest forms from current employees, interviews, and other steps. After completion of the process, if a current employee is

selected to fill the position rather than an outside applicant and the new job is a higher pay grade than the employee's current pay grade, then it is considered a promotion. The department director then requests a resolution for promotion be presented to the Mayor and Council for the employee to be promoted. This typically involves the employee's salary being increased to the minimum rate of the higher class, or a 10% pay increase whichever is higher. Human Resources reviews the submitted hiring process paperwork to ensure the approved steps were followed and submits a resolution for approval of the requested promotion made by the department director.

ALTERNATIVES

Disapprove the requested promotion and operate below staff. This impacts task efficiency.

ATTACHMENTS

1. Promotion Resolution

CITY OF WARNER ROBINS
STATE OF GEORGIA

RESOLUTION

WHEREAS, the following employees are recommended for promotion by their respective Department Director,

WHEREAS, the Mayor and City Council deem such recommendations beneficial,

NOW, THEREFORE, BE IT RESOLVED that these promotions be approved as follows:

-1-

Frank Goins Jr., promoted from Equipment Operator (Water), Job Class #9105 Grade 10, Utility Department to UT Maintenance Crew Leader (Water), Job Class #9102, Grade 15, Utility Department, to be effective August 17, 2026.

-2-

Sammy Green, promoted from Heavy Equipment Operator (Water), Job Class #9103 Grade 12, Utility Department to UT Maintenance Crew Leader (Water), Job Class #9102, Grade 15, Utility Department, to be effective August 17, 2026.

This _____ day of _____, 2026

By: _____ LaRhonda W. Patrick, Mayor

ATTEST:

_____ Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: HUMAN RESOURCES SUBMITTED

BY: NIKKI Peachey

Meeting Date : August 17, 2026

AGENDA ITEM

Enter Title of Item As It Should Appear On Meeting Agenda

Renewal of Arthur J. Gallagher Risk Management Services, Inc for a period of one year.

STAFF RECOMMENDATION

Approve the renewal of Arthur J. Gallagher Risk Management Services,
Inc 08/31/2026 - 08/31/2027

BUDGET AND PROCUREMENT

Budgeted Item: Yes/NoIncluded In Current Operating Budget: Yes/NoFiscal Impact: Yes/NoTotal Project Cost: \$25,000Included In Current Capital Budget: Yes or NoAppropriations: Yes/No

Account Title / Number	Dollar Amount
Account – 605-552100	\$25,000

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	N/A

ITEM DESCRIPTION

Arthur J. Gallagher Risk Management Services, Inc. has served as the City of Warner Robins' insurance broker since 2014, providing insurance brokerage services as well as expert consulting in workers' compensation and loss control.

ALTERNATIVES

Disapprove the renewal of the agreement with Arthur H. Gallagher Risk Management Services, Inc. The City will need to seek a new insurance broker to provide the necessary services.

ATTACHMENTS

1. Resolution
2. Proposal Summary

DRAFT

CITY OF WARNER ROBINS
STATE OF GEORGIA

RESOLUTION

WHEREAS, the Insurance Committee recommends the City renew an agreement with Arthur J Gallagher Risk Management Services, Inc. for workers compensation and loss control consulting services in the amount of \$25,000; and

WHEREAS, the Mayor and Council deem such recommendation to be beneficial.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick and City Clerk Mandy Stella to renew the agreement signed on August 18, 2025 with Arthur J Gallagher Risk Management Services, Inc. for a period of one year.

This _____ day of August, 2026.

CITY OF WARNER ROBINS

BY: _____
LaRhonda W. Patrick, Mayor

ATTEST

Mandy Stella, City Clerk

**STATE OF GEORGIA
CITY OF WARNER ROBINS**

RESOLUTION

BE IT RESOLVED that Mayor and Council of the City of Warner Robins hereby authorize Mayor LaRhonda W. Patrick to execute an Agreement for Representation with GeorgiaLink Public Affairs Group, LLC, to actively represent Warner Robins on interests in Georgia.

This 17th day of August, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

John S. "Trip" Martin, III
H. Boyd Pettit, III
Arthur B. "Skin" Edge, IV
James H. "Jay" Roberts
Alyse Murray
Brad Bohannon



50 Hurt Plaza
Suite 704
Atlanta GA 30303
Telephone: 404.659.0001
Facsimile: 404.223.6910
info@georgialink.com

AGREEMENT FOR REPRESENTATION

Subject to the terms and conditions hereinafter set forth, Warner Robins engages GeorgiaLink Public Affairs Group, LLC. (GeorgiaLink) to aid and counsel Warner Robins with respect to legislative, regulatory, and related government issues considered by the Georgia legislature and appropriate regulatory agencies, as requested by Warner Robins concerning the Municipal Property Act and other general business issues.

GeorgiaLink agrees to undertake lobbying, monitoring, and informing Warner Robins of legislative and regulatory proposals regarding its industry and its professional and general business issues.

TERM/FEE/BILLING PROCEDURE

This Agreement is to commence on the 1st day of January 2026 and continue through the 31st day of May 2026.

As previously discussed, Warner Robins will retain the services of GeorgiaLink for five months at a monthly rate of \$10,000.00. The stipulated retainer includes all incidental expenses, except necessary travel and special functions, approved in advance by Warner Robins.

Fee statements and expenses incurred are to be submitted to Warner Robins marked to the attention of Mayor LaRhonda Patrick.

REPORTING

GeorgiaLink will communicate directly with Mayor LaRhonda Patrick and others as requested.

LOBBYIST REGISTRATION/NO CONFLICT OF INTEREST

GeorgiaLink represents that John S. Martin, III, H. Boyd Pettit, III, Arthur B. Edge, IV, Jay Roberts, Alyse Murray, and Brad Bohannon are registered lobbyists under the applicable laws of the State of Georgia and are free to engage, without conflict with the interest of any other client or interference from other activity, in the work necessary to actively represent Warner Robins on interests in Georgia in encouraging or discouraging various legislative and regulatory actions which pertain to its professional and general business issues.

Agreement for Representation (cont.)

PROPRIETARY INFORMATION

By acceptance of this Agreement, GeorgiaLink acknowledges that it may have access to certain confidential information about Warner Robins and its affiliated companies. Such confidential information is the valuable, special, and unique property of Warner Robins. Accordingly, during or after the term of this Agreement, GeorgiaLink agrees not to make any use or disclosure of such confidential information to any other person for any reason or purpose whatsoever except in furtherance of and pursuant to the purposes for which they are engaged by Warner Robins.

LEGAL USE OF FUNDS

Additionally, GeorgiaLink represents to Warner Robins that they will make no disbursement or other payments of any kind or character out of the compensation paid to GeorgiaLink hereunder, or with any other fund, or take or authorize the taking of any other action which contravenes any statute or rule, regulation or order of any jurisdiction, including the State of Georgia.

PROFESSIONAL RELATIONSHIP

Martin, Pettit, Edge, Roberts, Murray, and Bohannon are independent contractors and not agents or employees of Warner Robins. GeorgiaLink's representation is limited to the scope described herein. GeorgiaLink does not have the authority to bind Warner Robins.

STATE REPORTS

GeorgiaLink agrees to submit all reports required by state law within the legal time frame to the Secretary of State of Georgia and/or other agencies or entities as may be required by virtue of their engagement and their performance of services herewith.

This 28th day of December 2025.

WARNERS ROBINS

By: _____

Its: _____

GEORGIALINK PUBLIC AFFAIRS GROUP, LLC

By: *Julie Stringer*

Its: President

REVIEWED AS TO FORM

Julie Stringer
CITY ATTORNEY
SUBJECT TO MAYOR AND COUNCIL APPROVAL

STAFF REPORT

DEPARTMENT: UTILITIES

SUBMITTED BY: MONTIE WALTERS

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Enter Title Of Item As It Should Appear On Meeting Agenda

BID NO 26-U-4790 Annual Contract for Driveways, Sidewalks, Curb & Gutter Repairs

STAFF RECOMMENDATION

Annual Contract for Driveways, Sidewalks, Curb & Gutter Repairs to be awarded to All American Concrete Byron, GA. As-Needed Indefinite Delivery/Indefinite Quantity Contract for Driveway Installation Services (Fixed Unit Prices).

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$3,182.00

Included In Current Capital Budget: No

Appropriations: Yes

Account Title / Number	Dollar Amount
BID NO 26-U-4790 Annual Contract	Fixed Unit Prices

ITEM DESCRIPTION

A necessary resource of Driveways, Sidewalks, Curb & Gutter Repairs. With this, we would like to use All American Concrete for as needed services.

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 request, and rebid the engagement. Pursuing this option could mean needing to delay possible timely Driveways, Sidewalks, Curb & Gutter repairs so that an alternative contract could be completed and bid out through city processes.

ATTACHMENTS

- 26-U-4790 Annual Contract for Driveways, Sidewalks, Curb & Gutter Repairs

**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 between All American Concrete (“Contractor”), and the City of Warner Robins, Georgia (“City”), for a term beginning September 1, 2026 and expire on August 31, 2027 whereby All American Concrete will provide repairs of driveways, sidewalks, curbs and gutters in accordance with Bid No: 26-U-4790.

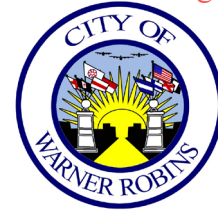
This 17th day of August, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk



ANNUAL CONTRACT FOR SERVICES

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

CONTRACTOR: All American Concrete
307 Madison Place Pkwy.
Byron, GA 31008

BID NO./TITLE: 26-U-4790 Annual Contract for Driveways, Sidewalks, Curb & Gutter Repair Services

This Contract is made and entered into this **17th** day of **August 2026**, by and between **ALL AMERICAN CONCRETE**, (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. Invitation to Bid No. 26-U-4790
 - b. General Instructions to Bidders, Terms and Conditions
 - c. Exhibit A: Scope of Work
 - d. Exhibit B: Standard Design Details
 - e. Exhibit C: Bid Price List
2. Contract Term: The initial term of this Contract shall commence on the Effective Date of **September 1, 2026 and expire on August 31, 2027**. Upon expiration of the initial term, and on each anniversary of the Effective Date thereafter, this Contract shall automatically renew for up to four (4) successive one (1) year renewal terms, unless either party provides written notice of its intent not to renew at least thirty (30) days prior to the expiration of the current term. In no event shall the total duration of the Contract, including the initial term and all renewal terms, exceed five (5) years. All terms and conditions of this Contract shall remain in full force and effect during any renewal term unless amended in writing and signed by both parties.
3. Scope of Services: The Contractor is responsible for performing the scope of services set forth in Exhibit A (the “Work”), and generally described as follows:

Repair, replacement, or removal and replacement of concrete driveways, sidewalks, and curb and gutter sections throughout the corporate limits of the City of Warner Robins, including all labor, materials, equipment, traffic control, and qualified personnel necessary

to perform the Work. Services shall include site layout, restoration of disturbed roadway and roadside areas, and all incidental work required to complete each service order.

4. Contract Price: The City shall pay Contractor in accordance with the rates set forth in the Contractor's proposal, attached hereto and incorporated herein as Exhibit C, 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. Commencement of Work; Indefinite Quantity
 - 5.1 During the term of this Contract, the City may, in its sole discretion, request the Contractor to perform Work on an as-needed basis. Each request for Work shall be authorized by a Purchase Order issued by the City or by other written authorization issued by the City. The Purchase Order or written authorization shall identify the Work to be performed and may specify the applicable scope, location, or other project-specific requirements.
 - 5.2 The Contractor shall not commence or perform any Work under this Contract unless and until the Contractor has received a Purchase Order or other written authorization issued by the City. The Contractor performs any Work undertaken without such authorization at its sole risk and expense, and the City shall have no obligation to compensate the Contractor for unauthorized Work.
 - 5.3 The City shall have no obligation to any expenditure commitment or minimum purchase quantity under this Contract. All Work shall be requested solely at the City's discretion, subject to the availability of appropriated funds and the City's operational needs.
6. Payment Procedures
 - 6.1 The City will process payment requests monthly following inspection and approval of services rendered.
 - 6.2 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.
 - 6.3 All invoices must be submitted via email to the following address, wrinvoices@wrga.gov.
 - 6.4 The City will pay all undisputed amounts via check within thirty (30) days of receipt and approval of a properly prepared invoice.
7. Termination
 - 7.1 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.
 - 7.2 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 as specified herein (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.

8. 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.
9. Insurance
 - 9.1 Throughout the term of this Contract, and for any period during which the Contractor is performing Work under this Contract, the Contractor shall procure and maintain, at its sole cost and expense, insurance issued by insurers authorized to do business in the State of Georgia with the following coverages, at a minimum:
 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: \$2 Million
 - 9.2 Such insurance shall be endorsed to name the City of Warner Robins as an additional insured party.
 - 9.3 Before commencing any Work, and upon renewal of any policy during the term of this Contract, the Contractor shall furnish the City with certificates of insurance and, upon request, copies of the applicable policy endorsements demonstrating compliance with this Section.
 - 9.4 The Contractor shall provide the City with written notice of any cancellation, non-renewal, or material reduction in the required insurance coverage promptly after the Contractor receives notice from its insurer, or as otherwise required by the applicable insurance policy.
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 perform services 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. Employment Authorization Program

- 12.1 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.
- 12.2 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.
- 12.3 The Contractor shall comply with any and all applicable requirements and provisions set forth in O.C.G.A. § 13-10-91.
- 12.4 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.

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

14. 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.

15. 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

ALL AMERICAN CONCRETE

Signature: _____
LaRHONDA W. PATRICK
MAYOR

Signature: _____

Print Name: _____

Title: _____

Date: _____

ATTEST: _____
MANDY STELLA
CITY CLERK

ATTEST: _____

DRAFT

Exhibit A

Scope of Work

The Contractor shall provide all labor, materials, equipment, traffic control, and qualified personnel necessary to perform the repair, replacement, or removal of concrete driveways, sidewalks, and curb and gutter sections. Services shall include site layout, restoration of disturbed roadway and roadside areas, and all incidental work required to complete each service order.

The scope of work shall include, but not be limited to, the following, and shall include any items which would be reasonably expected to be foreseen by the contractor in the normal performance of work:

Driveways, Sidewalks, Curb & Gutters:

- Form and pour 4" thick, 3000 PSI concrete for the repair of sidewalks, driveways, and/or curb & gutters over compacted earth 3' from the back of the curb.
- Width 60" sidewalk to have 1" deep by 1/4" wide scored joints every 5' apart. Intersects other paved surfaces.
- Work performed must adhere to the design and specification standards as shown in Exhibit B (Standard Details).
- Proper grading and cleanup of surfaces related to sidewalks, stamping, curb and gutter and driveway repairs.
- If required, Detectable Warning Pads meeting latest ADA requirements to be installed at road crossings.
- Jobs must be completed within 2 (two) weeks of notification.
- Contractor is responsible for providing traffic control as necessary.

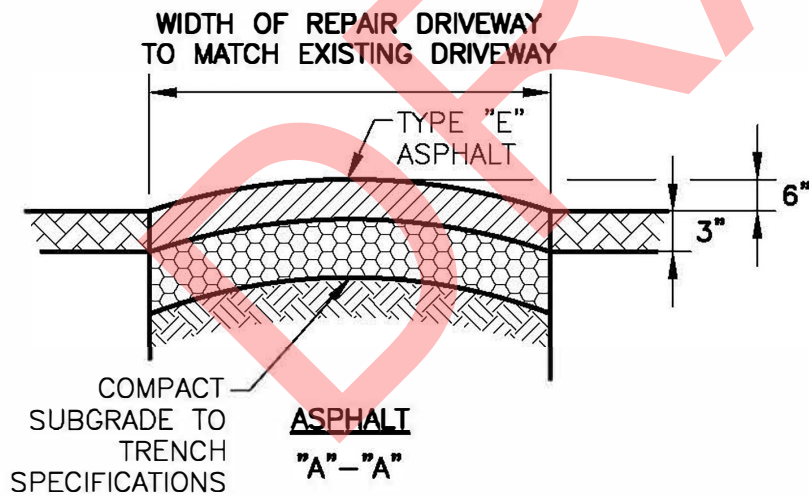
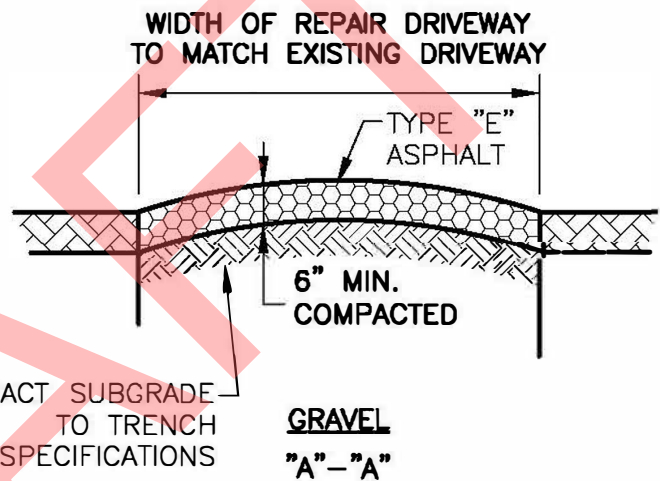
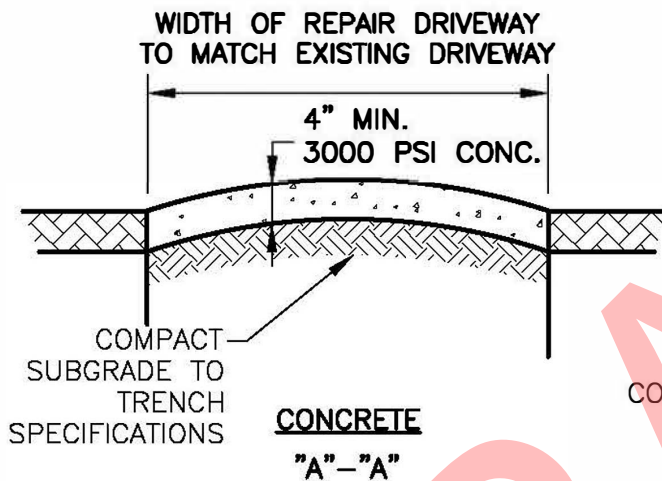
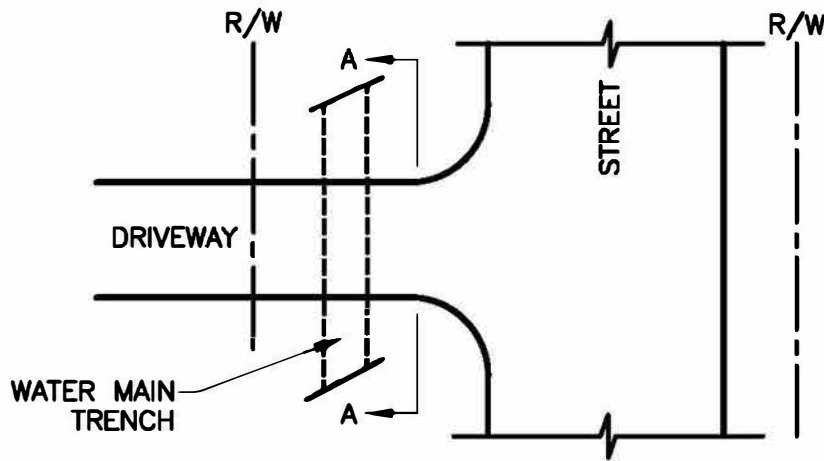
Mailbox Replacement and Repair:

- Removal and/or replacement of the existing mailbox and all associated components including the mailbox, door, frame, post, base, and any concrete foundation or footing.
- Removal and proper disposal of unused, damaged, or demolished materials and debris.
- Furnish and install new custom mailboxes as directed to include the frame, post, base, mailbox door, hardware and fasteners, and components necessary to provide a complete and functional structures matching the approved design and specifications.
- Replacement of custom mailboxes shall be priced on a case-by-case basis through an itemized quote submitted to the City for review and approval prior to the commencement of work.
- An itemized quote detailing all labor, materials, equipment, and associated costs shall be submitted to authorized City personnel for review and written approval. No work shall begin until written approval has been received.

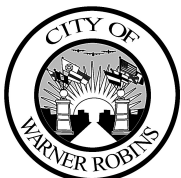
Exhibit B
Standard Design Details

Exhibit B continues on the following page(s).

DRAFT



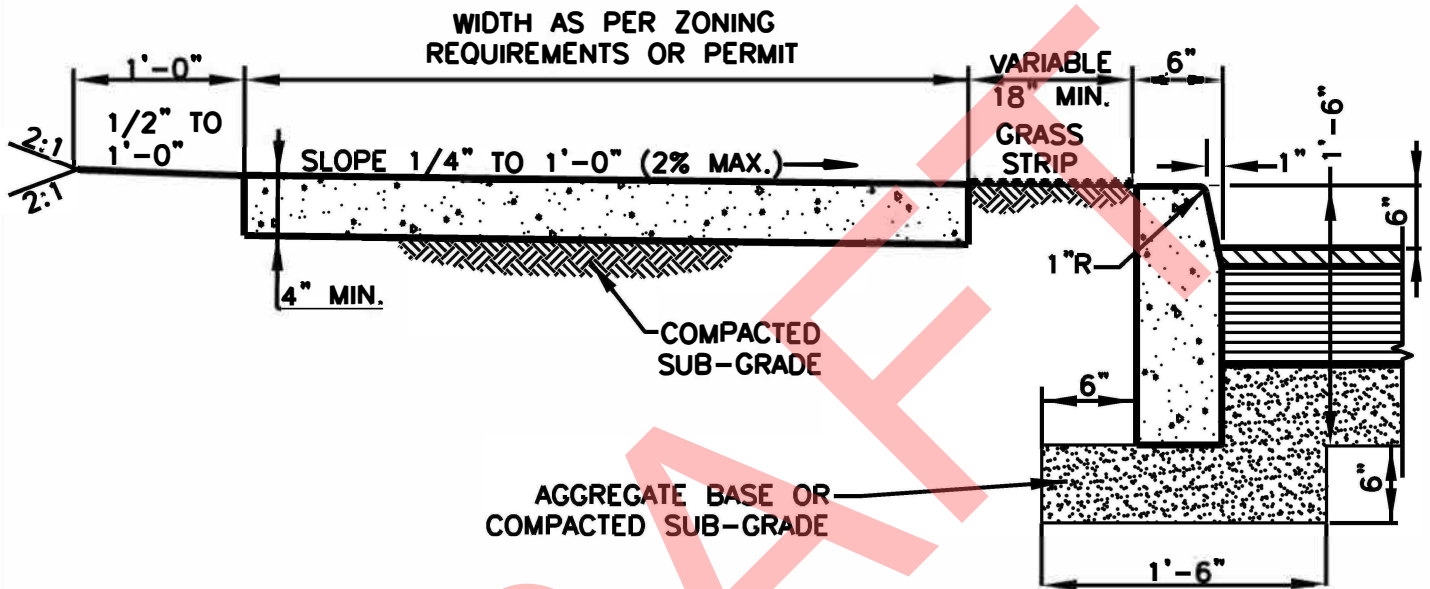
NOTE:
1. FINISHED GRADE TO BE FLUSH WITH THE EDGE OF THE DRIVE—TYPICAL ALL DRIVES.



STANDARD DETAILS

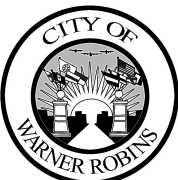
DRIVEWAY CUT REPAIRS

CONCRETE, GRAVEL & ASPHALT



NOTES:

1. **SIDEWALK** SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
2. **CONCRETE** SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
3. **EXPANSION JOINTS** SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.
4. **PREFORMED BITUMINOUS MATERIAL** SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W



STANDARD DETAILS

**CONCRETE SIDEWALK AND
CONCRETE HEADER CURB**

Exhibit C
Bid Price List

26-U-4790 Annual Contract for Driveway, Sidewalk, Curb & Gutter Repairs
Vendor: All American Concrete
307 Madison Place Parkway, Byron, GA 31008

Line #	Description	Quantity	Unit of Measure	Unit Price
1	0-7	1	Sq. Yds	\$2,000.00
2	8-28	1	Sq. Yds	\$180.00
3	29-56	1	Sq. Yds	\$144.00
4	≥ 57	1	Sq. Yds	\$108.00
5	Complete Mailbox Replacement (standard)	1	Each	\$750.00
6*	Complete Mailbox Replacement (custom)	1	Each	

*Unit price includes the removal of the existing mailbox and all of its components, as well as any concrete in the ground for the base/frame. Dispose all unused or broken materials, parts and debris. Install new custom frame, post, base, mailbox door and all necessary components. An itemized quote must be reviewed and approved by City representative/project manager before any work is performed.

STAFF REPORT

DEPARTMENT: STORMWATER COMPLIANCE DEPARTMENT

SUBMITTED BY: KRAG A. WOODYARD

MEETING DATE: SEPTEMBER 8, 2026

AGENDA ITEM

Contract Amendment No. 1 SW-4651 Annual Contract for Landscape Maintenance of Overpass Areas

STAFF RECOMMENDATION

Allow maintenance to be performed for an additional areas to include Houston Lake Road Overpass and Russell Parkway Overpass to be maintained per the existing Contract specifications.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: No

Total Project Cost: \$7,650.00

Included In Current Capital Budget: Yes or No

Appropriations: Yes/No

Account Title / Number	Dollar Amount
5604910-522200	\$7,650.00

External Funding Sources:

Account Title / Number	Dollar Amount

ITEM DESCRIPTION

- Landscape Maintenance of Overpass Area located at Houston Lake Road.
Unit price is for one (1) quarterly service = 4 Each at \$787.50 for an annual total of \$3,150.00
- Landscape Maintenance of Overpass Area located at Russell Pkwy.
Unit price is for one (1) quarterly service = 4 Each at \$1,125.00 for an annual total of \$4,500.00

ALTERNATIVES

We could continue to keep these areas as in-house mowing areas, but with the numerous amounts of City owned properties and other areas that are currently maintained by City Staff, these factors can create a deterrent to the consistency and the ability to mow as required.

ATTACHMENTS

1. Contract Amendment NO. 1

**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 Amendment No. 1 between Tri Scapes, LLC (“Contractor”), and the City of Warner Robins, Georgia (“City”), whereby Tri Scapes, LLC will provide landscape maintenance services for designated City of Warner Robins overpass areas, including labor, materials, equipment, and qualified personnel, routine as needed maintenance, and full compliance with applicable laws and regulations to ensure safe, clean and well maintained conditions.

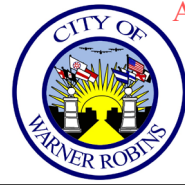
This 17th day of August, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk



CONTRACT AMENDMENT NO. 1

OWNER: City of Warner Robins
P.O. Box 9629
Warner Robins, GA 31095

CONTRACTOR: Tri Scapes, LLC
1200 Bluegrass Lakes Parkway
Alpharetta, GA 3004

BID NO./TITLE: SW-4651 Annual Contract for Landscape Maintenance of Overpass Areas

THIS AMENDMENT NO. 1 (hereinafter "Amendment"), is made and entered into this 1st day of **JULY, 2026**, by and between **TRI SCAPES, LLC.**, (hereinafter "Contractor"), and the **CITY OF WARNER ROBINS**, a Georgia municipal corporation in Houston and Peach Counties (hereinafter "City").

WHEREAS, the City and Contractor entered into the contract renewal identified as SW-4651 (hereinafter "Contract") dated effective May 18, 2026, in which the Contractor agrees to provide landscape maintenance services to City overpass areas;

WHEREAS, the parties wish to amend the Contract as set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree to amend the Contract as follows:

1. Addition of Houston Lake Road Overpass Cutting and Russell Parkway Overpass Cutting to be maintained per the existing Contract specifications and price structure included in Exhibit A, consisting of four (4) cuts annually at each location. Houston Lake Road Overpass Cutting shall be performed at a rate of \$787.50 per cut, totaling \$3,150.00 annually, and Russell Parkway Overpass Cutting shall be performed at a rate of \$1,125.00 per cut, totaling \$4,500.00 annually, for a total annual contract increase of \$7,650.00.

Except as expressly amended herein, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to Contract SW-4651 to be executed by their authorized representatives.

CITY OF WARNER ROBINS

TRI SCAPES, LLC.

Signature: _____
LaRHONDA W. PATRICK
MAYOR

Signature: _____

Print Name: _____

Date: _____

Attest: _____
MANDY STELLA
CITY CLERK

Attest: _____

Exhibit A**BID PRICE LIST**

SW-4651 Annual Contract for Landscape Maintenance of Overpass Areas

Tri Scapes, LLC.

Contract Term: July 1, 2026 – June 30, 2027

Line #	Description	Quantity	Unit of Measure	Unit	Extended
1	Landscape Maintenance of Overpass Area located at Corder Road at Peacock Drive. Unit price is for one (1) quarterly service.	4	Each	\$607.70	\$2,430.80
2	Landscape Maintenance of Overpass Area located at Russell Parkway between Moody Road & Booth Road. Unit price is for one (1) quarterly service.	4	Each	\$836.36	\$3,345.44
3	Landscape Maintenance of Overpass Area located at Moody Road at South Pleasant Hill Road. Unit price is for one (1) quarterly service.	4	Each	\$836.36	\$3,345.44
4	Landscape Maintenance of Overpass Area located at Woodland Drive at Belaire Drive. Unit price is for one (1) quarterly service.	4	Each	\$607.70	\$2,430.80
5	Landscape Maintenance of Overpass Area located at Spruce Street at Pine Terrace. Unit price is for one (1) quarterly service.	4	Each	\$607.70	\$2,430.80
6	Landscape Maintenance of Overpass Area located at Kimberly Road at Fountain Park. Unit price is for one (1) quarterly service.	4	Each	\$1,979.66	\$7,918.64
7	Landscape Maintenance of Overpass Area located at Houston Lake Road. Unit price is for one (1) quarterly service.	4	Each	\$787.50	\$3,150.00
8	Landscape Maintenance of Overpass Area located at Russell Pkwy. Unit price is for one (1) quarterly service.	4	Each	\$1,125.00	\$4,500.00
				Total Price	\$29,551.92

STAFF REPORT

DEPARTMENT: CITY CLERK'S OFFICE

SUBMITTED BY: MANDY STELLA

MEETING DATE: AUGUST 18, 2025

AGENDA ITEM

Purchasing Item – Clean Air Coalition Dues FY27

July 2026 – June 2027 Dues for Clean Air Coalition

STAFF RECOMMENDATION

Approve the payment of the FY27 Middle Georgia Clean Air Coalition membership dues of \$20,077.00

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$20,077.00

Included In Current Capital Budget: NA

Appropriations:

Account Title / Number	Dollar Amount
1001595.523600 Dues and Memberships	\$20,077.00

External Funding Sources:

Account Title / Number	Dollar Amount
NA	NA

ITEM DESCRIPTION

The Middle Georgia Clean Air Coalition (MGCAC) is a regional partnership made up of local governments, businesses, and community organizations working together to improve and maintain air quality in the Middle Georgia region. The coalition focuses on reducing air pollution, educating the public about air quality issues, and helping local jurisdictions meet federal and state clean air standards. This is especially important because air quality directly impacts the health of residents, the environment, and the region's economic growth potential.

MGCAC works closely with the Georgia Environmental Protection Division (EPD) and the U.S. Environmental Protection Agency (EPA) to monitor air quality, promote clean transportation options, encourage energy efficiency, and coordinate public awareness campaigns. Through this collaboration,

Middle Georgia communities can take proactive steps to prevent air quality violations that could result in stricter federal regulations, potential loss of transportation funding, or other economic impacts.

The item before the Mayor and City Council is the approval of the City's annual membership dues for Fiscal Year 2027 (FY27). These dues provide the necessary funding for the coalition's programs, outreach activities, and operational support. Membership ensures the City continues to have a voice in regional air quality planning efforts and benefits from the coalition's technical resources, grant opportunities, and public education initiatives.

Because this is an annual membership with a standing regional organization, there is no competitive bidding process. The Middle Georgia Clean Air Coalition is the only recognized coalition of its kind serving the Middle Georgia area, and participation requires payment of the established dues set by the coalition's governing body.

Approving this payment will maintain the City's active role in protecting local air quality, ensuring compliance with environmental regulations, and supporting regional collaboration on clean air initiatives.

ALTERNATIVES

Not approving would mean the City steps away from a coordinated, proactive approach to protecting air quality and would have to address related issues independently.

ATTACHMENTS

1. Invoice



Phone: 478-751-6160 Agenda Item #3C_I
Address: 3661 Eisenhower Pkwy, Ste. MB102
Macon, Georgia 31206
Website: middlegeorgiarc.org

Jenna S. Mashburn, Chair

Laura M. Mathis, Executive Director

Invoice

City of Warner Robins
PO Box 8629
Warner Robins GA 31095-

07/13/2026

Invoice #: 6356 Order #:

Description: FY27 Clean Air Coalition Dues July 2026-June 2027

Total Amount Due

\$20,077.00

RECEIVED

JUL 8 2026

FINANCE

STAFF REPORT

DEPARTMENT: CLERKS OFFICE_TAX OFFICE

SUBMITTED BY: MANDY STELLA

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

DivcoData Invoice

2026 Property Tax estimated invoice from DivcoData for postage for estimate of 30,449 tax bills.

STAFF RECOMMENDATION

The City of Warner Robins has an existing contract with DivcoData, LLC on this annual City property tax process, it is the recommendation that the estimated invoice be approved so that property tax notices are timely as dictated by compliance regulations of the City of Warner Robins, Georgia for Tax Digest Year 2026.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$ 20,461.73

Included In Current Capital Budget: N/A

Appropriations: Yes

Account Title / Number	Est. Dollar Amount
Professional Services 1001514-521200	\$ 20,461.73

ITEM DESCRIPTION

The estimate covers postage for approximately 30,449 tax accounts to ensure timely delivery of annual property tax bills to all property owners.

ALTERNATIVES

Not approve and rebid contract

ATTACHMENTS

1. Invoice



3721 Powers Court
 Chattanooga, TN 37416

INVOICE

DATE	Invoice No.
7/9/2026	7806-PE

CLIENT
CITY OF WARNER ROBINS, CITY CLERK P.O. BOX 8629 WARNER ROBINS GA 31095

P.O. NO.	REP
	JLD

DESCRIPTION	QTY	COST	TOTAL
POSTAGE: 2026 Taxbills	30,449	0.672	20,461.73
		TOTAL	\$20,461.73
		E-mail	
		invoice@divcodata.com	

STAFF REPORT

DEPARTMENT: POLICE DEPARTMENT

SUBMITTED BY: CHIEF WAYNE FISHER

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Versaterm LIMS-Plus annual software subscription

STAFF RECOMMENDATION

Approve the Staff Report. This module was approved in the FY27 budget for tracking purposes of evidence that is processed by the Forensics Unit for court documentation.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$32,741.10

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
1003210.521300	\$32,741.10

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

Annual software subscription fee for legacy system which was upgraded in FY26. System is utilized to track the life cycle of property and evidence which is processed by the Forensics Unit for court purposes for admissibility of evidence and systems integrity. Vendor is approved by the city.

ALTERNATIVES

Failure to approve the request will relegate the FY26 investment on systems upgrades as inoperable. This is an annual subscription for a legacy system which is utilized for critical functions within the Forensics Unit. Manner and techniques to manage the work flow will be by an analog based system of paper records.

ATTACHMENTS

Company Information

Quote Name	Warner Robins Police Department (GA) - Criminalistics Laboratory - Annual Maint. Fee - FY26	Quote Number	00010447
Prepared By	Erica Whitson	Created Date	2026-08-05
Email	erica.whitson@versaterm.com	Expiration Date	2026-08-31

Customer Information

Account Name	Warner Robins Police Department (GA)	Bill To	PO BOX 8629
Contact Name	Crystal L Noll		Warner Robins GA 31095
Title	Admin Assistance, Chief Warner Robins PD		United States
Phone	478-302-5425		
Email	cnoll@wrga.gov		

Quote Line Items

Quote Description	Quantity	Sales Price	Subtotal	Total Price
LIMS-plus v3 Annual Maintenance (price per seat)	15.00	USD 2,182.74	USD 32,741.10	USD 32,741.10

Totals

Quote Currency	USD
Net Terms	Net 30
Contract Term	1 Year
Subtotal	USD 32,741.10
Grand Total	USD 32,741.10

Invoicing Procedures

Invoicing Notes: Annual Service Term
07/01/2026 - 06/30/2027

Terms and Conditions

TERM:

The products and services listed under this renewal quote shall be governed by the existing agreement(s) as between Customer and Versaterm Public Safety US, Inc.

By signing this renewal quote, the Customer is hereby bound to renew the service for the period described and/or to purchase the products listed for the grand total stated herein. A signed renewal quote transmitted through email is valid and binding even if an original paper document bearing the customer's original signature is not delivered.

Billing Information

Fees will be payable within 30 days of invoicing.

Please note that the Sales Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of \$21.37656 will be shown as a Unit Price of \$21.38. The Total for this quote has been calculated using the actual prices for the product and/or service rather than the Sales Price displayed above.



Versaterm Public Safety US, Inc.
1 North MacDonald, Suite 500
Mesa, Arizona USA
85201

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer. This is not an invoice.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Bill To" location provided by the Customer on this Quote.

Purchase Order Information (Customer to complete)

Is a Purchase Order required for the purchase or payment of the products on this Quote?

Yes [] No []

The customer's purchase order terms will be governed by the parties' existing mutually executed agreement or, in the absence of such, are void and will have no legal effect.

PO Number:

Initials:

Quote Acceptance

Signature: _____

Name: _____

Title: _____

Date: _____

STAFF REPORT

DEPARTMENT: POLICE DEPARTMENT
 SUBMITTED BY: CHIEF WAYNE FISHER
 MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Power DMS NEO GOV internal Affairs Subscription and Set Up

STAFF RECOMMENDATION

Approve the Staff Report. This module was approved in the FY27 budget to better manage reporting and investigations resulting from vehicle pursuits, use of forces and internal complaints.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$69,320.10

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
1003210.521300	\$69,320.10

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

Two-year agreement for services. Year one is prorated at \$27,349.50 and year two is \$41,970.60 for a total cost of \$69,320.10. This is a program that modernizes the process and centralization of administrative investigations which results from Use of Forces, Vehicle Pursuits, Internal Affairs investigations and Citizen Complaints. The software allows for increased data collection for trending and review to improve training and supervision needs. This will allow further transparency in the ability to provide data. Vendor is approved by the city.

ALTERNATIVES

Continue to utilize the legacy systems which are disjointed and analog by nature.

ATTACHMENTS

1. Power DMS invoice for services.



t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245



THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-6440	Order #:	Q-445921
Customer:	City of Warner Robins (GA)	Valid Until:	8/25/2026
Effective Employee Count:	650		
Sales Rep:	Taylor Rapp		
Customer Contact			
Billing Contact:	Warner Robins Police Department (GA) Wayne Fisher	Shipping Contact :	City of Warner Robins (GA) Wayne Fisher
Billing Address:	100 Watson Blvd Warner Robins, GA 31093	Shipping Address:	100 Watson Blvd Warner Robins, GA 31093
Billing Contact Email:	wfisher@wrga.gov	Shipping Contact Email:	wfisher@wrga.gov
Billing Phone:	478-302-5378	Shipping Phone:	478-302-5378
Payment Terms			
Payment Term:	Net 30	Notes:	Activating PSSuite of PowerDMS for exclusive use by Warner Robins Police Department (WRPD). Does not include access for any departments outside of the WRPD // Setup costs are one-time // PowerDMS to only invoice the prorated portion in September '26 as the Full Year portion will be deferred for July '27 // Bundle Discount Expires August 25, 2026 // Signed Quote needed to activate tools //
PO Number:			
Subscription Service			

Prorated Bridge Portion - Discounted

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
PowerIA Subscription	Recurring	9/1/2026	6/30/2027	185	Employee Based	\$6,662.00
The PowerIA Annual subscription provides an agency-specific license for the use of the PowerIA modules for Internal Affairs case management and internal and external complaint management and tracking						
PowerIA Setup	Services			185	Employee Based	\$2,454.50
The one-time implementation fee to build the site includes access to online resources , system configuration training, train the trainer, legacy data import from CSV, user-materials, and an implementation consultant.						
PowerAction Subscription	Recurring	9/1/2026	6/30/2027	185	Employee Based	\$6,662.00
The PowerAction Annual subscription provides an agency-specific license for the use of the PowerAction modules for collecting, tracking and reporting on actions taken by officers from a standard library of reports, that can be tailored to agency needs.						
PowerAction Setup	Services			185	Employee Based	\$2,454.50
The one-time implementation fee to build the site includes access to online resources , system configuration training, train the trainer, user-materials, and an implementation consultant.						
PowerVitals Subscription	Recurring	9/1/2026	6/30/2027	185	Employee Based	\$6,662.00
The PowerVitals Annual subscription provides an agency-specific license for the use the PowerVitals module that provides tracking of indicators, alerts and assistance plans for early indication and intervention of officers by supervisors.						
PowerVitals Setup	Services			185	Employee Based	\$2,454.50



t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245



Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
The one-time implementation fee to build the site includes access to online resources , system configuration training, train the trainer,user-materials, and an implementation consultant.						
Year 1 - Discounted TOTAL:						\$27,349.50

Full Year - Standard

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
PowerIA Subscription	Recurring	7/1/2027	6/30/2028	185	Employee Based	\$13,990.20
The PowerIA Annual subscription provides an agency-specific license for the use of the PowerIA modules for Internal Affairs case management and internal and external complaint management and tracking						
PowerAction Subscription	Recurring	7/1/2027	6/30/2028	185	Employee Based	\$13,990.20
The PowerAction Annual subscription provides an agency-specific license for the use of the PowerAction modules for collecting, tracking and reporting on actions taken by officers from a standard library of reports, that can be tailored to agency needs.						
PowerVitals Subscription	Recurring	7/1/2027	6/30/2028	185	Employee Based	\$13,990.20
The PowerVitals Annual subscription provides an agency-specific license for the use the PowerVitals module that provides tracking of indicators, alerts and assistance plans for early indication and intervention of officers by supervisors.						
Year 2 - Standard TOTAL:						\$41,970.60

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions:

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

Payment Terms: All invoices issued hereunder are due upon the invoice due date. If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Order Form are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to PowerDMS, Inc. a wholly owned subsidiary of GovernmentJobs.com, Inc. (D/B/A NEOGOV).

Terms & Conditions: This Order Form creates a legally binding contract between the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (d/b/a NEOGOV) and Customer, this Order Form and the services provided hereunder are subject to the terms and conditions located at <https://www.neogov.com/service-specifications> (the "NEOGOV Site"), together with all addenda, exhibits, policies, and supplemental terms posted on or referenced in the NEOGOV Site, including, as applicable, the product addenda corresponding to the products subscribed to under this Order Form; professional services addenda applicable to any purchased professional, implementation, onboarding, configuration, or setup services; data processing terms; service level terms; AI-related terms; and other service-specific terms and policies, all of which are incorporated herein by reference.

Find a copy of our [W-9 here](#).

Special Condition:

If this Order Form is executed and/or returned to NEOGOV by the Customer after the Subscription Start Date stated in this Order Form, NEOGOV may adjust the Subscription Start Date and the corresponding Subscription End Date, without increasing the total fees, based on the date NEOGOV



t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245



activates the subscription, provided the total length of the subscription term does not change. Following activation, any adjustments to such Subscription Start Date and Subscription End Date may be confirmed by reference to the invoice sent by NEOGOV.

Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.

Accepted and Agreed By Authorized Representative of:
City of Warner Robins (GA)

Signature: _____

Printed Name: _____

Title: _____

Date _____

THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL.

DRAFT

STAFF REPORT

DEPARTMENT: POLICE DEPARTMENT
 SUBMITTED BY: CHIEF WAYNE FISHER
 MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Emergency Equipment for unmarked administrative vehicles

STAFF RECOMMENDATION

Approve the Staff Report. Approval will allow for the purchase of necessary equipment to properly equip vehicles utilized for law enforcement purposes which are not marked patrol vehicles.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$16,972.40

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
2430000.531000	\$16,972.40

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

Emergency Lights, Siren and associated equipment necessary for each installation per vehicle. Emergency lights and sirens are required by law in order for the vehicles to be utilized in their identified role as needed. Chosen vendor is an approved vendor for services with the City of Warner Robins for this purpose.

ALTERNATIVES

Not approve this request which would prevent the police department from utilizing the vehicles for their intended purpose as identified when the purchase of the vehicles was previously approved for.

ATTACHMENTS

1. Estimate/Quote for Services

DRAFT

ESTIMATE

Legion Public Safety
PO Box 268
Temple, GA 30179-0268

creno@legionps.com
+1 (770) 845-3134

Bill to

Warner Robins Police Department
100 Watson Blvd
Warner Robins, Ga 31093

Ship to

Warner Robins Police Department
100 Watson Blvd
Warner Robins, Ga 31093

Estimate details

Estimate no.: 1060
Estimate date: 07/26/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			Admin Edge (4)			
2.	NEW Optional DUAL Shroud with Adhesive for Mounting. For use with 2 Stud Mount T Series Light	THSG2	NEW Optional DUAL Shroud with Adhesive for Mounting. For use with 2 Stud Mount T Series Light	8	\$52.95	\$423.60
3.	Stud Mount, Blue	TST0B	Stud Mount, Blue	16	\$99.95	\$1,599.20
4.	Whelen Mini T Series Solo Surface Mount Blue	TMS0B	Whelen Mini T Series Solo Surface Mount Blue	8	\$110.00	\$880.00
5.	Surface Mount Blue	TSS0B	Whelen Surface Mount Blue	24	\$99.95	\$2,398.80
6.	T Series L-Bracket	TIONBKT1	Whelen T Series L-Bracket	16	\$16.95	\$271.20
7.	Whelen 6 Light Head Lightbar Blue/Amber 32 Inches	WX2230F	Whelen 6 Light Head Lightbar Blue/Amber 32 Inches	4	\$625.00	\$2,500.00
8.	Control Point Module	CCP	Whelen Control Point Module	4	\$99.95	\$399.80
9.	Siren Amp with Handheld Control	HHS3200	Whelen Siren Amp with Handheld Control	4	\$450.00	\$1,800.00
10.	Siren Speaker Nylon Composite (P)	SA315P	Whelen Siren Speaker Nylon Composite	4	\$200.00	\$800.00
11.	Heavy Duty Universal Speaker L Bracket	SAK1	Whelen Heavy Duty Universal Speaker L Bracket	4	\$0.00	\$0.00
12.	Install Supplies		Wire, Loom, Wire Ties, Fuses, Fuse Blocks	4	\$125.00	\$500.00

13. Install	Install all Equipment Listed Above	4	\$1,095.00	\$4,380.00
14. Freight	Shipping and Freight	4	\$55.00	\$220.00
15. Programmable Light Flasher 4 Input PLF46 / 6 Output	Whelen Programmable Light Flasher 4 Input / 6 Output	4	\$199.95	\$799.80
Total			\$16,972.40	

Accepted date

Accepted by

DRAFT

STAFF REPORT

DEPARTMENT: FIRE DEPARTMENT

SUBMITTED BY: JASON MOCK

MEETING DATE: AUGUST 17TH 2026

AGENDA ITEM

Fire Department – Central Square – One Solutions Software License Renewal

Central Square – One Solutions is the software interface component for dispatch data, received and collected from the 911 Communication Center.

STAFF RECOMMENDATION

The Fire Department requests the approval of funding for the department Computer Aided Dispatch (CAD) system's continual annual license, maintenance, and interface agreement.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$11,432.60

Included In Current Capital Budget:

Appropriations: Yes/No

Account Title / Number	Dollar Amount
Technical (Software) / 1003510-521300	\$11,432.60

External Funding Sources:

Account Title / Number	Dollar Amount

ITEM DESCRIPTION

Central Square-One Solutions Software License Renewal. This is a software suite from which the Department manages all its data dispatch and record collection through the 911 Communication Center. This includes our Computer Automated Dispatching system, Image Trend reporting software, and integration between both systems. Many Houston County agencies also utilize this system. It is a critical database system for public safety in Houston County.

ALTERNATIVES

Due to this being a county-wide integrated system through the 911 Communications Center, alternatives for this software would entail a complete software change for all public safety in the county.

ATTACHMENTS

1. Renewal - #469034

DRAFT



CENTRALSQUARE®

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Invoice

Agenda Item #3C_VI

Invoice No
469034

Date
7/31/2026

Page
1 of 1

Bill To
Warner Robins Fire, GA
Timothy L Ealer
111 N Pleasant Hill Rd
Warner Robins GA 31093
United States

Ship To
Warner Robins Fire, GA
Timothy L Ealer
111 N Pleasant Hill Rd
Warner Robins GA 31093
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
5234410	Warner Robins Fire, GA		USD	9/8/2026

Invoice Sequence Number 1 of 1

Quote No. Q-262379

Order No. 00127298

	Description	Units	Rate	Extended
1	ONESolution ImageTrend CAD Export Interface Annual Subscription Fee - Annual Subscription Fee Maintenance: Start:9/9/2026, End: 9/8/2027	1	4,291.64	4,291.64
2	ONESolution MCT Client AVL License - Annual Maintenance Fee Maintenance: Start:9/9/2026, End: 9/8/2027	30	26.45	793.51
3	ONESolution MCT Client-Digital Dispatch - Annual Maintenance Fee Maintenance: Start:9/9/2026, End: 9/8/2027	30	211.58	6,347.45

Please include invoice number(s) on your remittance advice.
ACH:
Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal 11,432.60

Tax 0.00

Invoice Total 11,432.60

Payments Applied 0.00

Balance Due **USD 11,432.60**

STAFF REPORT

DEPARTMENT: GENERAL ADMINISTRATION

SUBMITTED BY: CHRIS ROOKS ON BEHALF OF JEREMY FERMIN

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Advertising for the International City Experience and Trunk or Treat

This advertising proposal is advertising for two events with a cost of \$10,000 for each event (\$20,000). The events are two of the city's most popular events, which are the International City Experience and Trunk or Treat.

STAFF RECOMMENDATION

Staff recommendation is to pay for this advertising to help promote the International City Experience and Trunk or Treat.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact:

Total Project Cost: \$20,000

Included In Current Capital Budget:

Appropriations:

Account Title / Number	Dollar Amount
Advertising 2417550-523300	International City Experience
	\$10,000
	Trunk or Treat
	\$10,000
	Total: \$20,000

External Funding Sources:

Account Title / Number	Dollar Amount

ITEM DESCRIPTION

Radio advertising plays a vital role in promoting events because it reaches people where they already are, which includes driving, working, or listening at home. This makes advertising an effective way to build awareness quickly. Its broad audience reach and frequent repetition help ensure that listeners remember the Internal City Festival and Trunk or Treat and feel encouraged to attend. Radio also

allows the city to target specific demographics or local areas, making the message more relevant and increasing turnout. Plus, the personal and engaging nature of radio voices can create excitement and a sense of connection that motivates listeners to attend.

ALTERNATIVES

Mayor and Council could choose to reject the advertising for the International City Experience and Trunk or Treat totally, or Mayor and Council could choose only advertising for one of the two events.

ATTACHMENTS

1. Advertising Proposals and Pricing



ADVERTISING TRADE AGREEMENT OVER \$5,000

Market	Macon	Account Executive	Tanya Edge
Station(s)	WDEN, WPEZ, WMGB, WLZN, WMAC - Cumulus Macon		
Agreement #			
Agreement Start Date	08-17-2026	Agreement End Date	09-12-2026

DOCUMENTATION

IO/Schedule	
Confirm File	☐

ADVERTISER INFORMATION

Advertiser Name	City of Warner Robins- International City Experience		
Advertiser Address	700 Watson Boulevard		
City, State & Zip	Warner Robins	31093	
Airtime \$	8000	Fair Market Value of Goods/Services	8000
		Ratio	1 to 1

Station Agrees to provide Advertiser the following

Using :30 com. Mon-Sat 6a-9p: WDEN (2 wks \$30ea-50 spots-\$1500), WPEZ (2 weeks \$25ea-50 spots-\$1250), WLZN (2 wks \$25ea-50 spots-\$1250), WMGB (4 wks \$20ea-100 spots-\$2000), WMAC (4 week \$20 ea- 100 spots-\$2000)

For and in consideration of the following to be provided by Advertiser

Co. Name/logo in a pre-event publicity and social media, banner displayed at venue, name/logo listed as community partner in event program and banner, 6 VIP \adms plus 3 parking passes- Media Spon

Advertiser must use all airtime before END DATE set forth above. Any remaining portion after that date shall be canceled and deemed to be unused by Advertiser. This Agreement may be modified or amended only in writing signed by both parties. Advertiser confirms that all taxes (Federal, State, and/or Local) due on this transaction, if any, have been computed and are the value of goods/services set forth above. Advertising provided by Station shall include and be considered as payment of any said taxes. "AAAA Conditions" apply except as modified herein. Station reserves the right to approve all commercial content or to preempt Advertiser's schedule announcements in the event of product conflict, commercial limitations, or if in Station's sole opinion, such preemption is in the public interest. Upon request, Station will provide Advertiser with customary proof of broadcast and will invoice Advertiser monthly. Advertiser warrants it has full clear title to all goods furnished hereunder and has paid for all services furnished hereunder. It is clearly understood and agreed that Advertiser may not assign any portion of this Agreement and Advertiser may use the airtime provided hereunder to advertise only the goods, services or firms designated above. Advertiser cannot convert airtime provided by the Station hereunder to cash or similar consideration. Any tickets/prizing will be used for on-air and/or online client giveaways on the station(s) or for any other purpose at the discretion of the station(s), except resale. Any assignment of this Agreement for the benefit of Advertiser's creditors shall be ineffective. Failure by the Advertiser to specifically perform as provided herein shall be grounds for termination of the Agreement, as well as suit for specific performance and/or damages. Station may assign this Agreement to its successor licensee.

SIGNATURES

Advertiser Representative Name, Title, Signature & Date

LaRhonda Patrick

Mayor of Warner Robins

Regional Finance Team	Market Manager	RVP/President
------------------------------	-----------------------	----------------------



Cumulus Media- Macon and Warner Robins International City Experience

Saturday, September 12, 2026

Sponsorship Package- Media Sponsor (\$8k Trade Schedule on Separate Form)

Cash Investment of Radio \$8,000

Includes the following tactics:

WDEN 99.1FM Station -3 hour Live Remote with DJ Vance Shepherd on September 12th from 11am-2pm. Remote Package will include the following items over 10 days: (55) :30 second recorded commercials, (55) :30 second streaming commercials, 40 promos Live/Recorded, Online ad on WDEN.COM, 2 posts during the week on Facebook, (9) :60 Live breaks during the remote, talent fee for one DJ. cost \$3200

Also included are :30 commercial schedules on-air across the following stations (WDEN 99.1Fm, WPEZ 93.7Fm, WLZN 92.3FM) 2 weeks before the event. On-air commercials will run Monday through Saturday 6am to 9pm, 50 commercials each station.

WPEZ – 2-week schedule -\$25ea- \$1550

WDEN – 2-week schedule -\$30ea- \$1500

WLZN – 2-week schedule -\$25ea- \$1250

Includes RDS text message on all commercials on the dashboard in cars. \$250

Radio Streaming schedules will run from 3 weeks prior to event on all 5 stations running 6am-7pm (WDEN 99.1Fm, WPEZ 93.7Fm, WMAC 940AM, WLZN 92.3FM, WMGB 95.1FM). \$250

Signature/Date



Cumulus Media- Macon and Warner Robins International City Experience

Saturday, September 12, 2026

\$2000- Audio Digital

Audio Precision -Using :30 commercial to be streamed on apps across the internet (50,000 impressions) in a 40 miles radius targeting Adults 18+ of the Hispanic community.

Cumulus will run :30 Commercial in Spanish to encourage community participation at the International City Experience.

Impressions to be served a month leading up to event.

Cash Investment of \$2,000

Signature/Date



ADVERTISING TRADE AGREEMENT OVER \$5,000

Market	Macon	Account Executive	Tanya Edge
Station(s)	WDEN, WPEZ, WMGB, WLZN, WMAC - Cumulus Macon		
Agreement #			
Agreement Start Date	09-21-2026	Agreement End Date	10-22-2026

DOCUMENTATION

IO/Schedule	☐
Confirm File	☐

ADVERTISER INFORMATION

Advertiser Name	City of Warner Robins- Trunk or Treat		
Advertiser Address	700 Watson Boulevard		
City, State & Zip	Warner Robins	31093	
Airtime \$	8000	Fair Market Value of Goods/Services	8000
		Ratio	1 to 1

Station Agrees to provide Advertiser the following

Using :30 com. Mon-Sat 6a-9p: WDEN (2 wks \$30ea-50 spots \$1500), WPEZ (2 weeks \$25ea-50 spots-\$1250), WLZN (2 wks \$25ea-50 spots-\$1250), WMGB (4 wks \$20ea-100 spots-\$2000), WMAC (4 week \$20 ea- 100 spots-\$2000)

For and in consideration of the following to be provided by Advertiser

Co. Name/logo in a pre-event publicity and social media, banner displayed at venue, name/logo listed as community partner in event program and banner, 6 VIP \adms plus 3 parking passes- Media Spon

Advertiser must use all airtime before END DATE set forth above. Any remaining portion after that date shall be canceled and deemed to be unused by Advertiser. This Agreement may be modified or amended only in writing signed by both parties. Advertiser confirms that all taxes (Federal, State, and/or Local) due on this transaction, if any, have been computed and are the value of goods/services set forth above. Advertising provided by Station shall include and be considered as payment of any said taxes. "AAAA Conditions" apply except as modified herein. Station reserves the right to approve all commercial content or to preempt Advertiser's schedule announcements in the event of product conflict, commercial limitations, or if in Station's sole opinion, such preemption is in the public interest. Upon request, Station will provide Advertiser with customary proof of broadcast and will invoice Advertiser monthly. Advertiser warrants it has full clear title to all goods furnished hereunder and has paid for all services furnished hereunder. It is clearly understood and agreed that Advertiser may not assign any portion of this Agreement and Advertiser may use the airtime provided hereunder to advertise only the goods, services or firms designated above. Advertiser cannot convert airtime provided by the Station hereunder to cash or similar consideration. Any tickets/prizing will be used for on-air and/or online client giveaways on the station(s) or for any other purpose at the discretion of the station(s), except resale. Any assignment of this Agreement for the benefit of Advertiser's creditors shall be ineffective. Failure by the Advertiser to specifically perform as provided herein shall be grounds for termination of the Agreement, as well as suit for specific performance and/or damages. Station may assign this Agreement to its successor licensee.

SIGNATURES

Advertiser Representative Name, Title, Signature & Date

LaRhonda Patrick

Mayor of Warner Robins

Regional Finance Team	Market Manager	RVP/President
------------------------------	-----------------------	----------------------



Cumulus Media- Macon and City of Warner Robins-Trunk or Treat

Thursday October 22, 2026

Sponsorship Package- Media Sponsor (\$8K Trade Schedule on Separate Form)

Cash Investment of Radio \$8,000

Includes the following tactics:

WDEN 99.1FM Station -3 hour Live Remote with DJ Laura Starling on Thursday October 22 from 4pm-7pm. Remote Package will include the following items over 10 days: (55) :30 second recorded commercials, (55) :30 second streaming commercials, 40 promos Live/Recorded, Online ad on WDEN.COM, 2 posts during the week on Facebook, (9) :60 Live breaks during the remote, talent fee for one DJ. cost \$3200

Also included are :30 commercial schedules on-air across the following stations (WDEN 99.1Fm, WPEZ 93.7Fm, WLZN 92.3FM) 2 weeks before the event. On-air commercials will run Monday through Saturday 6am to 9pm, 50 commercials each station.

WPEZ – 2-week schedule -\$25ea- \$1550

WDEN – 2-week schedule -\$30ea- \$1500

WLZN – 2-week schedule -\$25ea- \$1250

Includes RDS text message on all commercials on the dashboard in cars. \$250

Radio Streaming schedules will run from 3 weeks prior to event on all 5 stations running 6am-7pm (WDEN 99.1Fm, WPEZ 93.7Fm, WMAC 940AM , WLZN 92.3FM, WMGB 95.1FM). \$250

Signature/Date



Cumulus Media- Macon and City of Warner Robins – Trunk or Treat

Thursday, October 22, 2026

\$2000- Audio Digital

Audio Precision -Using :30 commercial to be streamed on apps across the internet (50,000 impressions) in a 40 miles radius targeting Adults 18+ of the Hispanic community.

Cumulus will run :30 Commercial in Spanish to encourage community participation at the International City Experience.

Impressions to be served a month leading up to event.

Cash Investment of \$2,000

Signature/Date

STAFF REPORT

DEPARTMENT: STORMWATER COMPLIANCE DEPARTMENT

SUBMITTED BY: KRAG WOODYARD

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Restore the structural integrity of failing 18" corrugated metal pipe located on Oak Forrest Drive.

STAFF RECOMMENDATION

Approve JSW Trenchless Services, currently on City contract, to perform necessary work to restore the structural integrity 18" corrugated metal pipe.

BUDGET AND PROCUREMENT

Budgeted Item: Yes/No

Included In Current Operating Budget: Yes/No

Fiscal Impact: Yes/No

Total Project Cost: \$49,000.00

Included In Current Capital Budget: Yes or No

Appropriations: Yes/No

Account Title / Number	Dollar Amount
New Projects/5604910-541400	\$49,000.00
Account Title / Number	Dollar Amount
	Total Dollar Amount
	\$49,000.00

External Funding

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

ITEM DESCRIPTION

JSW Trenchless Services will provide materials, equipment, labor, and supervision to restore the structural integrity of the existing 280 feet of 18-inch corrugated metal pipe storm drain culvert by installing a resin-impregnated cured-in-place liner (slip-lining) designed to function as a fully structural, stand-alone liner.

ALTERNATIVES

This could be done as an in house project, but I would not recommend due to higher cost, longer time to complete, road closing and crew availability.

ATTACHMENTS

1. Quote from JWS and UAM

If you have any questions about this purchase order, please contact
Drew Wainright 229-393-8348 Drew@jswtrenchless.com

STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: 7/14/26 MAYOR & COUNCIL: 8/3/26

AGENDA ITEM

REZONING – The City of Warner Robins is requesting rezoning of a properties at 325 Curtis St and 325 ½ Lydick Ave. Parcel numbers [0W001B 001000] and [0W001B 01A000]. The properties totaling 0.31 acres from the current zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-3 General Residential District].

ITEM DESCRIPTION

The subject property is currently zoned M-1 (Light Industrial). Community and Economic Development Staff has initiated this rezoning request to reclassify the parcel to an appropriate residential zoning to better align with the existing development pattern and the City's adopted land use policies.

The properties are located within the Redevelopment Character Area identified in the City's Comprehensive Plan. The surrounding area is characterized predominantly by established residential development, and the existing M-1 zoning is not reflective of the prevailing land use pattern. Rezoning the properties to a residential classification will provide a more appropriate transition of land uses while maintaining compatibility with the surrounding neighborhood.

The City intends to market the properties through a competitive Request for Proposals (RFP) process administered by Engage Warner Robins, the City's Development Authority. The selected development partner will be responsible for the design, construction, infrastructure coordination, and compliance with all applicable City ordinances and development standards. Any future development will be subject to the City's subdivision, zoning, and building regulations.

Staff finds that the proposed rezoning is consistent with the goals of the Comprehensive Plan by encouraging appropriate infill development, supporting reinvestment within an established neighborhood, and returning underutilized properties to productive use and the local tax base. The proposed residential zoning is compatible with the surrounding land uses and will help preserve the residential character of the area while facilitating orderly redevelopment.

Based on the existing land use pattern, consistency with the Comprehensive Plan, and the compatibility of the proposed zoning with surrounding residential development, staff recommends approval of the requested rezoning.

DEVELOPMENT/ZONING HISTORY

The subject property consists of two vacant parcels (0W001B 001000) and (0W001B 01A000) currently zoned M-1. The City requests approval of a rezoning R-3 to facilitate future development of the property.

STAFF RECOMMENDATION

Staff recommends approval of the request.

ALTERNATIVES

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

- Consideration could be made to deny the proposed rezoning.
- Consideration could be made to impose additional restrictions on the properties.

ATTACHMENTS

Case File

APPLICATION

- Property Owner

Name (at time of filing): City of Warner Robins
 Phone: (478) 293-1000 Email: KHogan@wrga.gov
 Address: 700 Watson Blvd
 Company Name (if applicable): _____

- Property Owner's Authorized Representative/Agent

Name: Kate Hogan Phone: (478) 302-5518
 Address: _____
 Company Name (if applicable): CWR

PROPERTY INFORMATION

REQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☐ REZONE ☒
 ADDRESS/LOCATION: 325 Curtis St. 325 1/2 Lydick Ave
 TAX PARCEL ID: (Curtis) 0W0018 001000 (Lydick) 0W0018 01A000
 LAND LOT(S): Curtis-226 Lydick-226 LAND DISTRICT(S) 5th
 COUNTY: Houston TOTAL ACREAGE: Curtis-0.19 Lydick-0.12
 SURVEY PREPARED BY: Waddle & Company Curtis-31 Curtis-3
 IS SURVEY RECORDED? Yes IF YES - BOOK: Lydick-36 PAGE: Lydick-29
 PRESENT ZONING: M-1 REQUESTED ZONING: R-3
 IS WATER AVAILABLE TO THIS SITE? NY JURISDICTION: WR
 IS SEWER AVAILABLE TO THIS SITE? NY JURISDICTION: WR

AUTHORIZATION

This form is to be executed under oath. I, Kate Hogan 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 27 day of May, 2026
 Sign: [Signature]
 (property owner)

Administrative Use Only:

Stamp Date Received

RECEIVED
 MAY 27 2026

PLANNING & ZONING



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

Dear Members of the Planning and Zoning Board,

The City of Warner Robins respectfully requests consideration for the rezoning of the following City-owned properties:

- 409 Young Avenue - From R3 to R2.
- 329 Curtis Street - From M1 to R2.
- 325 Curtis Street & 325 ½ Lydick Avenue - From M1 to R3.
- 402 North Fifth Street - From R3 to R2.
- 412 & 414 North Fifth Street - From R3 to R2.

The purpose of these rezoning requests are to return these underutilized properties to the tax roll through a formal Request for Proposals (RFP) process. Engage Warner Robins, the City's Development Authority, intends to select a qualified development partner who will be responsible for the design and construction of residential infill housing that is compatible with the surrounding neighborhood and consistent with the City's Comprehensive Plan.

Rezoning these parcels will support responsible land use transition, encourage reinvestment in an established area, and align zoning with intended residential use. The selected developer will be responsible for all construction, infrastructure coordination, and compliance with all applicable development standards and City ordinances.

Staff respectfully requests favorable consideration of these rezoning requests and looks forward to presenting additional details during the public hearing process.

Thank you for your service and thoughtful review.

Sincerely,

Kate Hogan

Director of Community and Economic Development



Doc ID: 006844520001 Type: PLA
 Filed: 08/07/1986 at 09:05:00 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk

BK 31

Pg 3

343
 FILED
 HOUSTON COUNTY

1986 AUG -7 AM 9:05

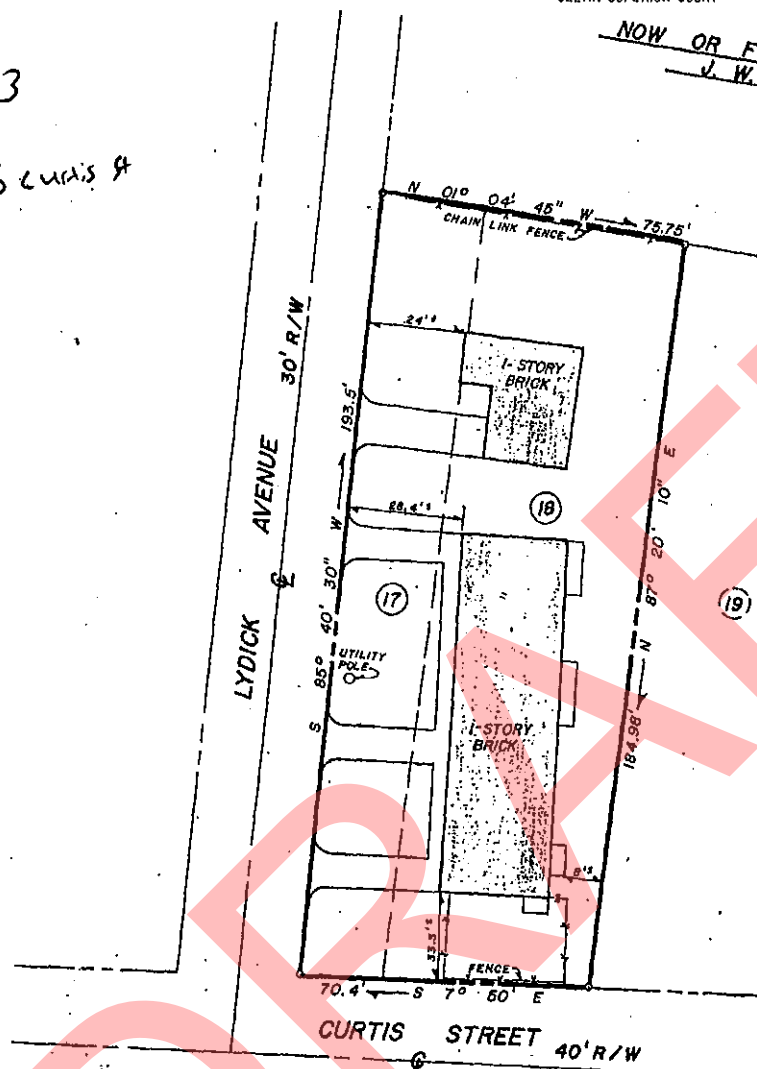
Agenda Item #4

CLERK SUPERIOR COURT

NOW OR FORMERLY
 J. W. LEE

31 3

325 CURTIS ST



IN MY OPINION, THIS PROPERTY
 IS NOT IN A FLOOD HAZARD
 AREA.

Theodore W. Waddle
 Reg. Land Surveyor

APPROVED FOR RECORDING
 WARNER ROBINS PLANNING COMMISSION

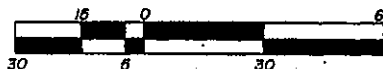
8-7-86
 DATE

EVAN G. CONLEY
 SECRETARY

I certify that the property lines are
 correct as platted. There are no en-
 croachments, easements, party walls,
 or building projections except as
 shown.

Theodore W. Waddle
 Reg. Land Surveyor

MICROFILMED



PROPERTY PLAT
 FOR

ALVIN D. ARRINGTON &
 JIMMIE G. ARRINGTON
 LOT 18 & PORTION OF LOT 17 BLOCK "A"
 STEPHENS DUKE SUBDIVISION
 IN LAND LOT 226 6TH DISTRICT
 HOUSTON CO. WARNER ROBINS, GA.
 JULY 29, 1986 SCALE 1" = 30'

WADDLE & COMPANY
 104 MEADOWRIDGE DR. WARNER ROBINS, GA.

Houston County, GA

Agenda Item #4

Summary

Parcel Number 0W001B 001000
 Account/Realkey 6161
 Location Address 325 CURTIS ST
 Legal Description PT LOTS 17 & 18 BLK A STEPHENS DUKE S/D
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R2
 Tax District Warner Robins (District 4)
 Millage Rate 29.173
 Acres 0.19
 Homestead Exemption No (S0)
 Landlot/District 226 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
 PO BOX 8629
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	8,449	70	119	0.19	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	1	\$6,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2000	1509 834	31 3	\$0	Court, government, or public utility	LAW RUBY K	CITY OF WARNER ROBINS
6/8/1990	883 443	31 3	\$0	Multiple parcels sale	ARRINGTON ALVIN D & JIMMIE G	LAW RUBY K
8/2/1986	731 344	31 3	\$0	Multiple parcels sale	BLACK IMOGENE C	ARRINGTON ALVIN D & JIMMIE G
8/1/1986	752 724	31 3	\$0	Settling an estate or to satisfy debt or wishes	BLACK JAKE A ESTATE	BLACK IMOGENE C
4/2/1971	366 457		\$0	History of sales not validated	VAUGHN SANDRA D	BLACK JAKE A
11/30/1964	228 56	1	\$0	History of sales not validated		VAUGHN SANDRA D

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$9,900	\$9,900	\$9,900	\$6,900	\$6,900
Land Value	\$8,000	\$3,900	\$3,900	\$3,900	\$3,900
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$6,000	\$6,000	\$6,000	\$6,000	\$3,000
= Current Value	\$14,000	\$9,900	\$9,900	\$9,900	\$6,900

No data available for the following modules: 2025 Assessment Notice, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches, Estimated Tax Detail.

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DUL CROGH

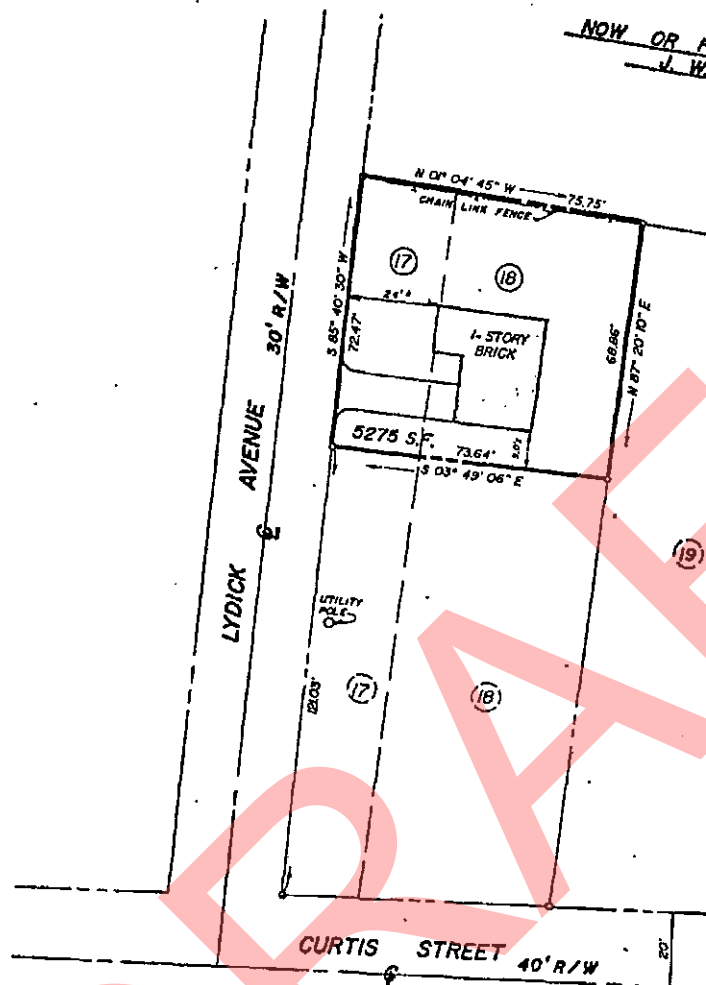
36/29

36/29

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HOUSTON COUNTY
1988 DEC 27 AM 10:13
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NOW OR FORMERLY
J. W. LEE

36 29
325 1/2
Lydick Ave



Doc ID: 006426280001 Type: PLA
Filed: 11/27/1988 at 10:13:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 36 PG 29



APPROVED FOR RECORDING
WARNER ROBINS PLANNING COMMISSION

12/21/88
DATE

W. W. Waddle III
SECRETARY

IN MY OPINION, THIS PROPERTY
IS NOT IN A FLOOD HAZARD
AREA.

I certify that the property lines are
correct as plotted. There are no en-
croachments, easements, party walls,
or building projections except as
shown.

Theodore W. Waddle
Reg. Land Surveyor



PROPERTY PLAT
FOR
WILLIAM SCOTT BRELAND &
DIRINDA S. FRANKLIN
PORTIONS OF LOTS 17 & 18 BLOCK "A"
STEPHENS DUKE SUBDIVISION
IN LAND LOT 226 5TH DISTRICT
HOUSTON CO. WARNER ROBINS, GA.
DECEMBER 5, 1988 SCALE 1" = 30'

WADDLE & COMPANY
104 MEADOWCROFT DR. WARREN ROBINS, GA.

2346-88

36/29

MICROFILMED

Houston County, GA

Summary

Parcel Number 0W001B 01A000
 Account/Realkey 6170
 Location Address 325 1/2 LYDICK AVE
 Legal Description PT LOTS 17 & 18 BLK A STEPHENS DUKE S/D
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning M1
 Tax District Warner Robins (District 4)
 Millage Rate 29.173
 Acres 0.12
 Homestead Exemption No (S0)
 Landlot/District 226 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
 PO BOX 8629
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	5,325	72	75	0.12	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	1	\$6,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2000	1509 834	36 29	\$0	Court, government, or public utility	LAW RUBY K	CITY OF WARNER ROBINS
5/3/1990	879 631	36 29	\$0	History of sales not validated	BRELAND WILLIAM SCOTT	LAW RUBY K
5/18/1989	842 732	36 29	\$0	Partial interest or land contract	FRANKLIN DIRINDA S	BRELAND WILLIAM SCOTT
12/19/1988	829 277	36 29	\$0	History of sales not validated	ARRINGTON ALVIN D & FRANKLIN DIRINDA S	BRELAND WILLIAM SCOTT & FRANKLIN DIRINDA
12/19/1988	829 267	36 29	\$0	Quit claim deed or divorce settlement	BLACK IMOGENE C	ARRINGTON ALVN D & JIMMIE G

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$8,900	\$8,900	\$8,900	\$5,900	\$5,900
Land Value	\$8,000	\$2,900	\$2,900	\$2,900	\$2,900
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$6,000	\$6,000	\$6,000	\$6,000	\$3,000
= Current Value	\$14,000	\$8,900	\$8,900	\$8,900	\$5,900

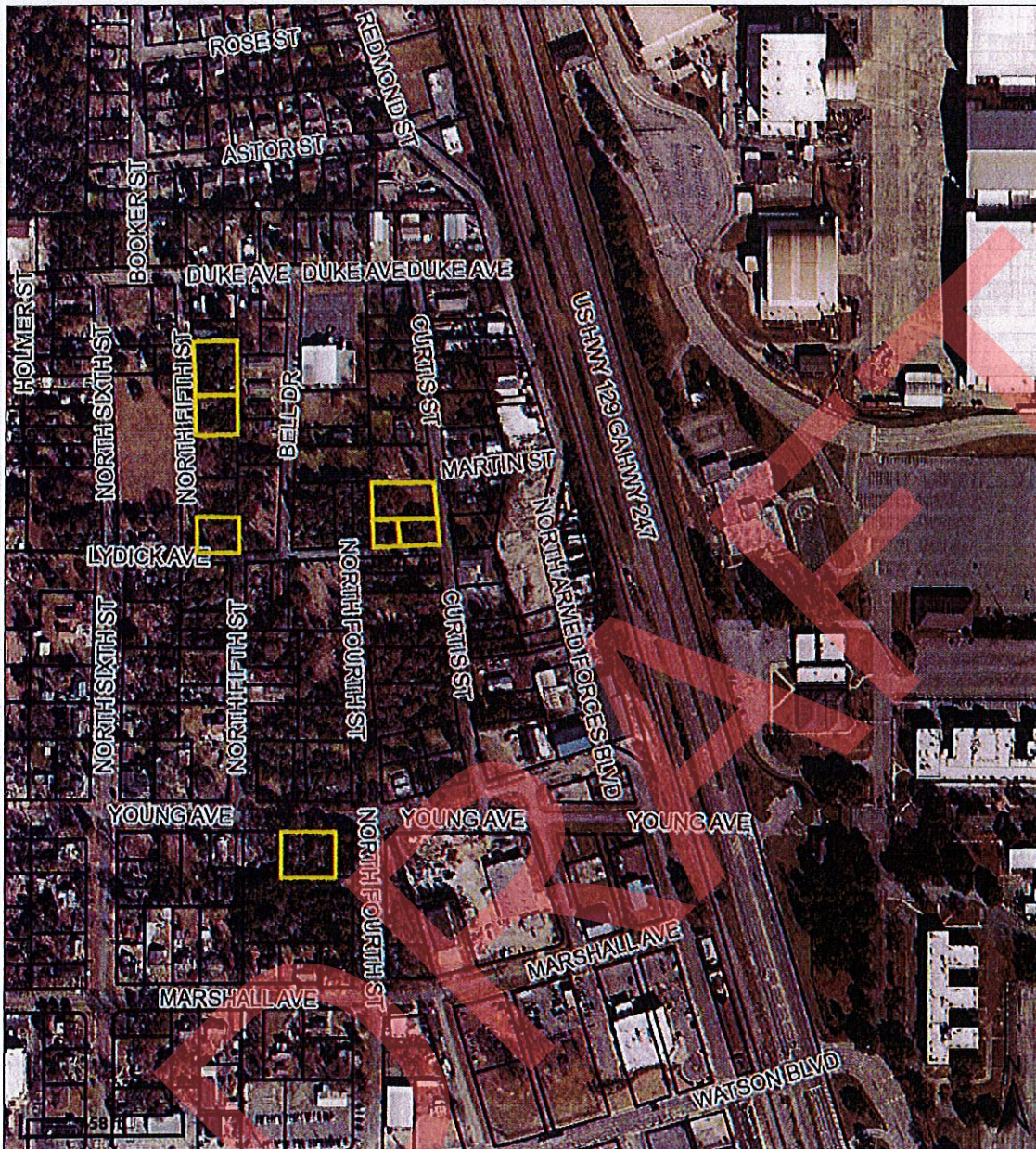
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Overview



Legend

- Parcels
- Roads

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The Houston Home Journal

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Remit Payment to: The Courier Herald, 115 S. Jefferson St., Dublin, GA 31021

City of Warner Robins - Legal

Classified Insertion Order

26-916 0W001B 001000 0W001B 01A000

Contact:
Address: City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Sales Rep: h-Houston Legal
Phone: (478)929-1133
Email: srodriguez@wrga.gov

Order Date: 6/17/2026
Order Number: 60682

Displaying Run Dates: All Dates

Advertiser No: 3960

Issue Date	Publication	Description	Classification	Ad Size	Price
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26-916 OFFICIAL NOTICE Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins' City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of properties totaling 0.31 acres, located at 325 Curtis Street and 325 1/2 Lydick Ave, also known as tax parcels [0W001B 001000 and 0W001B 01A000]. The current zoning of the property is zoned M-1 [Wholesale and Light Industrial District], and the proposed zoning is R-3 [General Residential District]. Said property being more accurately described as follows: All that tract or parcel of land lying and being in Land Lot 226 of the 5th Land District of Houston County, Georgia, known as "Lot 18 & Portion Of Lot 17 Block A" according to a plat of survey titled "Property Plat for Alvin D. & Jimmie G. Arrington" and "Lots 17 & 18 Block A", according to a plat of survey titled William Scott Breland & Dirinda S. Franklin, totaling 0.19 and 0.12 acres respectively, drawn 7/29/1986 and 12/5/1988 by Waddle & Company. Copies of which are recorded in book 31, page 3, and book 36, page 29, in Houston County Superior Court, Houston County, Georgia. Said Plats are hereby made a part of this description by reference thereto for all purposes. After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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. DARIN CURTIS, PLANNING & ZONING MANAGER SECRETARY TO THE PLANNING AND ZONING COMMISSION 60682 6/24

6/24/2026	2-Houston Home Journal	26-916 0W001B 001000 0W001B 01A000	Public Hearings	374 Words	\$70.00
		Features: Affidavit			\$10.00
Publication Count: 1		Run Count: 1		SubTotal:	\$60.00
				Features:	\$10.00
				Total Price:	\$70.00

Authorization To Run Advertisement

Printed Name

Signature

26-916

OFFICIAL NOTICE

Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins' City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of properties totaling 0.31 acres, located at 325 Curtis Street and 325 ½ Lydick Ave, also known as tax parcels [0W001B 001000 and 0W001B 01A000]. The current zoning of the property is zoned M-1 [Wholesale and Light Industrial District], and the proposed zoning is R-3 [General Residential District]. Said property being more accurately described as follows:

All that tract or parcel of land lying and being in Land Lot 226 of the 5th Land District of Houston County, Georgia, known as "Lot 18 & Portion Of Lot 17 Block A" according to a plat of survey titled "Property Plat for Alvin D. & Jimmie G. Arrington" and "Lots 17 & 18 Block A", according to a plat of survey titled William Scott Breland & Dirinda S. Franklin, totaling 0.19 and 0.12 acres respectively, drawn 7/29/1986 and 12/5/1988 by Waddle & Company. Copies of which are recorded in book 31, page 3, and book 36, page 29, in Houston County Superior Court, Houston County, Georgia. Said Plats are hereby made a part of this description by reference thereto for all purposes.

After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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.

DARIN CURTIS, PLANNING & ZONING MANAGER

SECRETARY TO THE PLANNING AND ZONING COMMISSION

60682 6/24

328 curbs st



325 Curtis St





325 Lydick





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

MEMORANDUM

TO: MAYOR & COUNCIL MEMBERS

FROM: DARIN CURTIS, MANAGER, PLANNING & ZONING

DATE: JUNE 23, 2026

SUBJECT: ZONING ACTION APPLICATIONS

According to the “conflicts of interest in zoning actions” statute, OCGA Title 36, Chapter 67A, it is required that elected officials file a written disclosure when people file for annexation and/or rezoning of property and the elected officials (a) have received campaign contributions in a certain amount from the petitioner, (b) own property affected by the proposed action, and/or (c) have a family member who owns property affected by the petition.

Please note that the following petitions were heard at the Planning & Zoning meeting on July 14, 2026

1. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 329 Curtis St from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-2 [Single-Family Residential District]
2. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.24 acres, located at 402 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District]
3. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 409 Young Avenue from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

4. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.66 acres, located at 412 North 5th Street and 414 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].
5. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.31 acres, located at 325 Curtis Street and 325 ½ Lydick Avenue from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-3 [General Residential District].
6. **REZONING** – Estates AT LK, LLC requests the rezoning of property, totaling 42.12 acres, located along the west side of Estates Way, from the zoning of M-2[Industrial District] to the zoning of R-1[Single-Family Residential District].
7. **REZONING** - ALAMO OPPORTUNITY FUND LLC requests the rezoning of property, totaling 8.741 acres, located along the east side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision, from the zoning of R-1[Single-Family Residential] to the zoning of PDE [Planned Unit Development Extraordinary District]
8. **ANNEXATION/REZONING** – Carter Sisters Properties LLC request the annexation and rezoning of properties, together totaling 4.53 acres, located at the 100 & 104 S Amanda Place. The current zoning is R-1 [Single-Family Residential][County], and the proposed zoning upon annexation is C-2 [General Commercial District][City]

The Houston Home Journal

Houston County's Legal Organ Since 1870
1210 Washington Street P.O. Box 1910
Perry, Georgia 31069
478-987-1823; Legal Fax 478-988-9193; Legal E-mail: hhjlegals@gmail.com

City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Georgia, Houston County

Personally appeared before me this date, Kayley Trischan of Houston Home Journal, Perry, Georgia, the Official Legal Organ of Houston County, Georgia who certifies that the Legal Notice

Public Hearings

was published in Houston Home Journal on the following dates:

HHJ: 6/24/2026

Order start date: 6/24/2026
Order end date: 6/24/2026
Number of runs: 1

This Date: 6/24/2026

Kayley Trischan

Kayley Trischan

Sworn and subscribed before me

Anna Carter

Anna Carter
Notary Public, Houston County
My Commission expires February 18, 2029

Order #: 60682
Description: 26-916 0W001B 001000 0W001B 01A000

Advertiser: City of Warner Robins - Legal

26-916

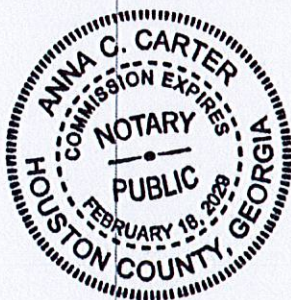
OFFICIAL NOTICE

Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of properties totaling 0.31 acres, located at 325 Curtis Street and 325 1/2 Lydick Ave, also known as tax parcels [0W001B 001000 and 0W001B 01A000]. The current zoning of the property is zoned M-1 [Wholesale and Light Industrial District], and the proposed zoning is R-3 [General Residential District]. Said property being more accurately described as follows:

All that tract or parcel of land lying and being in Land Lot 226 of the 5th Land District of Houston County, Georgia, known as "Lot 18 & Portion Of Lot 17 Block A" according to a plat of survey titled "Property Plat for Alvin D. & Jimmie G. Arrington" and "Lots 17 & 18 Block A", according to a plat of survey titled William Scott Breland & Dirinda S. Franklin, totaling 0.19 and 0.12 acres respectively, drawn 7/29/1986 and 12/5/1988 by Waddle & Company. Copies of which are recorded in book 31, page 3, and book 36, page 29, in Houston County Superior Court, Houston County, Georgia. Said Plats are hereby made a part of this description by reference thereto for all purposes.

After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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.

DARIN CURTIS, PLANNING & ZONING MANAGER
SECRETARY TO THE PLANNING AND ZONING COMMISSION
60682 6/24



STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: 7/14/26 MAYOR & COUNCIL: 8/3/26

AGENDA ITEM

REZONING – The City of Warner Robins is requesting rezoning of a property at 329 Curtis St. Parcel number 0W001B 002000. The property totaling 0.42 acres from the current zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-2 [Single-Family Residential District].

ITEM DESCRIPTION

The subject property is currently zoned M-1 (Light Industrial). Community and Economic Development Staff has initiated this rezoning request to reclassify the parcel to an appropriate residential zoning to better align with the existing development pattern and the City's adopted land use policies.

The properties are located within the Redevelopment Character Area identified in the City's Comprehensive Plan. The surrounding area is characterized predominantly by established residential development, and the existing M-1 zoning is not reflective of the prevailing land use pattern. Rezoning the properties to a residential classification will provide a more appropriate transition of land uses while maintaining compatibility with the surrounding neighborhood.

The City intends to market the properties through a competitive Request for Proposals (RFP) process administered by Engage Warner Robins, the City's Development Authority. The selected development partner will be responsible for the design, construction, infrastructure coordination, and compliance with all applicable City ordinances and development standards. Any future development will be subject to the City's subdivision, zoning, and building regulations.

Staff finds that the proposed rezoning is consistent with the goals of the Comprehensive Plan by encouraging appropriate infill development, supporting reinvestment within an established neighborhood, and returning underutilized properties to productive use and the local tax base. The proposed residential zoning is compatible with the surrounding land uses and will help preserve the residential character of the area while facilitating orderly redevelopment.

Based on the existing land use pattern, consistency with the Comprehensive Plan, and the compatibility of the proposed zoning with surrounding residential development, staff recommends approval of the requested rezoning.

DEVELOPMENT/ZONING HISTORY

The subject property consists of one vacant parcel (0W001B 00200) currently zoned M-1. The City requests approval of a rezoning R-2 to facilitate future development of the property.

STAFF RECOMMENDATION

Staff recommends approval of the request.

ALTERNATIVES

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

- Consideration could be made to deny the proposed rezoning.
- Consideration could be made to impose additional restrictions on the property.

ATTACHMENTS

Case File

APPLICATION

- Property Owner

Name (at time of filing): City of Warner RobinsPhone: (478) 293 1000 Email: khogan@wrqa.govAddress: 700 Watson Blvd

Company Name (if applicable): _____

- Property Owner's Authorized Representative/Agent

Name: Kate Hogan Phone: (478) 302-5518

Address: _____

Company Name (if applicable): CWR**PROPERTY INFORMATION**REQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☐ REZONE ☒ADDRESS/LOCATION: 329 Curtis StTAX PARCEL ID: 0W001B 002000LAND LOT(S): 226 LAND DISTRICT(S) 5thCOUNTY: Houston TOTAL ACREAGE: 0.42SURVEY PREPARED BY: Waddle + CompanyIS SURVEY RECORDED? (Yes) IF YES - BOOK: 31 PAGE: 1PRESENT ZONING: M-1 REQUESTED ZONING: R-2IS WATER AVAILABLE TO THIS SITE? N JURISDICTION: WRIS SEWER AVAILABLE TO THIS SITE? N JURISDICTION: WR**AUTHORIZATION**

This form is to be executed under oath. I, Kate Hogan 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 27 day of May, 2026Sign: [Signature]
(property owner)

Administrative Use Only:

Stamp Date Received

RECEIVED

MAY 27 2026

PLANNING & ZONING



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

Dear Members of the Planning and Zoning Board,

The City of Warner Robins respectfully requests consideration for the rezoning of the following City-owned properties:

- 409 Young Avenue - From R3 to R2.
- 329 Curtis Street - From M1 to R2.
- 325 Curtis Street & 325 ½ Lydick Avenue - From M1 to R3.
- 402 North Fifth Street - From R3 to R2.
- 412 & 414 North Fifth Street - From R3 to R2.

The purpose of these rezoning requests are to return these underutilized properties to the tax roll through a formal Request for Proposals (RFP) process. Engage Warner Robins, the City's Development Authority, intends to select a qualified development partner who will be responsible for the design and construction of residential infill housing that is compatible with the surrounding neighborhood and consistent with the City's Comprehensive Plan.

Rezoning these parcels will support responsible land use transition, encourage reinvestment in an established area, and align zoning with intended residential use. The selected developer will be responsible for all construction, infrastructure coordination, and compliance with all applicable development standards and City ordinances.

Staff respectfully requests favorable consideration of these rezoning requests and looks forward to presenting additional details during the public hearing process.

Thank you for your service and thoughtful review.

Sincerely,

Kate Hogan

Director of Community and Economic Development

Houston County, GA

Summary

Parcel Number 0W001B 002000
 Account/Realkey 6162
 Location Address 329 CURTIS ST
 Legal Description LOTS 19 & 20 BLK A STEPHENS DUKE S/D
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning M1
 Tax District Warner Robins (District 4)
 Millage Rate 29.173
 Acres 0.42
 Homestead Exemption No (S0)
 Landlot/District 226 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
 PO BOX 8629
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	18,200	100	182	0.42	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	4x0 / 3	1	\$12,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2000	1509 834	31 1	\$0	Court, government, or public utility	LAW RUBY K	CITY OF WARNER ROBINS
6/8/1990	883 443	31 1	\$0	Multiple parcels sale	ARRINGTON ALVIN D & JIMMIE G	LAW RUBY K
8/2/1986	731 344	31 1	\$0	Multiple parcels sale	BLACK IMOGENE C	ARRINGTON ALVIN D & JIMMIE G
8/1/1986	752 724	31 1	\$0	Settling an estate or to satisfy debt or wishes	BLACK JAKE A ESTATE	BLACK IMOGENE C
9/4/1962	189 532		\$0	History of sales not validated		BLACK JAKE A

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$18,400	\$18,400	\$18,400	\$12,400	\$12,400
Land Value	\$8,000	\$6,400	\$6,400	\$6,400	\$6,400
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$12,000	\$12,000	\$12,000	\$12,000	\$6,000
= Current Value	\$20,000	\$18,400	\$18,400	\$18,400	\$12,400

No data available for the following modules: 2025 Assessment Notice, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches, Estimated Tax Detail.

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: 5/27/2026, 2:18:07 AM

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CLERK SUPERIOR COURT

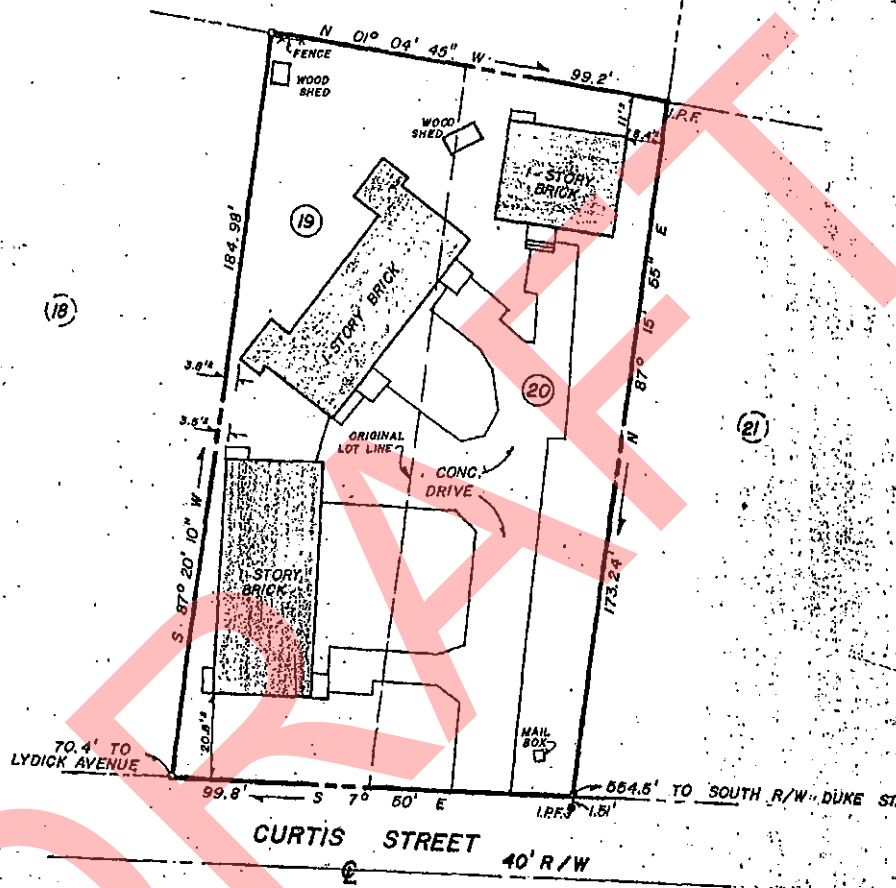
Agenda Item #5



Doc ID: 008044460001 Type: PLA
Filed: 08/07/1986 at 09:05:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 31 Pg 1

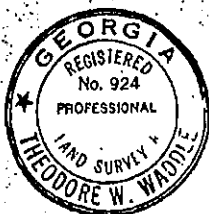
NOW OR FORMERLY
J. W. LEE



APPROVED FOR RECORDING
WARNER ROBINS PLANNING COMMISSION

8-4-86
DATE

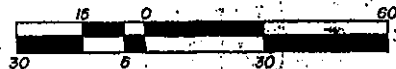
EVAN G. CONLEY
SECRETARY



IN MY OPINION, THIS PROPERTY
IS NOT IN A FLOOD HAZARD
AREA.

I certify that the property lines are
correct as platted. There are no en-
croachments, easements, party walls,
or building projections except as
shown.

Reg. Land Surveyor



PROPERTY PLAT
FOR
ALVIN D. ARRINGTON
& JIMMIE G. ARRINGTON
LOTS 19 & 20 BLOCK "A"
STEPHENS DUKE SUBDIVISION
IN LAND LOT 226 5TH DISTRICT
HOUSTON CO. WARNER ROBINS, GA.
JULY 29, 1986 SCALE 1"=30'
WADDLE & COMPANY
104 MEADOWRIDGE DR. WARNER ROBINS, GA.

The Houston Home Journal

1210 Washington Street, Perry, GA 31069 • 478-987-1823

A Division of the Georgia Trust for Local News

Remit Payment to: The Courier Herald, 115 S. Jefferson St., Dublin, GA 31021

City of Warner Robins - Legal

Classified Insertion Order

26-913 0W001B 002000

Contact:
Address: City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Sales Rep: h-Houston Legal
Phone: (478)929-1133
Email: srodriguez@wrga.gov

Order Date: 6/17/2026
Order Number: 60679

Displaying Run Dates: All Dates

Advertiser No: 3960

Issue Date	Publication	Description	Classification	Ad Size	Price
26-913 OFFICIAL NOTICE Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins' City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of a property totaling 0.42 acres, located at 329 Curtis St, also known as tax parcel [0W001B 002000]. The current zoning of the property is zoned M-1 [Wholesale and Light Industrial District], and the proposed zoning upon annexation is R-2 [Single Family Residential District]. Said property being more accurately described as follows: All that tract or parcel of land lying and being in Land Lot 226 of the 5th Land District of Houston County, Georgia, known as "Lot 19 & 20 Block A" according to a plat of survey titled "Stephens Duke Subdivision", totaling 0.42 acres, drawn 7/29/1986 by Waddle & Company. A copy of which is recorded in book 31, page 1, in Houston County Superior Court, Houston County, Georgia. Said Plat and the recorded copy thereof is hereby made a part of this description by reference thereto for all purposes. After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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. DARIN CURTIS, PLANNING & ZONING MANAGER SECRETARY TO THE PLANNING AND ZONING COMMISSION 60679 6/24					
6/24/2026	2-Houston Home Journal	26-913 0W001B 002000	Public Hearings	337 Words	\$70.00
Features: Affidavit					\$10.00
Publication Count: 1		Run Count: 1		SubTotal:	\$60.00
				Features:	\$10.00
				Total Price:	\$70.00

Authorization To Run Advertisement

Printed Name

Signature

26-913

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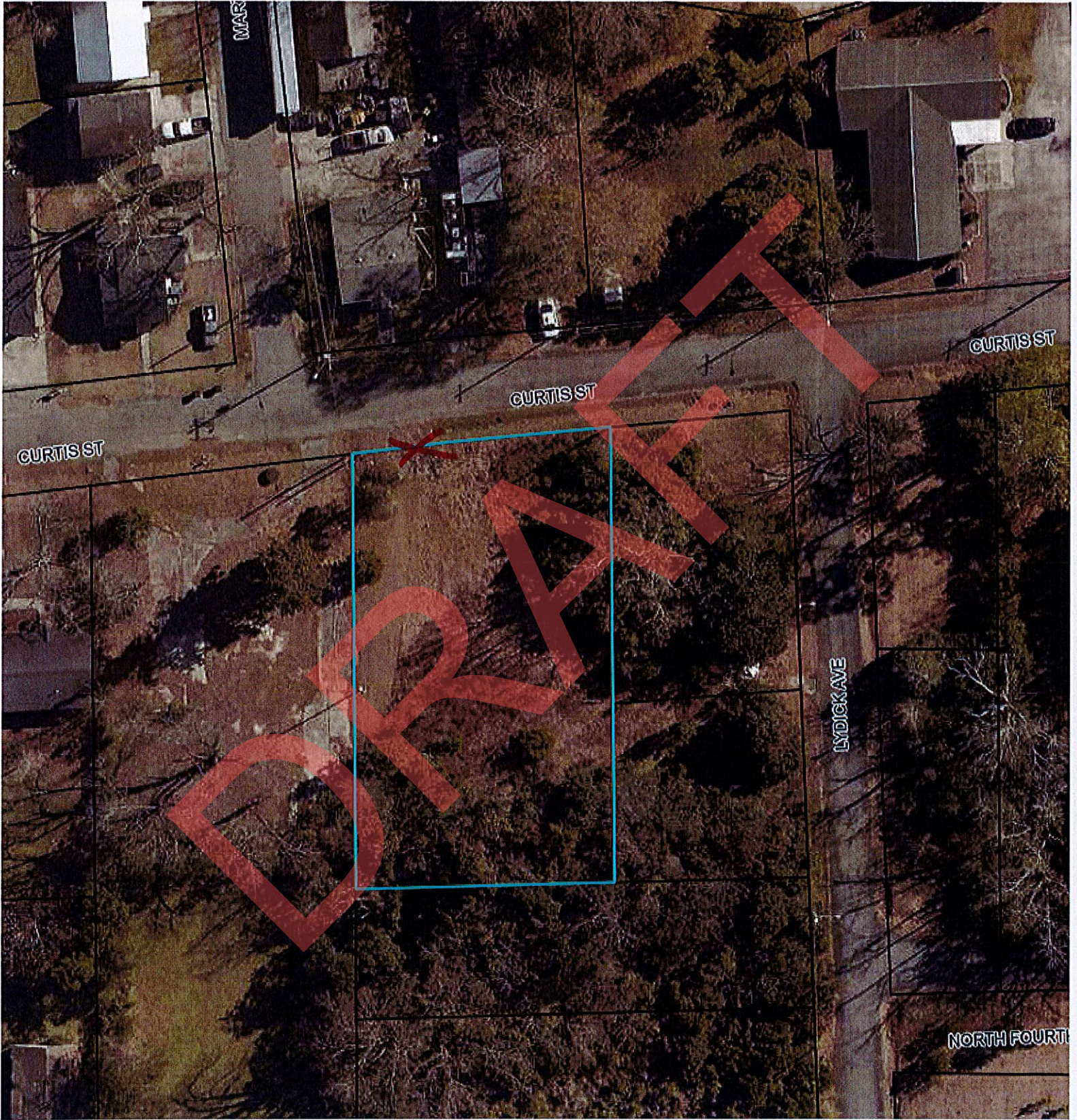
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DARIN CURTIS, PLANNING & ZONING
MANAGER

SECRETARY TO THE PLANNING AND
ZONING COMMISSION

60679 6/24



M-1
+0
R-2

329 Curtis St



329 Curtis St

Inbox - Jake Cooper - Outlook

Agenda Item #5



06/23/2026 10:58



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

MEMORANDUM

TO: MAYOR & COUNCIL MEMBERS

FROM: DARIN CURTIS, MANAGER, PLANNING & ZONING

DATE: JUNE 23, 2026

SUBJECT: ZONING ACTION APPLICATIONS

According to the “conflicts of interest in zoning actions” statute, OCGA Title 36, Chapter 67A, it is required that elected officials file a written disclosure when people file for annexation and/or rezoning of property and the elected officials (a) have received campaign contributions in a certain amount from the petitioner, (b) own property affected by the proposed action, and/or (c) have a family member who owns property affected by the petition.

Please note that the following petitions were heard at the Planning & Zoning meeting on July 14, 2026

1. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 329 Curtis St from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-2 [Single-Family Residential District]
2. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.24 acres, located at 402 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District]
3. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 409 Young Avenue from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

EDIMGIAFAD | Chartered 1943

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

4. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.66 acres, located at 412 North 5th Street and 414 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].
5. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.31 acres, located at 325 Curtis Street and 325 ½ Lydick Avenue from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-3 [General Residential District].
6. **REZONING** – Estates AT LK, LLC requests the rezoning of property, totaling 42.12 acres, located along the west side of Estates Way, from the zoning of M-2[Industrial District] to the zoning of R-1[Single-Family Residential District].
7. **REZONING** - ALAMO OPPORTUNITY FUND LLC requests the rezoning of property, totaling 8.741 acres, located along the east side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision, from the zoning of R-1[Single-Family Residential] to the zoning of PDE [Planned Unit Development Extraordinary District]
8. **ANNEXATION/REZONING** – Carter Sisters Properties LLC request the annexation and rezoning of properties, together totaling 4.53 acres, located at the 100 & 104 S Amanda Place. The current zoning is R-1 [Single-Family Residential][County], and the proposed zoning upon annexation is C-2 [General Commercial District][City]

The Houston Home Journal

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478-987-1823; Legal Fax 478-988-9193; Legal E-mail: hhjlegals@gmail.com

City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Georgia, Houston County

Personally appeared before me this date, Kayley Trischan of Houston Home Journal, Perry, Georgia, the Official Legal Organ of Houston County, Georgia who certifies that the Legal Notice

Public Hearings

was published in Houston Home Journal on the following dates:

HHJ: 6/24/2026

Order start date: 6/24/2026
Order end date: 6/24/2026
Number of runs: 1

This Date: 6/24/2026

Kayley Trischan

Kayley Trischan

Sworn and subscribed before me

Anna Carter

Anna Carter
Notary Public, Houston County
My Commission expires February 18, 2029

Order #: 60679
Description: 26-913 0W001B 002000
Advertiser: City of Warner Robins - Legal

26-913

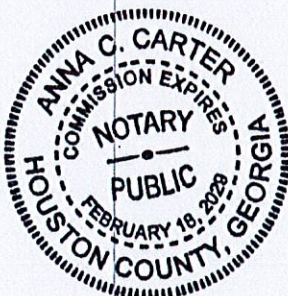
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All that tract or parcel of land lying and being in Land Lot 226 of the 5th Land District of Houston County, Georgia, known as "Lot 19 & 20 Block A" according to a plat of survey titled "Stephens Duke Subdivision", totaling 0.42 acres, drawn 7/29/1986 by Waddle & Company. A copy of which is recorded in book 31, page 1, in Houston County Superior Court, Houston County, Georgia. Said Plat and the recorded copy thereof is hereby made a part of this description by reference thereto for all purposes.

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DARIN CURTIS, PLANNING & ZONING MANAGER
SECRETARY TO THE PLANNING AND ZONING COMMISSION
60679 6/24



STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: 7/14/26 MAYOR & COUNCIL: 8/3/26

AGENDA ITEM

REZONING – The City of Warner Robins is requesting rezoning of a property at 402 N 5th St. Parcel numbers 0W001C 011000. The property totaling 0.24 acres from the current zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

ITEM DESCRIPTION

The subject property is currently zoned R-3. Community and Economic Development Staff has initiated this rezoning request to reclassify the parcel to an appropriate residential zoning to better align with the existing development pattern and the City's adopted land use policies.

The properties are located within the Redevelopment Character Area identified in the City's Comprehensive Plan. The surrounding area is characterized predominantly by established residential development, and the existing R-3 zoning is not reflective of the prevailing land use pattern. Rezoning the properties to a residential classification will provide a more appropriate transition of land uses while maintaining compatibility with the surrounding neighborhood.

The City intends to market the properties through a competitive Request for Proposals (RFP) process administered by Engage Warner Robins, the City's Development Authority. The selected development partner will be responsible for the design, construction, infrastructure coordination, and compliance with all applicable City ordinances and development standards. Any future development will be subject to the City's subdivision, zoning, and building regulations.

Staff finds that the proposed rezoning is consistent with the goals of the Comprehensive Plan by encouraging appropriate infill development, supporting reinvestment within an established neighborhood, and returning underutilized properties to productive use and the local tax base. The proposed residential zoning is compatible with the surrounding land uses and will help preserve the residential character of the area while facilitating orderly redevelopment.

Based on the existing land use pattern, consistency with the Comprehensive Plan, and the compatibility of the proposed zoning with surrounding residential development, staff recommends approval of the requested rezoning.

DEVELOPMENT/ZONING HISTORY

The subject property consists of one vacant parcel (0W001C 011000) currently zoned R-3. The City requests approval of a rezoning R-2 to facilitate future development of the property.

STAFF RECOMMENDATION

Staff recommends approval of the request.

ALTERNATIVES

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

- Consideration could be made to deny the proposed rezoning.
- Consideration could be made to impose additional restrictions on the property.

ATTACHMENTS

DRAFT

APPLICATION

- Property Owner

Name (at time of filing): City of Warner Robins
 Phone: 478 293 1000 Email: khogan@wrsga.gov
 Address: 700 Watson Blvd
 Company Name (if applicable): _____

- Property Owner's Authorized Representative/Agent

Name: Kate Hogan Phone: (478) 302-5518
 Address: _____
 Company Name (if applicable): CWR

PROPERTY INFORMATION

REQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☐ REZONE ☒
 ADDRESS/LOCATION: 402 N 5th Street
 TAX PARCEL ID: 0W001C011000
 LAND LOT(S): 217 LAND DISTRICT(S): 5th
 COUNTY: Houston TOTAL ACREAGE: 0.24
 SURVEY PREPARED BY: Waddle Surveying Co.
 IS SURVEY RECORDED? Yes IF YES - BOOK: 5 PAGE: 200
 PRESENT ZONING: R3 REQUESTED ZONING: R2
 IS WATER AVAILABLE TO THIS SITE? Y JURISDICTION: WR
 IS SEWER AVAILABLE TO THIS SITE? Y JURISDICTION: WR

AUTHORIZATION

This form is to be executed under oath. I, Kate Hogan 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 27 day of may, 2024
 Sign: [Signature]
 (property owner)

Administrative Use Only:

Stamp Date Received

RECEIVED
 MAY 27 2024
PLANNING & ZONING



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

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Derek Mack

Post 2

Charlie Bibb

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Kevin Lashley

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Clifford Holmes, Jr.

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Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

Dear Members of the Planning and Zoning Board,

The City of Warner Robins respectfully requests consideration for the rezoning of the following City-owned properties:

- 409 Young Avenue - From R3 to R2.
- 329 Curtis Street - From M1 to R2.
- 325 Curtis Street & 325 ½ Lydick Avenue - From M1 to R3.
- 402 North Fifth Street - From R3 to R2.
- 412 & 414 North Fifth Street - From R3 to R2.

The purpose of these rezoning requests are to return these underutilized properties to the tax roll through a formal Request for Proposals (RFP) process. Engage Warner Robins, the City's Development Authority, intends to select a qualified development partner who will be responsible for the design and construction of residential infill housing that is compatible with the surrounding neighborhood and consistent with the City's Comprehensive Plan.

Rezoning these parcels will support responsible land use transition, encourage reinvestment in an established area, and align zoning with intended residential use. The selected developer will be responsible for all construction, infrastructure coordination, and compliance with all applicable development standards and City ordinances.

Staff respectfully requests favorable consideration of these rezoning requests and looks forward to presenting additional details during the public hearing process.

Thank you for your service and thoughtful review.

Sincerely,

Kate Hogan

Director of Community and Economic Development

0W001D 006000

0.26 acres

R3

R3

0W001G 009000

0.04 acres

R3

0W001G 002000

0.05 acres

R3

0W001B 0130

0.01 acres

R3

0W001G 010000

0.04 acres

R3

0W001G 001000

0.08 acres

R3

0W001B 0140

0.05 acres

R3

0W001G 011000

0.03 acres

R3

0W002D 007000

0.05 acres

R3

0W002D 006000

0.05 acres

R3

0W002L 010000

0.04 acres

R3

0W002L 008

0.09 acre

R3

0W002D 008000

0.06 acres

R3

0W002D 005000

0.02 acres

R3

0.02 acres

R3

0W002L 011000

0.05 acres

R3

0W002L

0.08 a

R3

0W002D 009000

0.07 acres

0.04 acres



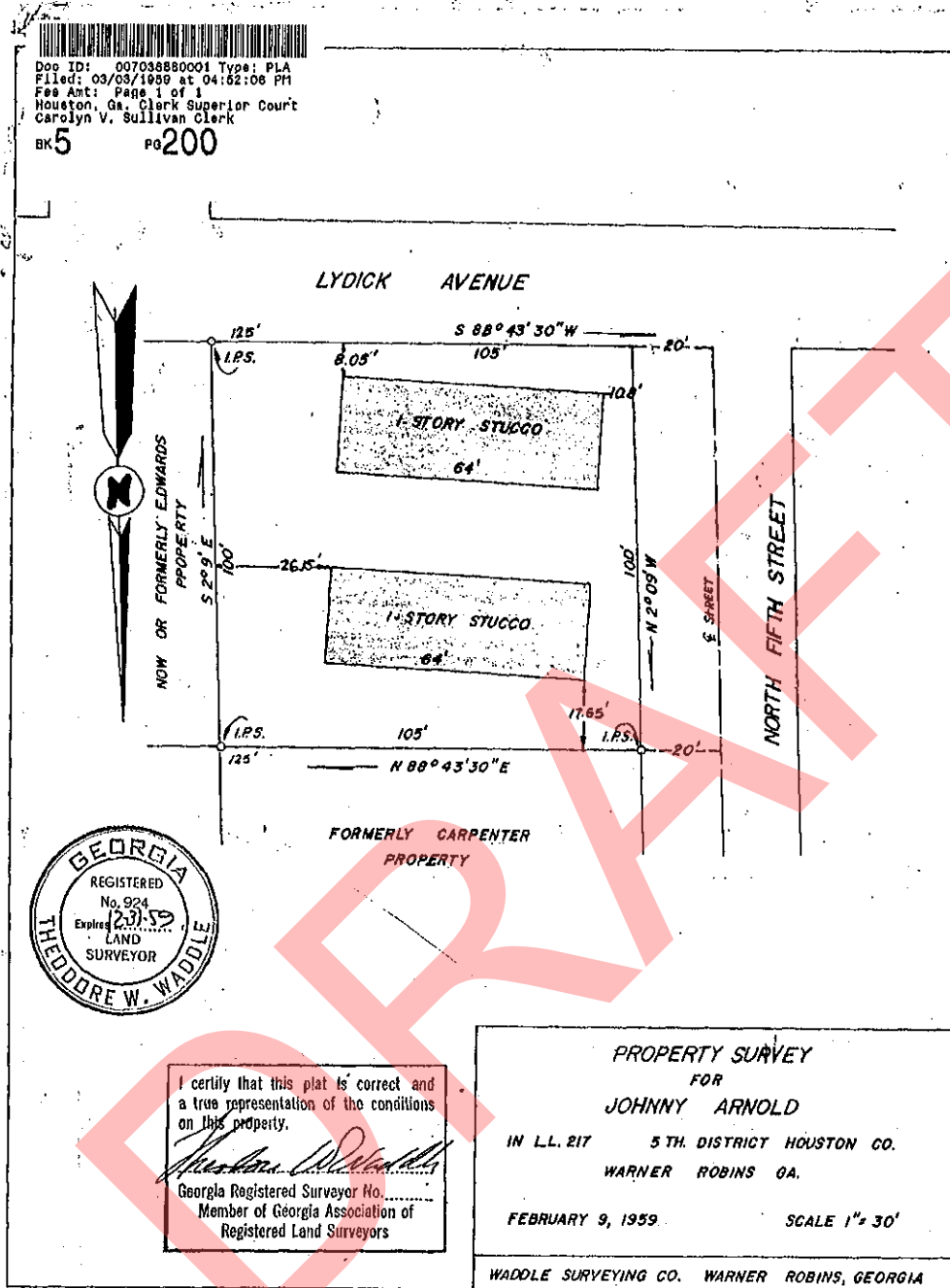
5 200

Agenda Item #6

402 N 5th St

Recorded March 3, 1959

Doc ID: 00703880001 Type: PLA
 Filed: 03/03/1959 at 04:52:06 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 5 PG 200



1072-59

Houston County, GA

Agenda Item #6

Summary

Parcel Number 0W001C 011000
 Account/Realkey 6186
 Location Address 402 N FIFTH ST
 Legal Description LL 217 5TH LD PB 5/200
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R3
 Tax District Warner Robins (District 4)
 Millage Rate 29.173
 Acres 0.24
 Homestead Exemption No (S0)
 Landlot/District 217 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
 PO BOX 8629
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	10,500	100	105	0.24	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/30/2013	6253 64	5 200	\$6,000	Court, government, or public utility	CRIBB ROBERT T & PINCKNEY MARTIN B JR	CITY OF WARNER ROBINS
12/12/1984	675 29	5 200	\$0	Partial interest or land contract	CRIBB ROBERT T	CRIBB ROBERT T & PINCKNEY MARTIN B JR
4/13/1982	608 158	5 200	\$0	Partial interest or land contract	CRIBB SYLVIA A	CRIBB ROBERT T
4/13/1982	607 526	5 200	\$0	History of sales not validated	SMITH MARVIN W JR PROPERTIES I	CRIBB ROBERT T & SYLVIA A
3/1/1972	390 123		\$0	History of sales not validated	ARNOLD BETTY ANN	SMITH MARVIN W JR PROPERTIES INC
2/23/1959	134 375		\$0	History of sales not validated		ARNOLD BETTY ANN

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100
Land Value	\$8,000	\$5,100	\$5,100	\$5,100	\$5,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$8,000	\$5,100	\$5,100	\$5,100	\$5,100

No data available for the following modules: 2025 Assessment Notice, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches, Estimated Tax Detail.

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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City of Warner Robins - Legal

Classified Insertion Order

26-915 0W001C 011000

Contact:
Address: City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Sales Rep: h-Houston Legal
Phone: (478)929-1133
Email: srodriguez@wrga.gov

Order Date: 6/17/2026
Order Number: 60681

Displaying Run Dates: All Dates

Advertiser No: 3960

Issue Date	Publication	Description	Classification	Ad Size	Price
26-915 OFFICIAL NOTICE Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins' City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of a property totaling 0.24 acres, located at 402 North 5th Street, also known as tax parcel [0W001C 011000]. The current zoning of the property is zoned R-3 [General Residential District], and the proposed rezoning is R-2 [Single-Family Residential District]. Said property being more accurately described as follows: All that tract or parcel of land lying and being in Land Lot 217 of the 5th Land District of Houston County, Georgia, according to a plat of survey titled "Property Survey for Johnny Arnold", totaling 0.24 acres, drawn 2/9/1959 by Waddle Surveying CO. A copy of which is recorded in book 5, page 200, in Houston County Superior Court, Houston County, Georgia Said Plat is hereby made a part of this description by reference thereto for all purposes. After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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. DARIN CURTIS, PLANNING & ZONING MANAGER SECRETARY TO THE PLANNING AND ZONING COMMISSION 60681 6/24					
6/24/2026	2-Houston Home Journal	26-915 0W001C 011000	Public Hearings	322 Words	\$70.00
Features: Affidavit					\$10.00
Publication Count: 1		Run Count: 1		SubTotal:	\$60.00
				Features:	\$10.00
				Total Price:	\$70.00

Authorization To Run Advertisement

Printed Name

Signature

26-915

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DARIN CURTIS, PLANNING & ZONING
MANAGER
SECRETARY TO THE PLANNING AND
ZONING COMMISSION
60681 6/24



06/17/2026 12:33

402 N^{5th} St

Agenda Item #6



06/17/2026 12:34



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

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Post 6

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CITY ATTORNEY

Julia Bowen Mize

MEMORANDUM

TO: MAYOR & COUNCIL MEMBERS

FROM: DARIN CURTIS, MANAGER, PLANNING & ZONING

DATE: JUNE 23, 2026

SUBJECT: ZONING ACTION APPLICATIONS

According to the "conflicts of interest in zoning actions" statute, OCGA Title 36, Chapter 67A, it is required that elected officials file a written disclosure when people file for annexation and/or rezoning of property and the elected officials (a) have received campaign contributions in a certain amount from the petitioner, (b) own property affected by the proposed action, and/or (c) have a family member who owns property affected by the petition.

Please note that the following petitions were heard at the Planning & Zoning meeting on July 14, 2026

1. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 329 Curtis St from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-2 [Single-Family Residential District]
2. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.24 acres, located at 402 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District]
3. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 409 Young Avenue from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

EDIMGIAFAD | Chartered 1943

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

4. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.66 acres, located at 412 North 5th Street and 414 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].
5. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.31 acres, located at 325 Curtis Street and 325 ½ Lydick Avenue from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-3 [General Residential District].
6. **REZONING** – Estates AT LK, LLC requests the rezoning of property, totaling 42.12 acres, located along the west side of Estates Way, from the zoning of M-2[Industrial District] to the zoning of R-1[Single-Family Residential District].
7. **REZONING** - ALAMO OPPORTUNITY FUND LLC requests the rezoning of property, totaling 8.741 acres, located along the east side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision, from the zoning of R-1[Single-Family Residential] to the zoning of PDE [Planned Unit Development Extraordinary District]
8. **ANNEXATION/REZONING** – Carter Sisters Properties LLC request the annexation and rezoning of properties, together totaling 4.53 acres, located at the 100 & 104 S Amanda Place. The current zoning is R-1 [Single-Family Residential][County], and the proposed zoning upon annexation is C-2 [General Commercial District][City]

The Houston Home Journal

Houston County's Legal Organ Since 1870
1210 Washington Street P.O. Box 1910
Perry, Georgia 31069
478-987-1823; Legal Fax 478-988-9193; Legal E-mail: hhjlegals@gmail.com

City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Georgia, Houston County

Personally appeared before me this date, Kayley Trischan of Houston Home Journal, Perry, Georgia, the Official Legal Organ of Houston County, Georgia who certifies that the Legal Notice

Public Hearings

was published in Houston Home Journal on the following dates:

HHJ: 6/24/2026

Order start date: 6/24/2026
Order end date: 6/24/2026
Number of runs: 1

This Date: 6/24/2026

Kayley Trischan

Kayley Trischan

Sworn and subscribed before me

Anna Carter

Anna Carter
Notary Public, Houston County
My Commission expires February 18, 2029

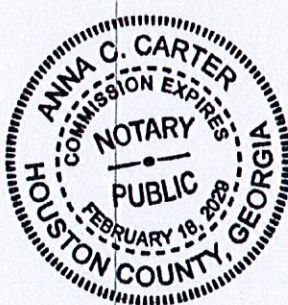
Order #: 60681
Description: 26-915 0W001C 011000
Advertiser: City of Warner Robins - Legal

26-915

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DARIN CURTIS, PLANNING & ZONING MANAGER
SECRETARY TO THE PLANNING AND ZONING COMMISSION
60681 6/24



STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

MEETING DATE: 7/14/26 MAYOR & COUNCIL: 8/3/26

AGENDA ITEM

REZONING – The City of Warner Robins is requesting rezoning of a property at 409 Young Ave. Parcel numbers OW002E 009000. The property totaling 0.42 acres from the current zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

ITEM DESCRIPTION

The subject property is currently zoned R-3. Community and Economic Development Staff has initiated this rezoning request to reclassify the parcel to an appropriate residential zoning to better align with the existing development pattern and the City's adopted land use policies.

The properties are located within the Redevelopment Character Area identified in the City's Comprehensive Plan. The surrounding area is characterized predominantly by established residential development, and the existing R-3 zoning is not reflective of the prevailing land use pattern. Rezoning the properties to a residential classification will provide a more appropriate transition of land uses while maintaining compatibility with the surrounding neighborhood.

The City intends to market the properties through a competitive Request for Proposals (RFP) process administered by Engage Warner Robins, the City's Development Authority. The selected development partner will be responsible for the design, construction, infrastructure coordination, and compliance with all applicable City ordinances and development standards. Any future development will be subject to the City's subdivision, zoning, and building regulations.

Staff finds that the proposed rezoning is consistent with the goals of the Comprehensive Plan by encouraging appropriate infill development, supporting reinvestment within an established neighborhood, and returning underutilized properties to productive use and the local tax base. The proposed residential zoning is compatible with the surrounding land uses and will help preserve the residential character of the area while facilitating orderly redevelopment.

Based on the existing land use pattern, consistency with the Comprehensive Plan, and the compatibility of the proposed zoning with surrounding residential development, staff recommends approval of the requested rezoning.

DEVELOPMENT/ZONING HISTORY

The subject property consists of one vacant parcel (0W002E 009000) currently zoned R-3. The City requests approval of a rezoning R-2 to facilitate future development of the property.

STAFF RECOMMENDATION

Staff recommends approval of the request.

ALTERNATIVES

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

- Consideration could be made to deny the proposed rezoning.
- Consideration could be made to impose additional restrictions on the property.

ATTACHMENTS

Case File

APPLICATION

- Property Owner

Name (at time of filing): City of Warner Robins
 Phone: (478) 293 1000 Email: khogan@wrga.gov
 Address: 700 Watson Blvd
 Company Name (if applicable): _____

- Property Owner's Authorized Representative/Agent

Name: kate Hogan Phone: (478) 302-5518
 Address: _____
 Company Name (if applicable): CWR

PROPERTY INFORMATION

REQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☐ REZONE ☒
 ADDRESS/LOCATION: 409 Young Ave
 TAX PARCEL ID: 0W002E 009000
 LAND LOT(S): 217 LAND DISTRICT(S): 5th
 COUNTY: Houston TOTAL ACREAGE: 0.42
 SURVEY PREPARED BY: Theodore W. Waddle (Waddle Surveying Co)
 IS SURVEY RECORDED? (Yes) IF YES - BOOK: 4 PAGE: 212
 PRESENT ZONING: R-3 REQUESTED ZONING: R-2
 IS WATER AVAILABLE TO THIS SITE? Y JURISDICTION: WR
 IS SEWER AVAILABLE TO THIS SITE? Y JURISDICTION: WR

AUTHORIZATION

This form is to be executed under oath. I, Kate Hogan 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 27 day of May, 2016
 Sign: [Signature]
 (property owner)

Administrative Use Only:

Stamp Date Received

RECEIVED
 MAY 27 2016

PLANNING & ZONING



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

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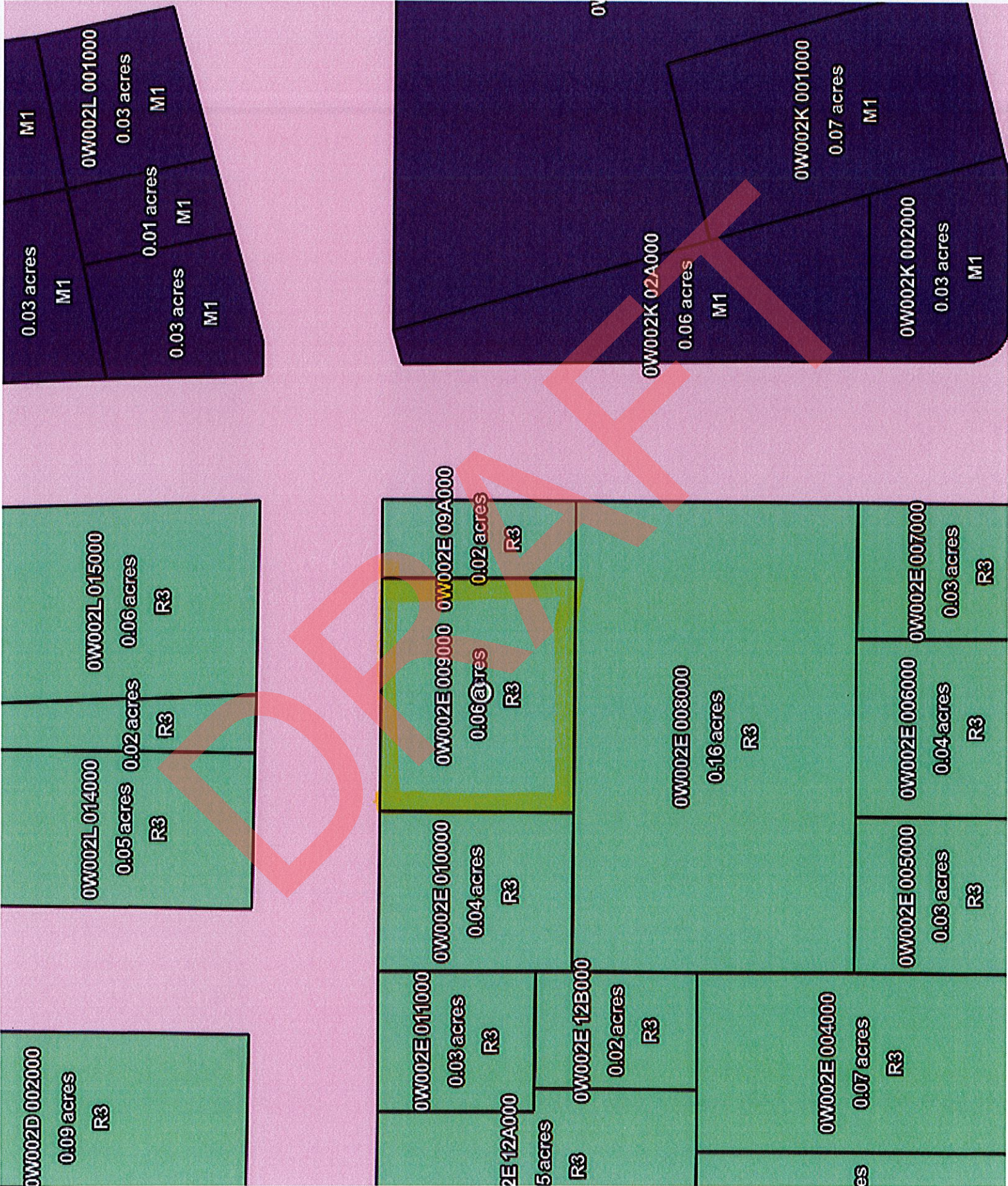
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Thank you for your service and thoughtful review.

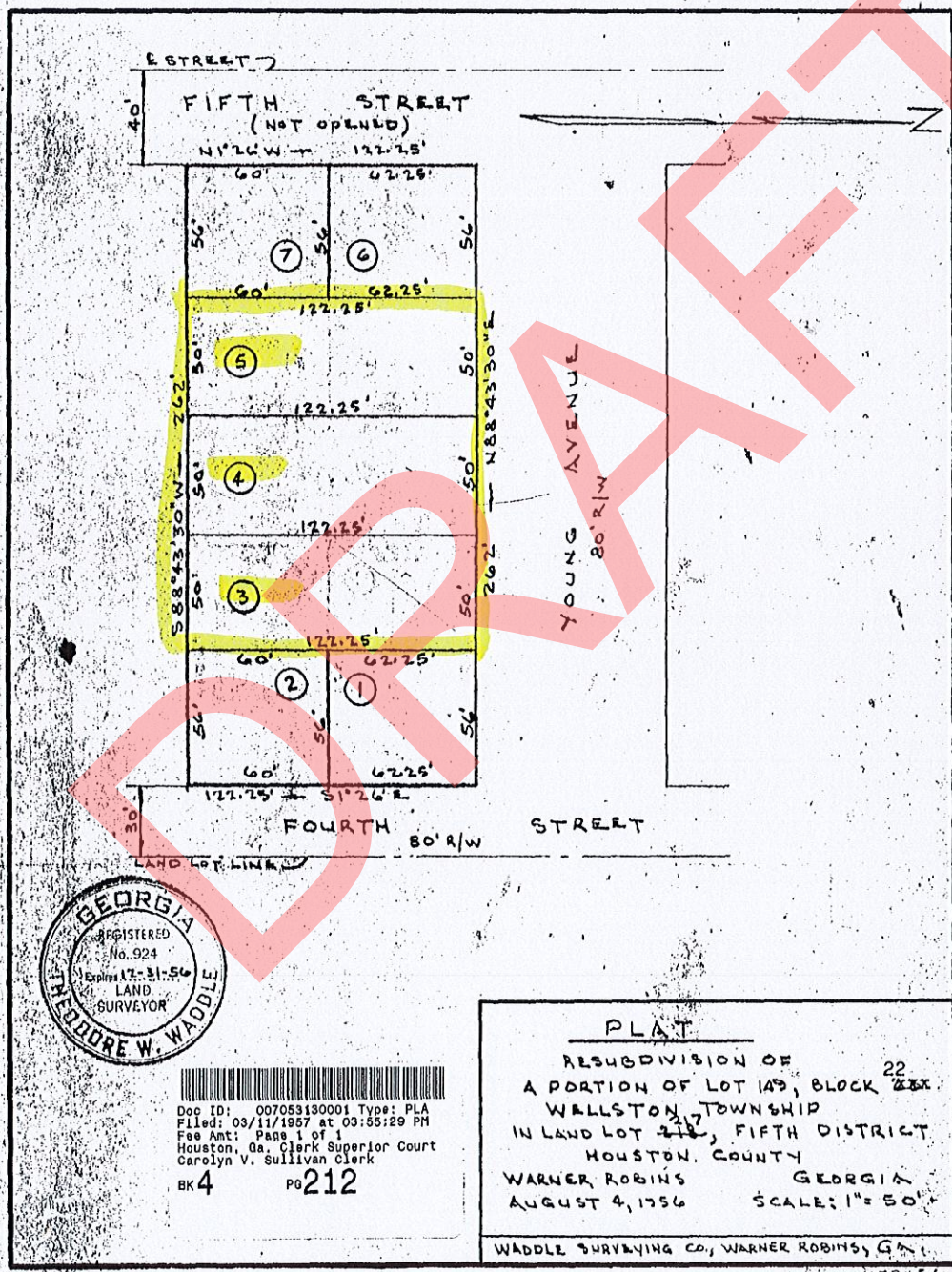
Sincerely,

Kate Hogan

Director of Community and Economic Development



Revised 3-11-57



4 212

409 young Ave

PLAT
 RESUBDIVISION OF
 A PORTION OF LOT 149, BLOCK 22
 WALLSTON TOWNSHIP
 IN LAND LOT 212, FIFTH DISTRICT
 HOUSTON, COUNTY
 WARNER ROBINS GEORGIA
 AUGUST 4, 1956 SCALE: 1" = 50'
 WADDLE SURVEYING CO., WARNER ROBINS, GA.

Doc ID: 007053130001 Type: PLA
 Filed: 03/11/1957 at 03:55:29 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 4 PG 212

Houston County, GA

Agenda Item #7

Summary

Parcel Number 0W002E 009000
 Account/Realkey 6338
 Location Address 409 YOUNG AVE
 Legal Description LOTS 3, 4 & 5 WELLSTON 217/5TH
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R3
 Tax District Warner Robins (District 4)
 Millage Rate 29.173
 Acres 0.42
 Homestead Exemption No (\$0)
 Landlot/District 217 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
 PO BOX 8629
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	18,450	150	123	0.42	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/7/1986	750 376	4 212	\$0	Corrective Deed	CORRECTS 747/387	CITY OF WARNER ROBINS
10/7/1986	747 387	4 212	\$0	Court, government, or public utility	TAX SALE - CITY OF W R	CITY OF WARNER ROBINS
11/18/1982	618 640	4 212	\$0	Multiple parcels sale	CAMERON M H	STAYRITE DEV INC

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100
Land Value	\$8,800	\$9,100	\$9,100	\$9,100	\$9,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$8,800	\$9,100	\$9,100	\$9,100	\$9,100

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City of Warner Robins - Legal

Classified Insertion Order

26-914 0W002E 009000

Contact:
Address: City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Sales Rep: h-Houston Legal
Phone: (478)929-1133
Email: srodriguez@wrga.gov

Order Date: 6/17/2026
Order Number: 60680

Displaying Run Dates: All Dates

Advertiser No: 3960

Issue Date	Publication	Description	Classification	Ad Size	Price
26-914 OFFICIAL NOTICE Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins' City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of a property totaling 0.42 acres, located at 409 Young Ave, also known as tax parcel [0W002E 009000]. The current zoning of the property is zoned R-3 [General Residential District], and the proposed zoning is R-2 [Single-Family Residential District]. Said property being more accurately described as follows: All that tract or parcel of land lying and being in Land Lot 217 of the 5th Land District of Houston County, Georgia, known as "Lots 3, 4 & 5 Wellston Township" according to a plat of survey titled "Resubdivision of Lot 149, Block 22, Wellston Township", totaling 0.42 acres, drawn 8/4/1956 by Waddle Surveying Co. A copy of which is recorded in book 4, page 212, in Houston County Superior Court, Houston County, Georgia. Said Plat is hereby made a part of this description by reference thereto for all purposes. After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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. DARIN CURTIS, PLANNING & ZONING MANAGER SECRETARY TO THE PLANNING AND ZONING COMMISSION 60680 6/24					
6/24/2026	2-Houston Home Journal	26-914 0W002E 009000	Public Hearings	333 Words	\$70.00
Features: Affidavit					\$10.00
Publication Count: 1			Run Count: 1	SubTotal:	\$60.00
Features:					\$10.00
Total Price:					\$70.00

Authorization To Run Advertisement

Printed Name

Signature

26-914

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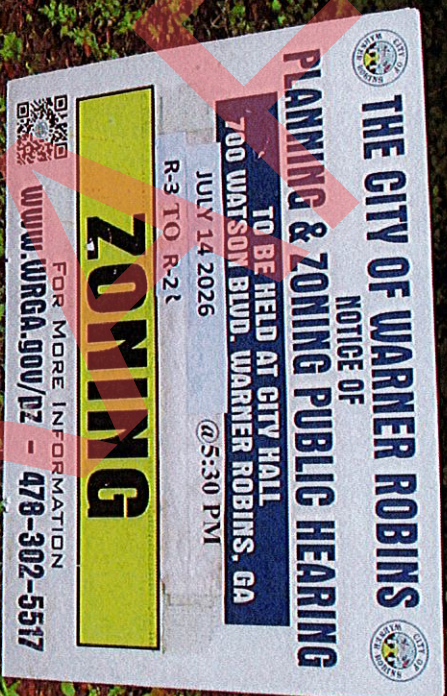
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DARIN CURTIS, PLANNING & ZONING
MANAGER

SECRETARY TO THE PLANNING AND
ZONING COMMISSION

60680 6/24

409 Young Ave



06/17/2026 12:18

409 yow5 Ave

Mail - Jake Cooper - Outlook

Agenda Item #7





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

MEMORANDUM

TO: MAYOR & COUNCIL MEMBERS

FROM: DARIN CURTIS, MANAGER, PLANNING & ZONING

DATE: JUNE 23, 2026

SUBJECT: ZONING ACTION APPLICATIONS

According to the “conflicts of interest in zoning actions” statute, OCGA Title 36, Chapter 67A, it is required that elected officials file a written disclosure when people file for annexation and/or rezoning of property and the elected officials (a) have received campaign contributions in a certain amount from the petitioner, (b) own property affected by the proposed action, and/or (c) have a family member who owns property affected by the petition.

Please note that the following petitions were heard at the Planning & Zoning meeting on July 14, 2026

1. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 329 Curtis St from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-2 [Single-Family Residential District]
2. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.24 acres, located at 402 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District]
3. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 409 Young Avenue from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

EDIMGIAFAD | Chartered 1943

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

4. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.66 acres, located at 412 North 5th Street and 414 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].
5. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.31 acres, located at 325 Curtis Street and 325 ½ Lydick Avenue from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-3 [General Residential District].
6. **REZONING** – Estates AT LK, LLC requests the rezoning of property, totaling 42.12 acres, located along the west side of Estates Way, from the zoning of M-2[Industrial District] to the zoning of R-1[Single-Family Residential District].
7. **REZONING** - ALAMO OPPORTUNITY FUND LLC requests the rezoning of property, totaling 8.741 acres, located along the east side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision, from the zoning of R-1[Single-Family Residential] to the zoning of PDE [Planned Unit Development Extraordinary District]
8. **ANNEXATION/REZONING** – Carter Sisters Properties LLC request the annexation and rezoning of properties, together totaling 4.53 acres, located at the 100 & 104 S Amanda Place. The current zoning is R-1 [Single-Family Residential][County], and the proposed zoning upon annexation is C-2 [General Commercial District][City]

The Houston Home Journal

Houston County's Legal Organ Since 1870

1210 Washington Street P.O. Box 1910

Perry, Georgia 31069

478-987-1823; Legal Fax 478-988-9193; Legal E-mail: hhjlegals@gmail.com

City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Georgia, Houston County

Personally appeared before me this date, Kayley Trischan of Houston Home Journal, Perry, Georgia, the Official Legal Organ of Houston County, Georgia who certifies that the Legal Notice

Public Hearings

was published in Houston Home Journal on the following dates:

HHJ: 6/24/2026

Order start date: 6/24/2026
Order end date: 6/24/2026
Number of runs: 1

This Date: 6/24/2026

Kayley Trischan

Kayley Trischan

Sworn and subscribed before me

Anna Carter

Anna Carter
Notary Public, Houston County
My Commission expires February 18, 2029

Order #: 60680
Description: 26-914 0W002E 009000
Advertiser: City of Warner Robins - Legal

26-914

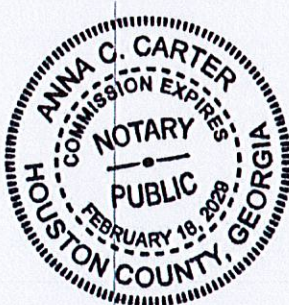
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DARIN CURTIS, PLANNING & ZONING MANAGER
SECRETARY TO THE PLANNING AND ZONING COMMISSION
60680 6/24



STAFF REPORT

DEPARTMENT: BUILDING & INSPECTIONS

SUBMITTED BY: DARIN CURTIS, PLANNING & ZONING MANAGER

PLANNING COMMISSION MEETING DATE: 7/14/26 MAYOR & COUNCIL: 8/3/26

AGENDA ITEM

REZONING – The City of Warner Robins is requesting rezoning of properties at 412 N 5th St and 414 N 5th St. Parcel numbers [0W001C008000] and [0W001C007000]. The properties totaling 0.66 acres from the current zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

ITEM DESCRIPTION

The subject property is currently zoned R-3. Community and Economic Development Staff has initiated this rezoning request to reclassify the parcel to an appropriate residential zoning to better align with the existing development pattern and the City's adopted land use policies.

The properties are located within the Redevelopment Character Area identified in the City's Comprehensive Plan. The surrounding area is characterized predominantly by established residential development, and the existing R-3 zoning is not reflective of the prevailing land use pattern. Rezoning the properties to a residential classification will provide a more appropriate transition of land uses while maintaining compatibility with the surrounding neighborhood.

The City intends to market the properties through a competitive Request for Proposals (RFP) process administered by Engage Warner Robins, the City's Development Authority. The selected development partner will be responsible for the design, construction, infrastructure coordination, and compliance with all applicable City ordinances and development standards. Any future development will be subject to the City's subdivision, zoning, and building regulations.

Staff finds that the proposed rezoning is consistent with the goals of the Comprehensive Plan by encouraging appropriate infill development, supporting reinvestment within an established neighborhood, and returning underutilized properties to productive use and the local tax base. The proposed residential zoning is compatible with the surrounding land uses and will help preserve the residential character of the area while facilitating orderly redevelopment.

Based on the existing land use pattern, consistency with the Comprehensive Plan, and the compatibility of the proposed zoning with surrounding residential development, staff recommends approval of the requested rezoning.

DEVELOPMENT/ZONING HISTORY

The subject property consists of two vacant parcels (0W001C008000) and (0W001C 007000) currently zoned R-3. The City requests approval of a rezoning R-2 to facilitate future development of the property.

STAFF RECOMMENDATION

Staff recommends approval of the request.

ALTERNATIVES

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

- Consideration could be made to deny the proposed rezoning.
- Consideration could be made to impose additional restrictions on the properties.

ATTACHMENTS

Case File

APPLICATION

- Property Owner

Name (at time of filing): City of Warner RobinsPhone: (478) 293 1000 Email: khogan@wrga.gaAddress: 700 Watson Blvd

Company Name (if applicable): _____

- Property Owner's Authorized Representative/Agent

Name: KATE Hogan Phone: (478) 302-5518

Address: _____

Company Name (if applicable): CWRPROPERTY INFORMATIONREQUEST IS MADE TO: (CHOOSE ALL THAT APPLY) ANNEX ☐ REZONE ☒ADDRESS/LOCATION: 412 N 5th St 414 N 5th StTAX PARCEL ID: (412)-0W001C008000 (414)-0W001C007000LAND LOT(S): 217 LAND DISTRICT(S): 5thCOUNTY: Houston TOTAL ACREAGE: (412)-0.25 (414)-0.41SURVEY PREPARED BY: (412)-Waddle & Company (414)-Waddle Surveying Co.IS SURVEY RECORDED? Yes IF YES - BOOK: 412-31 414-4 PAGE: 412-5 414-35PRESENT ZONING: R-3 REQUESTED ZONING: R-2IS WATER AVAILABLE TO THIS SITE? NY JURISDICTION: WRIS SEWER AVAILABLE TO THIS SITE? NY JURISDICTION: WRAUTHORIZATION

This form is to be executed under oath. I, KATE Hogan 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 27 day of May, 2026Sign: [Signature]
(property owner)

Administrative Use Only:

Stamp Date Received

RECEIVED
MAY 27 2026**PLANNING & ZONING**



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

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Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

Dear Members of the Planning and Zoning Board,

The City of Warner Robins respectfully requests consideration for the rezoning of the following City-owned properties:

- 409 Young Avenue - From R3 to R2.
- 329 Curtis Street - From M1 to R2.
- 325 Curtis Street & 325 ½ Lydick Avenue - From M1 to R3.
- 402 North Fifth Street - From R3 to R2.
- 412 & 414 North Fifth Street - From R3 to R2.

The purpose of these rezoning requests are to return these underutilized properties to the tax roll through a formal Request for Proposals (RFP) process. Engage Warner Robins, the City's Development Authority, intends to select a qualified development partner who will be responsible for the design and construction of residential infill housing that is compatible with the surrounding neighborhood and consistent with the City's Comprehensive Plan.

Rezoning these parcels will support responsible land use transition, encourage reinvestment in an established area, and align zoning with intended residential use. The selected developer will be responsible for all construction, infrastructure coordination, and compliance with all applicable development standards and City ordinances.

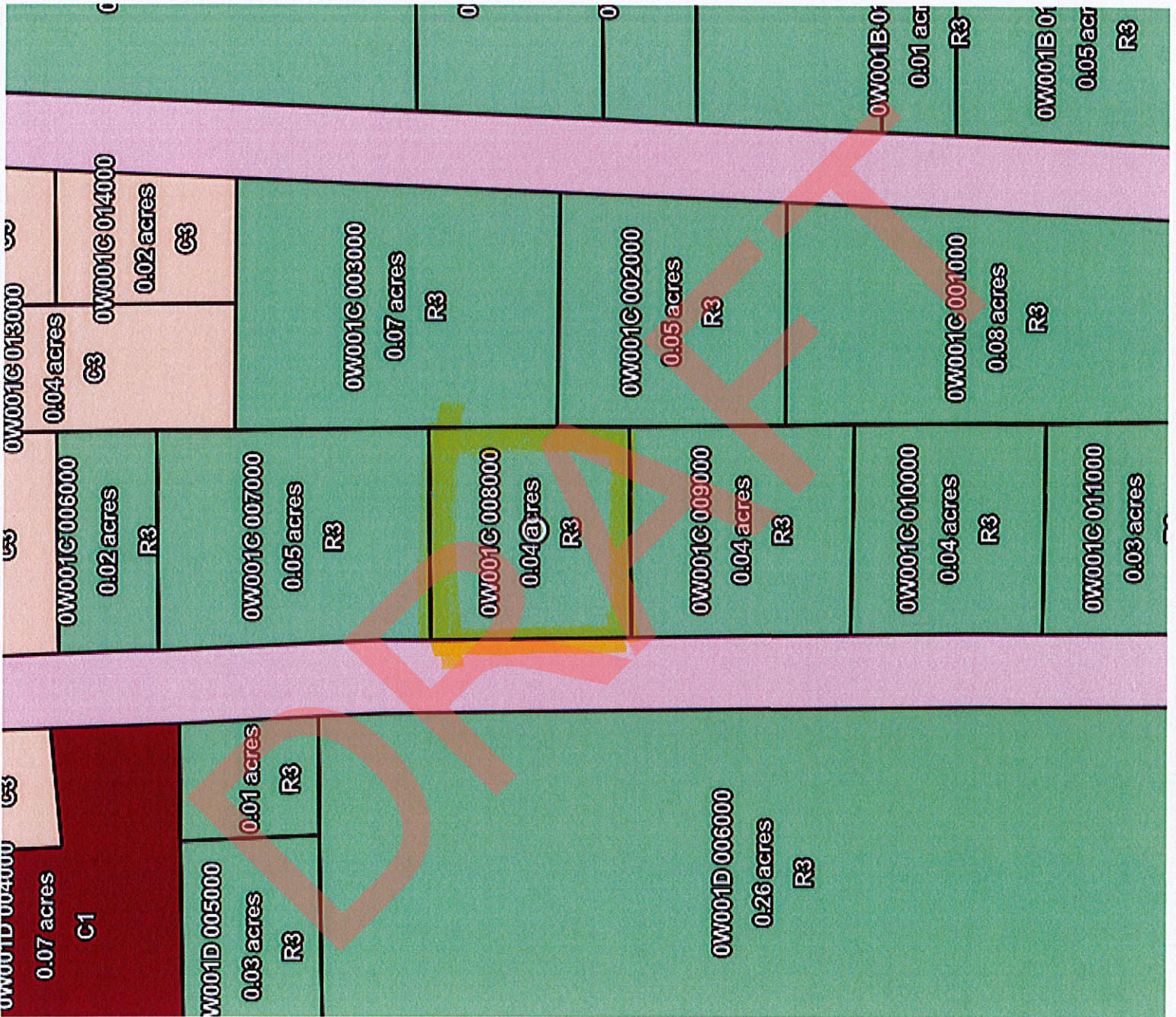
Staff respectfully requests favorable consideration of these rezoning requests and looks forward to presenting additional details during the public hearing process.

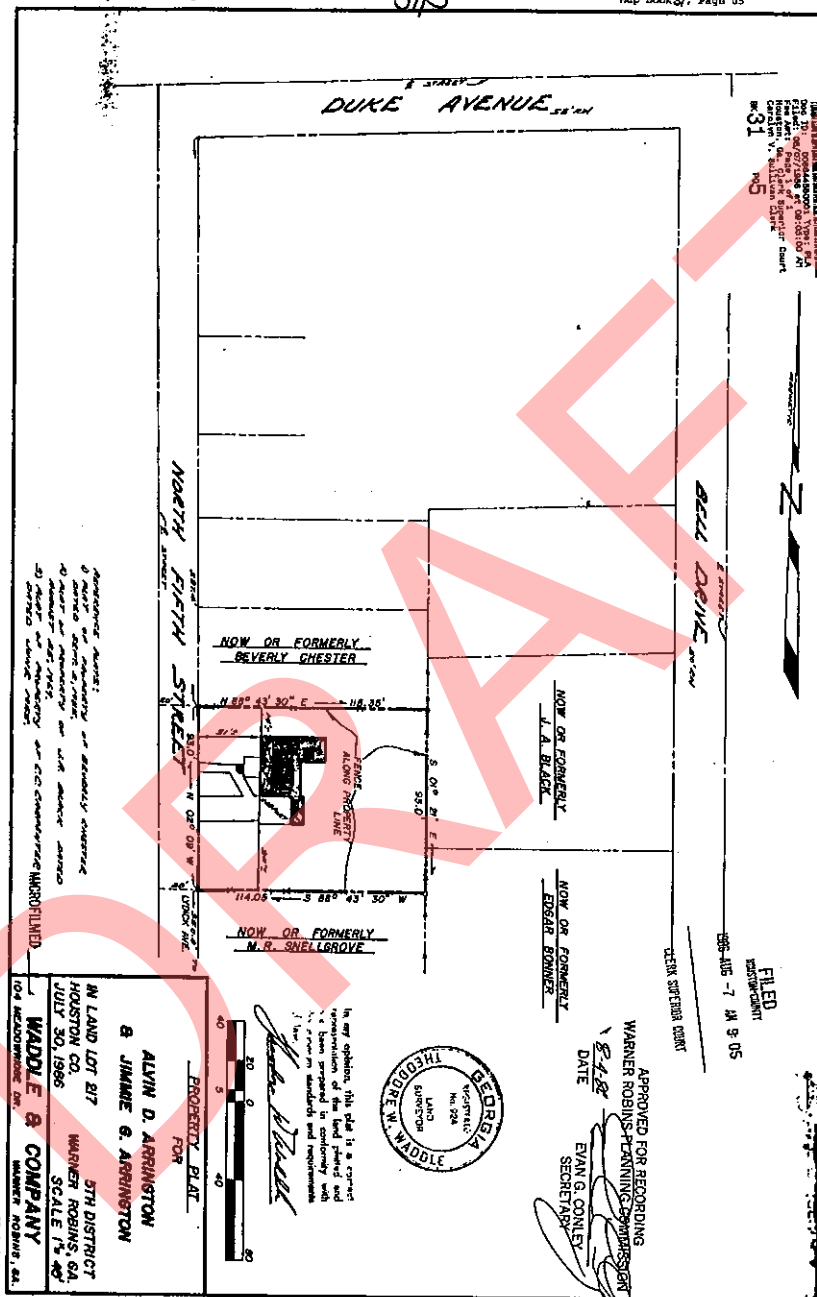
Thank you for your service and thoughtful review.

Sincerely,

Kate Hogan

Director of Community and Economic Development





4/2 N 5th St

Houston County, GA

Agenda Item #8

Summary

Parcel Number 0W001C 008000
 Account/Realkey 6183
 Location Address 412 N FIFTH ST
 Legal Description ARRINGTON PROPERTY PB 31/5 217/5TH
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R3
 Tax District Warner Robins (District 4)
 Millage Rate 29.173
 Acres 0.25
 Homestead Exemption No (S0)
 Landlot/District 217 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
 PO BOX 8629
 WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	10,695	93	115	0.25	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2000	1509 834	31 5	\$19,000	Court, government, or public utility	LAW RUBY K	CITY OF WARNER ROBINS
6/8/1990	883 443	31 5	\$0	Multiple parcels sale	BLACK IMOGENE C	LAW RUBY K
8/1/1986	731 344	31 5	\$0	Multiple parcels sale	BLACK IMOGENE C	ARRINGTON ALVIN D& JIMMIE G
7/1/1986	752 724	31 5	\$0	Settling an estate or to satisfy debt or wishes	BLACK J A ESTATE	BLACK IMOGENE C
4/24/1970	343 280		\$0	History of sales not validated	KNOWLES ANDREW	BLACK J A
2/28/1958	120 492		\$0	History of sales not validated		KNOWLES ANDREW

Valuation

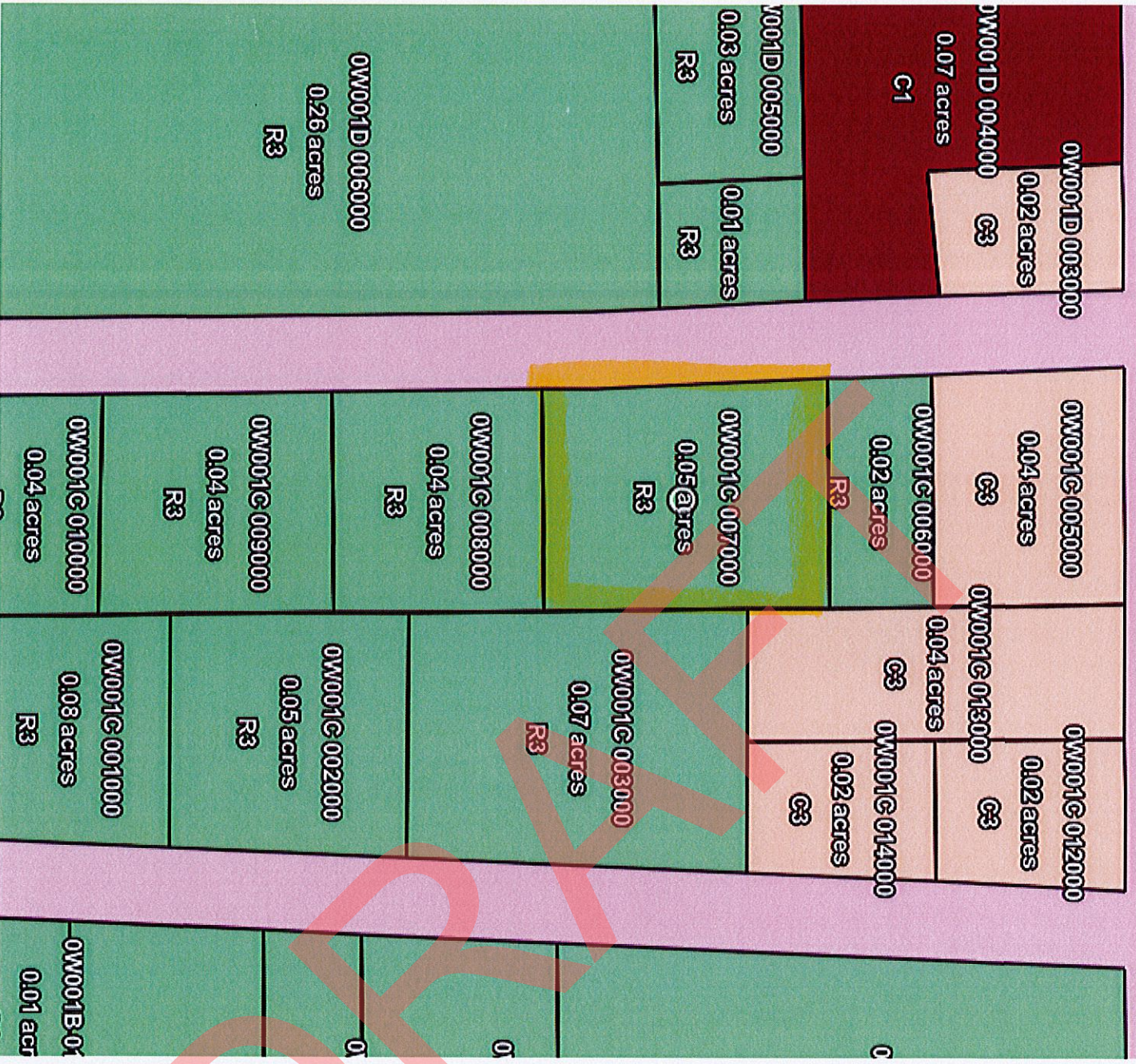
	2025	2024	2023	2022	2021
Previous Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Land Value	\$8,000	\$5,000	\$5,000	\$5,000	\$5,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$8,000	\$5,000	\$5,000	\$5,000	\$5,000

No data available for the following modules: 2025 Assessment Notice, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches, Estimated Tax Detail.

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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Houston County, GA

Agenda Item #8

Summary

Parcel Number 0W001C 007000
Account/Realkey 6182
Location Address 414 N FIFTH ST
Legal Description 137.4 FT FRONTAGE N 5TH ST 217/5TH
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R3
Tax District Warner Robins (District 4)
Millage Rate 29.173
Acres 0.41
Homestead Exemption No (50)
Landlot/District 217 / 5

[View Map](#)

Owner

[CITY OF WARNER ROBINS](#)
PO BOX 8629
WARNER ROBINS, GA 31095

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	STEPHENS DUKE/PIEDMONT HTS	Lot	17,850	150	119	0.41	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	5x0 / 3	1	\$6,000

Permits

Permit Date	Permit Number	Type
09/23/2014	27721	ELECTRIC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/25/2016	7242 3	4 35	\$0	Quit claim deed or divorce settlement	BRADY GEORGE	CITY OF WARNER ROBINS & HOUSTON COUNTY
5/1/1990	880 387	4 35	\$0	Multiple parcels sale	CRIBB ROBERT T & MARTIN PINCKNEY JR	BRADY GEORGE
12/12/1984	675 29	4 35	\$0	Partial interest or land contract	CRIBB ROBERT T	CRIBB ROBERT T & PINCKNEY MARTIN B JR
4/13/1982	608 157	4 35	\$0	Partial interest or land contract	CRIBB SYLVIA A	CRIBB ROBERT T
4/13/1982	607 520	4 35	\$0	Multiple parcels sale	FAMILY BUIDING CORP	CRIBB ROBERT T & SYLVIA A
7/12/1973	419 691	4 35	\$0	History of sales not validated	SMITH MARVIN W JR * MARTIN W H	FAMILY BUILDING CORP
4/13/1965	235 1634		\$0	History of sales not validated		SMITH MARVIN W JR

Valuation

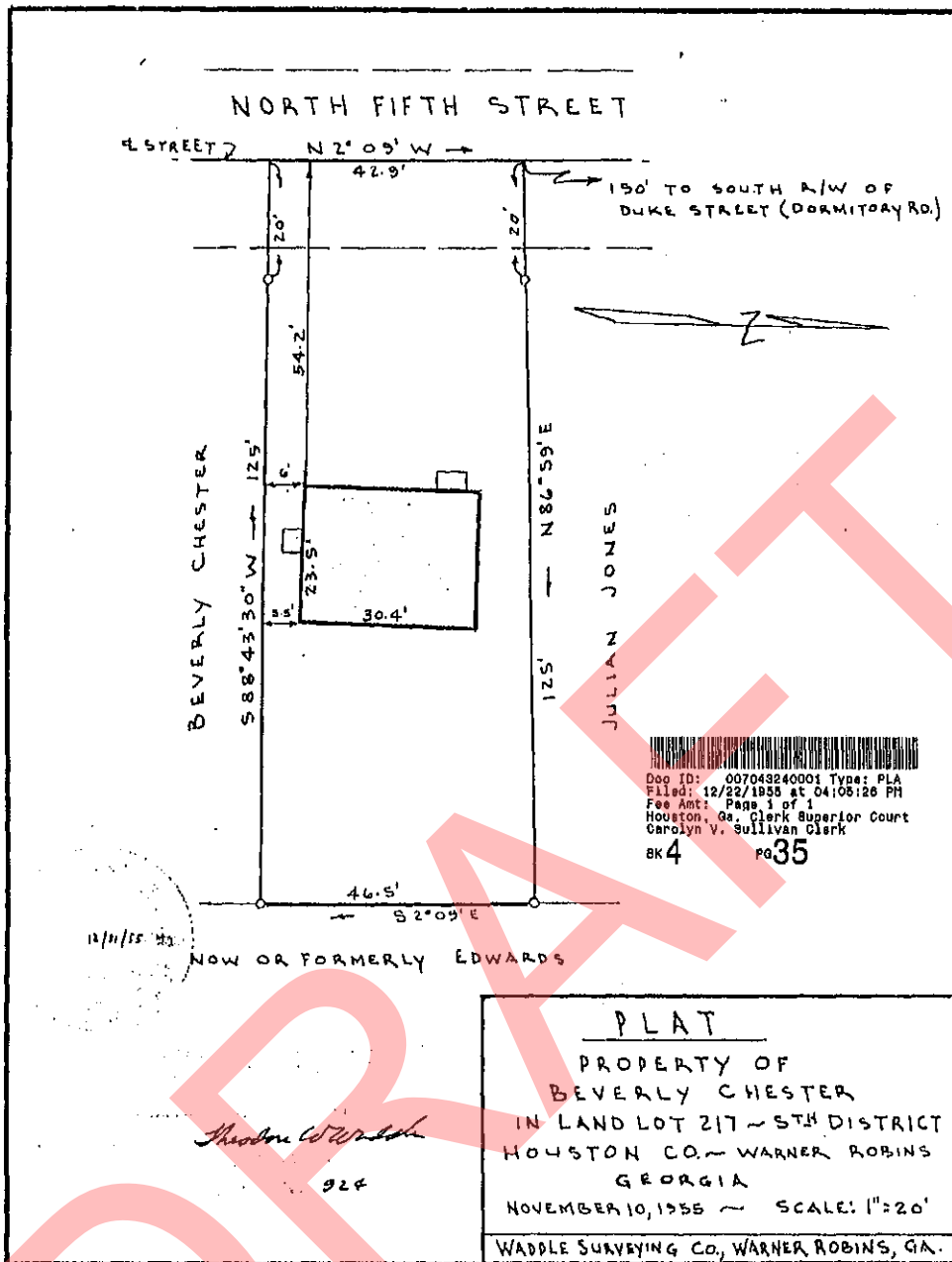
	2025	2024	2023	2022	2021
Previous Value	\$13,400	\$13,400	\$13,400	\$11,900	\$11,900
Land Value	\$8,000	\$7,400	\$7,400	\$7,400	\$7,400
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$6,000	\$6,000	\$6,000	\$6,000	\$4,500
= Current Value	\$14,000	\$13,400	\$13,400	\$13,400	\$11,900

No data available for the following modules: 2025 Assessment Notice, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Photos, Sketches, Estimated Tax Detail.

Dec. 22, 1955

435 Agenda Item #8

414 N 5th St



The Houston Home Journal

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City of Warner Robins - Legal

Classified Insertion Order

26-917 0W001C 008000 0W001C 007000

Contact:
Address: City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Sales Rep: h-Houston Legal
Phone: (478)929-1133
Email: srodriguez@wrga.gov

Order Date: 6/17/2026
Order Number: 60683

Displaying Run Dates: All Dates

Advertiser No: 3960

Issue Date	Publication	Description	Classification	Ad Size	Price
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6/24/2026	2-Houston Home Journal	26-917 0W001C 008000 0W001C 007000	Public Hearings	351 Words	\$70.00
Features: Affidavit					\$10.00
Publication Count: 1			Run Count: 1	SubTotal:	\$60.00
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Authorization To Run Advertisement

Printed Name

Signature

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DARIN CURTIS, PLANNING & ZONING
MANAGER
SECRETARY TO THE PLANNING AND
ZONING COMMISSION
60683 6/24



06/17/2026 12:36

412 N 5th ST

Mail - Jake Cooper - Outlook



06/17/2026 12:36







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

MEMORANDUM

TO: MAYOR & COUNCIL MEMBERS

FROM: DARIN CURTIS, MANAGER, PLANNING & ZONING

DATE: JUNE 23, 2026

SUBJECT: ZONING ACTION APPLICATIONS

According to the "conflicts of interest in zoning actions" statute, OCGA Title 36, Chapter 67A, it is required that elected officials file a written disclosure when people file for annexation and/or rezoning of property and the elected officials (a) have received campaign contributions in a certain amount from the petitioner, (b) own property affected by the proposed action, and/or (c) have a family member who owns property affected by the petition.

Please note that the following petitions were heard at the Planning & Zoning meeting on July 14, 2026

1. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 329 Curtis St from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-2 [Single-Family Residential District]
2. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.24 acres, located at 402 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District]
3. **REZONING** - The City of Warner Robins requests the rezoning of property, totaling 0.42 acres, located at 409 Young Avenue from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].

EDIMGIAFAD | Chartered 1943

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

4. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.66 acres, located at 412 North 5th Street and 414 North 5th Street from the zoning of R-3 [General Residential District] to the zoning of R-2 [Single-Family Residential District].
5. **REZONING** - The City of Warner Robins requests the rezoning of properties, together totaling 0.31 acres, located at 325 Curtis Street and 325 ½ Lydick Avenue from the zoning of M-1 [Wholesale and Light Industrial District] to the zoning of R-3 [General Residential District].
6. **REZONING** – Estates AT LK, LLC requests the rezoning of property, totaling 42.12 acres, located along the west side of Estates Way, from the zoning of M-2[Industrial District] to the zoning of R-1[Single-Family Residential District].
7. **REZONING** - ALAMO OPPORTUNITY FUND LLC requests the rezoning of property, totaling 8.741 acres, located along the east side of Hwy 41, directly adjacent to the west of the Rosehill Subdivision, from the zoning of R-1[Single-Family Residential] to the zoning of PDE [Planned Unit Development Extraordinary District]
8. **ANNEXATION/REZONING** – Carter Sisters Properties LLC request the annexation and rezoning of properties, together totaling 4.53 acres, located at the 100 & 104 S Amanda Place. The current zoning is R-1 [Single-Family Residential][County], and the proposed zoning upon annexation is C-2 [General Commercial District][City]

The Houston Home Journal

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Perry, Georgia 31069

478-987-1823; Legal Fax 478-988-9193; Legal E-mail: hhjlegals@gmail.com

City of Warner Robins - Legal
Attn: Accounts Payable
P O Box 8629
Warner Robins GA 31095

Georgia, Houston County

Personally appeared before me this date, Kayley Trischan of Houston Home Journal, Perry, Georgia, the Official Legal Organ of Houston County, Georgia who certifies that the Legal Notice

Public Hearings

was published in Houston Home Journal on the following dates:

HHJ: 6/24/2026

Order start date: 6/24/2026
Order end date: 6/24/2026
Number of runs: 1

This Date: 6/24/2026

Kayley Trischan

Kayley Trischan
Sworn and subscribed before me

Anna Carter

Anna Carter
Notary Public, Houston County
My Commission expires February 18, 2029

Order #: 60683
Description: 26-917 0W001C 008000 0W001C 007000

Advertiser: City of Warner Robins - Legal

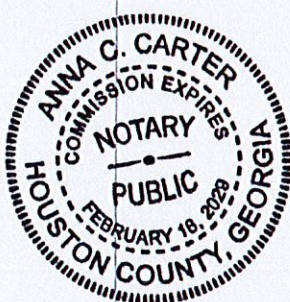
26-917

OFFICIAL NOTICE

Notice is hereby given that the Planning and Zoning Commission of the City of Warner Robins, Georgia, will hold a public meeting on Tuesday, July 14, 2026, at the hour of 5:30 P.M., at Warner Robins' City Hall for the purpose of hearing objections, if any, to a petition for the rezoning of properties, together totaling 0.66 acres, located at 412 N 5th Street and 414 N 5th Street, also known as tax parcels [0W001C 008000] and [0W001C 007000]. The current zoning of the property is R-3 [General Residential District], and the proposed zoning is R-2 [Single-Family Residential District]. Said property being more accurately described as follows:

All that tract or parcel of land lying and being in Land Lot 217 of the 5th Land District of Houston County, Georgia, according to plats of survey titled "property plat for Alvin D. Arrington and Jimmie G. Arrington", drawn 7/30/1986 by Waddle & Company, totaling 0.25, and "property plat of Beverly Chester" totaling 0.41 acres, drawn 11/10/1955 by Waddle Surveying Co. Copies of which are recorded in book 31, page 5, and book 4, page 35, in Houston County Superior Court, Houston County, Georgia. Said Plat is hereby made a part of this description by reference thereto for all purposes.

After the public hearing, the Planning and Zoning Commission's recommendation will be provided to and heard by the Mayor and Council Members for a final decision. All parties at interest and citizens shall have the opportunity to be heard at the public hearing's said time and place relative to petition filed by City Of Warner Robins. If you require assistance relating to handicapped accessibility or foreign language in order to participate at the Public Hearing, please contact Darin Curtis, with the Planning & Zoning Office, Department of Building and Inspections by calling (478)302-5517 or by emailing planningandzoning@wrga.gov as far in advance of the meetings 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.
DARIN CURTIS, PLANNING & ZONING MANAGER
SECRETARY TO THE PLANNING AND ZONING COMMISSION
60683 6/24



STAFF REPORT

DEPARTMENT: CLERKS OFFICE

SUBMITTED BY: MANDY STELLA

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Authorization of Filing Condemnation Orders

Temporary easement acquisitions are necessary for sewer upgrade project

STAFF RECOMMENDATION

Staff recommends approval of the motion to authorize the filing of temporary condemnation orders for necessary easement acquisitions. Despite multiple attempts, including formal offers submitted by Attorney Jim Elliott on behalf of the City of Warner Robins, there has been no response or return communication from the affected property owners. This action is necessary to avoid project delays and to ensure the continued progress of the public improvement project.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost:

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
53.4330.54063.020	\$44,828.37 (Appraised Value)

External Funding Sources:

Account Title / Number	Dollar Amount

ITEM DESCRIPTION

The easement acquisitions referenced are part of a larger sewer infrastructure upgrade project intended to support current capacity needs and future growth within the City of Warner Robins. These improvements are critical to maintaining reliable service as the city continues to expand.

ALTERNATIVES

Not approve motion for approval and the City may face uncertainty in acquiring the needed easements in a timely and cost-effective manner.

ATTACHMENTS

1. N/A

STAFF REPORT

DEPARTMENT: POLICE DEPARTMENT
 SUBMITTED BY: CHIEF WAYNE FISHER
 MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

Contract for Peer Review of Firearms and Toolmarks examinations

STAFF RECOMMENDATION

Approve the Staff Report. Approval of the annual contract agreement. Peer review is scientifically necessary for the discipline of Firearms and Toolmarks examinations for court purposes.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: Yes

Total Project Cost: \$15,000.00

Included In Current Capital Budget: Yes

Appropriations: Yes

Account Title / Number	Dollar Amount
1003210.521200	\$15,000.00

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

Peer review services for Firearms and Toolmarks examinations as provided by Ryan Morrison in support of the WRPD Forensics Unit. Peer review is scientifically necessary for the discipline of Firearms and Toolmarks examination to introduce the work as evidence for court purposes. Services will be paid per individual peer review conducted at a cost of \$300.00 per review.

ALTERNATIVES

Not approve this request which will limit the value and purpose of the investments made in having Sgt. A. Vallio train and certify nationally as a Firearms and Toolmarks Examiner. This work is critical in linking firearms that have been used in crimes in our Middle Georgia Community.

ATTACHMENTS

1. Contract Agreement

DRAFT

**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 Contractor Agreement between Ryan Morrison and the City of Warner Robins, Georgia, whereby Mr. Morrison will provide Technical Reviews of Firearms & Toolmark Casework.

This ____ day of _____, 2026.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

CONTRACTOR AGREEMENT

1.) The Parties. This Agreement is made between:

Client: Warner Robins Police Department Forensic Laboratory with a mailing address of 100 Watson Boulevard, City of Warner Robins, State of Georgia, ("Client")

AND

Contractor: Ryan Morrison with a mailing address of 2892 Rex Rd, City of Ellenwood, State of Georgia ("Contractor").

WHEREAS the Client intends to pay the Contractor for Services provided, effective July 31st, 2026, under the following terms and conditions:

2.) The Services. The Contractor agrees to perform the following:
Technical reviews of Firearms & Toolmark casework

Hereinafter known as the "Services".

3.) Payment. In consideration for the Services to be performed by the Contractor, the Client agrees to pay the following: (check one)

☒ - \$300.00 / per case.

Completion shall be defined as the fulfillment of Services as described in Section 2 in accordance with industry standards and to the approval of the Client, not to be unreasonably withheld.

The Contractor agrees to be paid: (check one)

☒ - At completion of the Services performed.

☐ - On a ☐ weekly ☐ monthly ☐ quarterly basis beginning on July 31st, 2026 until the completion of the Services.

☐ - Other. _____

4.) Due Date. The Services provided by the Contractor shall: (check one)

☐ - Be completed by _____, 20____.

☐ - Not have a due date.

☒ - Other. Be completed in a timely manner so as not to impede the completion of casework.

5.) Expenses. The Contractor shall be: (check one)

☒ - Responsible for all expenses related to providing the Services under this Agreement. This includes, but is not limited to, operating costs, business costs, employment costs, taxes, Social Security contributions/payments, disability insurance, unemployment taxes, and any other cost that may or may not be in connection with the Services provided Contractor.

☐ - *Reimbursed for the following expenses that are attributable directly to the Services performed under this Agreement: _____.

6.) Termination. This Agreement shall terminate upon the: (check one)

- ☐ - Completion of the Services provided.
- ☐ - Date of _____, 20____.
- ☒ - Other. No termination date to be set.

In addition, the Client or Contractor may terminate this Agreement, and any obligations stated hereunder, with reasonable cause by providing written notice of a material breach of the other party; or any act exposing the other party to liability to others for personal injury or property damage.

7.) Option to Terminate. The Client and Contractor shall: (check one)

- ☒ - Have the option to terminate this Agreement at any time by providing 14 days' written notice.
- ☐ - Not have the option to terminate this Agreement unless there is reasonable cause, as defined in Section 7.

8.) Independent Contractor Status. The Contractor, under the code of the Internal Revenue Service (IRS), is an independent contractor, and neither the Contractor's employees nor contract personnel are, or shall be deemed, the Client's employees.

In its capacity as an independent contractor, Contractor agrees and represents: Contractor has the right to perform services for others during the term of this Agreement; Client has the sole right to control and direct the means, manner, and method by which the Services required by this Agreement will be performed. Contractor shall, with approval from the client, select the routes taken, starting and ending times, days of work, and order the work is performed; Contractor does not have the right to hire assistant(s) as subcontractors nor to use employees to provide the Services required under this Agreement without approval from the client. The Contractor shall not be required to wear any uniforms provided by the Client; The Services required by this Agreement shall be performed by the Contractor, and the Client will not hire, supervise, or pay assistants to help the Contractor; Neither Contractor nor Contractor's employees or personnel shall receive any training from the Client in the professional skills necessary to perform the Services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Client to devote full-time to the performance of the Services required by this Agreement.

9.) Business Licenses, Permits, and Certificates. The Contractor represents and warrants that all employees and personnel associated shall comply with federal, state, and local laws requiring any required licenses, permits, and certificates necessary to perform the Services under this Agreement.

10.) Federal and State Taxes. Under this Agreement, the Client shall not be responsible for: Withholding FICA, Medicare, Social Security, or any other federal or state withholding taxes from the Contractor's payments to employees or personnel or make payments on behalf of the Contractor; Make federal or state unemployment compensation contributions on the Contractor's behalf; and the payment of all taxes incurred related to or while performing the

Services under this Agreement, including all applicable income taxes and, if the Contractor is not a corporation, all applicable self-employment taxes. Upon demand, the Contractor shall provide the Client with proof that such payments have been made.

11.) Unemployment Compensation. The Contractor shall be solely responsible for the unemployment compensation payments. The Contractor shall not be entitled to unemployment compensation in connection with the Services performed under this Agreement.

12.) Workers' Compensation. The Contractor shall be responsible for providing all workers' compensation insurance on behalf of their employees. If the Contractor hires employees to perform any work under this Agreement, the Contractor agrees to grant workers' compensation coverage to the extent required by law. Upon request by the Client, the Contractor must provide certificates proving workers' compensation insurance at any time during the performance of the Service.

13.) Indemnification. The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the Services under this Agreement.

14.) Confidentiality. The Contractor acknowledges that it will be necessary for the Client to disclose certain confidential and sensitive information to the Contractor in order for the Contractor to perform their duties under this Agreement. The Contractor acknowledges that disclosure to a third party or misuse of this sensitive or confidential information would irreparably harm the Client. Accordingly, the Contractor will not disclose or use, either during or after the term of this Agreement, any sensitive or confidential information without the Client's prior written permission except to the extent necessary to perform Services on the Client's behalf.

Sensitive or confidential information includes, but is not limited to: The written, printed, graphic, or electronically recorded materials furnished by Client for Contractor to use; Any written or tangible information that is by nature "confidential," "sensitive," or with a similar legend, or any information that Client makes reasonable efforts to maintain the secrecy of business, customer lists, operating procedures, know-how and processes, computer programs and inventories, discoveries, and improvements of any kind; and information belonging to customers and suppliers of the Client about whom the Contractor gained knowledge as a result of the Contractor's Services to the Client. Upon termination of the Contractor's Services to the Client, or at the Client's request, the Contractor shall deliver to the Client all materials in the Contractor's possession relating to the Client's business. The Contractor acknowledges any breach or threatened breach of confidentiality that this Agreement will result in irreparable harm to the Client for which damages would be an inadequate remedy. Therefore, the Client shall be entitled to equitable relief, including an injunction, in the event of such breach or threatened breach of confidentiality. Such equitable relief shall be in addition to the Client's rights and remedies otherwise available at law.

15.) Proprietary Information. Proprietary information, under this Agreement, shall include:

The product of all work performed under this Agreement ("Work Product"), including without limitation all notes, reports, documentation, drawings, computer programs, works, devices, work-in-progress and deliverables will be the sole property of the Client, and Contractor hereby assigns to the Client all right, title and interest therein.

16.) No Partnership. This Agreement does not create a partnership relationship between the Client and the Contractor. Unless otherwise directed, the Contractor shall have no authority to enter into contracts on the Client's behalf or represent the Client in any manner unless as required by law or written permission from the client.

17.) Assignment and Delegation. The Contractor may not assign rights nor may delegate duties under this Agreement to other individuals or entities acting as a subcontractor ("Subcontractor").

18.) Governing Law. This Agreement shall be governed under the laws in the State of Georgia.

19.) Severability. This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.

20.) Breach Waiver. Any waiver by the Client of a breach of any section of this Agreement by the Contractor shall not operate or be construed as a waiver of any subsequent breach by the Contractor.

21.) Additional Terms and Conditions. N/A

22.) Entire Agreement. This Agreement, along with any attachments or addendums, represents the entire agreement between the parties. Therefore, this Agreement supersedes any prior agreements, promises, conditions, or understandings between the Employer and Employee.

Mayor's Signature

_____ Date _____

Print Name _____

Department Head's Signature

_____ Date _____

Print Name _____

Laboratory Manager's Signature

_____ Date _____

Print Name _____

Contractor's Signature

_____ Date _____

Print Name _____

REVIEWED AS TO FORM

CITY ATTORNEY
SUBJECT TO MAYOR AND COUNCIL APPROVAL

STAFF REPORT

DEPARTMENT: HUMAN RESOURCES

SUBMITTED BY: MELANIE K. BYER

MEETING DATE: 08-17-2026

AGENDA ITEM

Ordinance – City of Warner Robins Classification Plan Update

The City Administrator has requested changes in the City's Classification plan to enhance organizational effectiveness.

STAFF RECOMMENDATION

Approve the ordinance of changes to the City Classification Plan to enhance organizational effectiveness as requested by the City Administrator.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: No

Fiscal Impact: Yes

Total Project Cost: \$5,680

Included In Current Capital Budget: N/A

Appropriations: N/A

Account Title / Number	Dollar Amount
1001310 511100 Mayor's Office	\$3.2268/hour

ITEM DESCRIPTION

The City Administrator has identified a need to update the two Executive Assistant positions in the Mayor's Office and the City Administrator's Office. The duties of the jobs have expanded and warrant the reclassification.

The City's Classification Plan is the official or approved grouping of positions or "jobs" into appropriate classes, and the Human Resources Director maintains it. The Human Resources Director has created an ordinance requesting changes be made to the respective department's portion of the City's Classification Plan by:

- 1) Reclassifying the position of Executive Assistant (Mayor), Job Class # 1002, Grade # 16, Office of the Mayor, authorized strength of 1, to Grade 18, authorized strength of 1, Office of the Mayor. Incumbent to receive 10% increase.

- 2) Reclassifying the position of Executive Assistant (City Admin), Job Class # 1204, Grade # 16, Office of the City Administrator, authorized strength of 1, to Grade 18, authorized strength of 1, Office of the City Administrator.

ALTERNATIVES

- 1) An alternative is to adopt part of the ordinance, but not all of it.
- 2) An alternative is not to adopt the ordinance and continue with how the departments are currently organized.

ATTACHMENTS

1. Ordinance – Requesting Classification Plan Changes

No. _____
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

WHEREAS, the City Administrator makes the following recommendation to the City Council for changes in the City of Warner Robins Classification Plan,

WHEREAS, the Mayor and City Council deem such recommendations beneficial,

NOW, THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Warner Robins that the City Classification Plan is amended as follows,

-1-

Reclassify the position of Executive Assistant (Mayor), Job Class # 1002, Grade # 16, Office of the Mayor, authorized strength of 1, to Grade 18, authorized strength of 1, Office of the Mayor. Incumbent to receive 10% increase.

-2-

Reclassify the position of Executive Assistant (City Admin), Job Class # 1204, Grade # 16, Office of the City Administrator, authorized strength of 1, to Grade 18, authorized strength of 1, Office of the City Administrator.

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 2027 budget, as necessary to facilitate the changes to the City's classification plan enumerated in this ordinance.

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 _____, 2026 and shall become effective upon adoption on _____, 2026

CITY OF WARNER ROBINS, GEORGIA

BY: _____
LaRhonda W. Patrick, Mayor

ATTEST: _____
Mandy Stella, City Clerk

DRAFT

STAFF REPORT

DEPARTMENT: BUILDING, ENGINEERING, AND PLANNING

SUBMITTED BY: VICTOR SAVAGE

MEETING DATE: AUGUST 03, 2026

AGENDA ITEM

Allocation Of Funds For Certain Neighborhood Improvements

Authorization to transfer funds from Fund Balance – Neighborhood Improvement Fund to specified Operating Budget Accounts for the purpose of funding specified neighborhood streetlight improvements.

STAFF RECOMMENDATION

Adopt an ordinance authorizing the transfer of \$1,500.00 from Fund Balance Reserve Account #10-33015 (Neighborhood Improvement Fund) to specified Operating Budget Accounts for the purpose of funding certain neighborhood streetlight improvements as defined in the ordinance; authorize the expenditure of such funds for the stated purposes; and authorize the Mayor to execute all necessary documents.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: No

Fiscal Impact: Yes

Total Project Cost: \$1,500.00

Included In Current Capital Budget: Yes

Appropriations: Yes

Transfer From:

Account Title / Number	Dollar Amount
Account #10-33015 (Neighborhood Improvement Fund)	\$ 1,500.00

Transfer To:

Account Title / Number	Dollar Amount
Account 5322-100426-531230 (Streetlights Account)	\$ 1,500.00

ITEM DESCRIPTION

In August 2021, via Ordinance #25-21, the Mayor and City Council established within the City's General Capital Fund Balance a Neighborhood Improvement Projects Fund and allocated funds totaling \$690,000. The intent was for monies to be moved from this account as needed to fund capital improvement projects intended to improve safety within neighborhoods.

Staff has identified the following project that will address safety needs and that meet the purpose and intent of the Neighborhood Improvement Projects Fund.

- Rose, Redmond, and Astor Street Streetlights (\$1,500.00)
Installation of 6 streetlights along Rose, Redmond, and Astor Streets. As designed and planned, the work would be performed by Flint Energies and coordinated by the City's Building and Inspections Department. The project will improve safety and quality of life by introducing streetlights along three City streets where no streetlights have previously existed.

If the funds are allocated as recommended, the remaining balance in the Neighborhood Improvement Fund will be \$381,975.00.

ALTERNATIVES

Should the Mayor and Council choose to not allocate the funds as requested, the specified project will be set aside until such time that alternative funding sources become available.

ATTACHMENTS

1. Authorizing Ordinance
2. Installation Plan

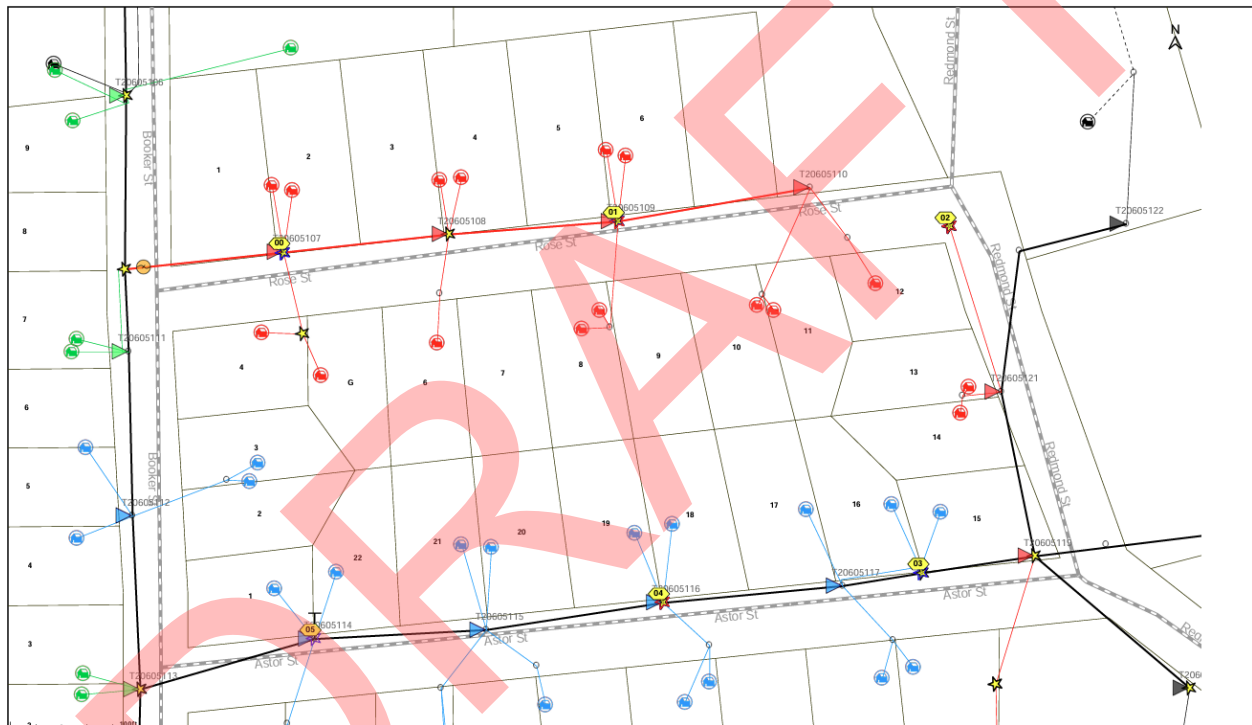
From: Spencer Ely <sely@flintemc.com>
Sent: Friday, June 12, 2026 4:49 PM
To: Ken Thompson <kthompson@wrga.gov>
Subject: Rose/Redmond/Astor St Lights

Good afternoon,

I have drawn a job to install 6 total lights. Would you mind reviewing the locations of the lights and making sure you are happy with them?

The cost of the job as it currently stands is \$1,500.00.

Thank you!



Spencer Ely
Staking Technician
Flint Energies - Service Center
Office: 478-988-3543

Flint Energies
Your Touchstone Energy® Cooperative

No: _____
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

BE IT ORDAINED by the Governing Authority of the City of Warner Robins, Georgia, that \$1,500.00 be transferred from General Fund Balance Reserved for Capital Projects, established for Neighborhood Improvement Projects on August 02, 2021, via Ordinance #25-21 to the B&I Public Works budget for the purpose of funding certain neighborhood improvement projects.

Said funds shall be taken from Fund Balance Reserve Account #10-33015 and placed in the operating expenditure account referenced in the chart below:

Account	Description	Transfer In
5322-100426-531230	B&I Streetlights	\$ 1,500.00
Total		\$ 1,500.00

Said funds shall be used for the purpose of completing the following projects:

- Rose, Redmond, and Astor Street Streetlights (\$1,500.00)
Installation of 6 streetlights along Rose, Redmond, and Astor Streets. As designed and planned, the work would be performed by Flint Energies and coordinated by the City's Building and Inspections Department. The project will improve safety and quality of life by introducing streetlights along three City streets where no streetlights have previously existed.

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 severable.

The provisions of this ordinance were first read on August 03, 2026, and shall become effective upon adoption this ____ day of _____, 2026.

CITY OF WARNER ROBINS

BY: _____
LaRhonda W. Patrick, Mayor

ATTEST:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: CITY ADMINISTRATOR OFFICE

SUBMITTED BY: CHRIS ROOKS

MEETING DATE: AUGUST 17, 2026

AGENDA ITEM

2018 SPLOST Fleet Vehicle Purchase

This item is seeking approval to award a formal bid (26-GA-4784) to Hardy Family Ford for the purchase of 35 vehicles for the Utilities, Public Works, and Building and Inspection.

STAFF RECOMMENDATION

There were 7 vendors who responded to the bid. The bid was evaluated by affected staff, and staff's recommendation is to award the bid to Hardy Family Ford for \$1,370,183.00. No local vendors responded to the bid. Hardy Family Ford provided the best pricing with a price for each requested vehicle. The expected delivery time is no more than 10 weeks.

BUDGET AND PROCUREMENT

Budgeted Item: 2018 SPLOST

Included In Current Operating Budget: No

Fiscal Impact:

Total Project Cost: \$1,370,183.00

Included In Current Capital Budget: Yes

Appropriations:

Account Title / Number	Dollar Amount
2018 SPLOST – General Government Capital Improvements (Unassigned)	\$475,103.00
Fund Balance – Capital Projects	\$895,080.00

The subject funds will be transferred to 2018 SPLOST Fund Account **3231565-542000** and encumbered for the purchase.

ITEM DESCRIPTION

An aging fleet of vehicles can significantly hinder operations, vehicle reliability, and safety. As maintenance needs increase and breakdowns become more frequent, costs rise and productivity declines. Outdated vehicles also lack modern safety features and fuel-efficient technology, contributing to higher risks and operating expenses. Replacing these vehicles is essential to ensure dependable performance, reduce long-term costs, and maintain the level of service required to meet city expectations.

Vehicle Description:

1. Ford F-250 XL Super Cab (2 Utility Dept.)
2. Ford F-150 XL Super Crew Cab (1 Utility Dept.)
3. Ford F-150 XL Super Crew Cab (1 Utility Dept.)
4. Ford Ranger XL Extended Cab or Ford Ranger XL Crew Cab (4 Utility Department)
5. Ford F-150 XL Super Cab (1 Building and Inspection)
6. Ford Ranger XL Extended Cab or Ford Ranger XL Crew Cab (6 Building and Inspection)
7. Ford F-150 XL Standard Cab (1 Public Works)
8. Ford F-150 XL Standard Cab (1 Public Works)
9. Ford F-150 XL Standard Cab (1 Public Works)
10. Ford F-150 XL Super Crew Cab (1 Public Works)
11. Ford F-150 XL Super Cab (1 Public Works)
12. Ford F-150 XL Super Crew Cab (3 Public Works)
13. Ford F-150 XL Super Crew Cab (2 Public Works)
14. Ford F-150 XL Super Crew Cab (4 Public Works)
15. Ford F-150 XL Super Crew Cab (6 Public Works)

Note: The Bid Tabulation spreadsheet has a more detailed description of vehicles broken down by each department.

ALTERNATIVES

1. Reject the bid and do not purchase these vehicles.
2. Reject the bid and rebid.
3. Award the bid to another qualified vendor.

ATTACHMENTS

1. Bid Tabulation

BID TABULATION
BID NO.: 26-GA-4784 FLEET VEHICLES

Line #	Vehicle Description	4x2	4x4	Engine	Box Length	Seat Material	Quantity	One Nation Distribution, LLC				Hardy Family Ford (Family Ford, Inc.)				Alkins Ford				Alan Jay Automotive Management				GICM Enterprises LLC dba Thomasville Ford				Envision Ford and Lincoln of Duarte				Sewell Family of Companies Inc.			
								Volant, PA		Dallas, GA		Winder, GA		Sebring, FL		Thomasville, FL		Duarte, CA		Odessa, TX		Anticipated Delivery (Weeks)	Anticipated Delivery (Weeks)	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price		
								Total Price	Anticipated Delivery (Weeks)	Total Price	Anticipated Delivery (Weeks)	Total Price	Anticipated Delivery (Weeks)	Total Price	Anticipated Delivery (Weeks)	Total Price	Anticipated Delivery (Weeks)	Total Price	Anticipated Delivery (Weeks)	Total Price	Anticipated Delivery (Weeks)														
Utility Department																																			
1	Ford F-250 XL Super Cab			x	6.8L V-8	8 foot	2	\$63,989.00	\$127,978.00	4	\$44,047.00	\$88,094.00	8-10	\$44,304.00	\$88,608.00	20	\$45,070.00	\$90,140.00	12-15	\$53,962.00	\$107,924.00	20		\$53,630.00	\$107,260.00			\$51,609.030.00							
2	Ford F-150 XL Super Crew Cab			x	3.5L V-6	6.5 foot	1	No Bid			\$44,462.00	\$44,462.00	8-10	\$44,719.00	\$44,719.00	20	\$45,788.00	\$45,788.00	13-18	\$46,999.99	\$46,999.99	25	\$52,070.00	\$52,070.00			\$52,070.00	\$52,070.00							
3	Ford F-150 XL Super Crew Cab			x	3.5L V-6	6.5 foot	1	No Bid			\$44,462.00	\$44,462.00	8-10	\$44,719.00	\$44,719.00	20	\$45,788.00	\$45,788.00	13-18	\$46,999.99	\$46,999.99	25	\$52,070.00	\$52,070.00			\$52,070.00	\$52,070.00							
4	Ford Ranger XL Extended Cab			x	2.3L I-4	N/A	4	\$37,989.00	\$151,956.00	4	\$30,391.00	\$121,564.00	8-10	\$33,038.00	\$132,152.00	2	\$31,683.00	\$126,732.00	13-18	\$32,228.00	\$128,912.00	12-16		\$34,500.00	\$138,000.00	25	\$35,945.00	\$143,780.00							
Building & Inspection																																			
5	Ford F-150 XL Super Cab			x	6.8L V-8	6.5 foot	1	\$63,989.00	\$63,989.00	4	\$43,130.00	\$43,130.00	6	\$43,516.00	\$43,516.00	2	\$43,695.00	\$43,695.00	13-18	\$43,896.00	\$43,896.00	12-16		\$45,500.00	\$45,500.00	25	\$49,835.00	\$49,835.00							
6	Ford Ranger XL Extended Cab			x	2.3L I-4	N/A	6	\$39,989.00	\$239,934.00	4	\$34,320.00	\$205,920.00	8-10	\$34,827.00	\$208,962.00	16	\$34,895.00	\$209,370.00	13-18	\$35,753.00	\$214,518.00	12-16		\$36,995.00	\$221,970.00	25	\$39,445.00	\$236,670.00							
Public Works																																			
7	Ford F-150 XL Standard Cab			x	3.5L V-6	6.5 foot	1	\$44,989.00	\$44,989.00	4	\$35,598.00	\$35,598.00	6-8	\$34,923.00	\$34,923.00	2	\$36,785.00	\$36,785.00	13-18	\$37,041.00	\$37,041.00	12-16		\$37,999.99	\$37,999.99	25	\$41,925.00	\$41,925.00							
8	Ford F-150 XL Standard Cab			x	3.5L V-6	6.5 foot	1	\$48,989.00	\$48,989.00	4	\$40,150.00	\$40,150.00	6-8	\$40,157.00	\$40,157.00	2	\$41,640.00	\$41,640.00	13-18	\$41,830.00	\$41,830.00	12-16		\$42,786.00	\$42,786.00	25	\$46,940.00	\$46,940.00							
9	Ford F-150 XL Standard Cab			x	3.5L V-6	6.5 foot	1	\$44,989.00	\$44,989.00	4	\$35,598.00	\$35,598.00	6-8	\$34,923.00	\$34,923.00	2	\$36,785.00	\$36,785.00	13-18	\$37,041.00	\$37,041.00	12-16		\$37,999.99	\$37,999.99	25	\$41,925.00	\$41,925.00							
10	Ford F-150 XL Super Crew Cab			x	3.5L V-6	*5.5 foot	1	No Bid			\$40,192.00	\$40,192.00	8-10	\$40,699.00	\$40,699.00	20	\$41,739.00	\$41,739.00	13-18	\$41,830.00	\$41,830.00	12-16		\$43,495.00	\$43,495.00	25	\$47,750.00	\$47,750.00							
11	Ford F-150 XL Super Cab			x	3.5L V-6	6.5 foot	1	No Bid			\$38,823.00	\$38,823.00	8-10	\$39,080.00	\$39,080.00	20	\$40,175.00	\$40,175.00	13-18	\$40,097.00	\$40,097.00	12-16		\$41,888.00	\$41,888.00	25	\$45,915.00	\$45,915.00							
12	Ford F-150 XL Super Crew Cab			x	3.5L V-6	*5.5 foot	3	No Bid			\$40,192.00	\$120,576.00	8-10	\$40,699.00	\$122,097.00	20	\$41,739.00	\$125,217.00	13-18	\$41,830.00	\$125,490.00	12-16		\$43,995.00	\$131,985.00	25	\$47,750.00	\$143,250.00							
13	Ford F-150 XL Super Crew Cab			x	5.0L V-8	6.5 foot	2	\$59,989.00	\$119,978.00	4	\$45,077.00	\$80,154.00	4-6	\$44,823.00	\$89,646.00	20	\$46,910.00	\$93,820.00	13-18	\$45,222.00	\$90,444.00	12-16		\$46,995.00	\$93,990.00	25	\$52,190.00	\$104,380.00							
14	Ford F-150 XL Super Crew Cab			x	5.0L V-8	6.5 foot	4	\$59,989.00	\$239,956.00	4	\$45,077.00	\$180,308.00	4-6	\$44,823.00	\$179,292.00	20	\$46,910.00	\$183,640.00	13-18	\$45,222.00	\$180,888.00	12-16		\$46,995.00	\$187,980.00	25	\$52,190.00	\$208,760.00							
15	Ford F-150 XL Super Crew Cab			x	3.5L V-6	*5.5 foot	6	No Bid			\$40,192.00	\$241,152.00	8-10	\$40,699.00	\$244,194.00	20	\$41,739.00	\$250,434.00	13-18	\$41,830.00	\$250,980.00	12-16		\$43,495.00	\$260,970.00	25	\$47,750.00	\$286,500.00							

*Acceptable alternate specification

No: _____
 CITY OF WARNER ROBINS
 STATE OF GEORGIA

ORDINANCE

WHEREAS Ordinance 03-23 noted that excess 2018 SPLOST collections could be reallocated, and

WHEREAS the Mayor recommends to the Governing Authority that the allocation and expenditure of funds to acquire vehicles for use in several Departments of the City is necessary and beneficial.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS THAT the allocation of excess 2018 SPLOST funds be amended as referenced in the chart below and said funds shall be used for the purpose of purchasing the following fleet vehicles:

	SPLOST 2018
General Government Capital Improvements – unassigned	(\$475,103)
Fund Balance – Restricted for Capital Projects	(\$895,080)
Vehicle Replacements – Account Number: 3231565-542000	\$1,370,183

Ford F-250 XL	2	Utility Department
Ford F-150 XL Super Crew Cab	1	Utility Department
Ford F-150 XL Super Crew Cab	1	Utility Department
Ford Ranger CL Extended Cab or Crew Cab	4	Utility Department
Ford F-150 XL Super Cab	1	Building And Inspections Department
Ford Ranger CL Extended Cab or Crew Cab	6	Building and Inspections Department
Ford F-150 XL Standard Cab	1	Public Works Department
Ford F-150 XL Standard Cab	1	Public Works Department
Ford F-150 XL Standard Cab	1	Public Works Department
Ford F-150 XL Super Crew Cab	1	Public Works Department
Ford F-150 XL Super Cab	1	Public Works Department
Ford F-150 XL Super Crew Cab	3	Public Works Department
Ford F-150 XL Super Crew Cab	2	Public Works Department
Ford F-150 XL Super Crew Cab	4	Public Works Department
Ford F-150 XL Super Crew Cab	6	Public Works Department

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 severable.

The provisions of this ordinance were first read on August 17, 2026, and shall become effective upon adoption this ____ day of _____, 2026.

CITY OF WARNER ROBINS

BY: _

LaRhonda W. Patrick, Mayor

ATTEST:

Mandy Stella, City Clerk