



# City of Warner Robins City Council Meeting Minutes

Tuesday, September 2, 2025

4:30 PM

Council Chambers

**Presiding:** Mayor LaRhonda W. Patrick

**City Officials Present:**

Councilman Clifford Holmes  
Councilman Keith Lauritsen

Councilman Kevin Lashley  
Councilman Derek Mack

**City Officials Absent:**

Councilman Larry Curtis  
Councilman Charlie Bibb

**Regular Meeting of Warner Robins City Council**

**Opening Prayer:** Pastor Josh Kirvin; First Baptist of Garmon St.

**Pledge of Allegiance:** WRFD Chief Ned Dixon

**Call to Order:** 4:52 p.m.

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

Action Item 1 (A)	Discussion of September 2, 2025 Agenda Items
	#9 – Rezoning Petition – Caleb Properties #14 – Resolution – Consulting Contract; Joey McDuffie

Action Item 1 (B)	Proposed Alcohol Ordinance Amendments – City Administrator, James Drinkard

Sec. 4-78. Other criteria declared to be in the public interest.

In determining whether or not any license applied for hereunder shall be granted, in addition to all other provisions of this Article, the following shall be considered in the public interest and welfare:

- (1) The applicant's reputation, character, and mental and physical capacity to conduct business.
- (2) Whether or not applicant has violated any law or regulation relating to any alcoholic beverage business for which he may have previously held a license or in which he may have had an interest.
- (3) Any manner in which the applicant conducted the alcoholic beverage business under any prior license.
- (4) The distance of the premises on which the license is to be used from other premises or which a similar license has already been granted. In this connection, it is declared to be the policy of the City that no license for the sale of distilled spirits by the package, as authorized by this Article, shall be granted to any applicant for any location which is within 2,000 feet of another location licensed for the sale of distilled spirits by the package under the provisions of this Article, provided however that renewals may be granted to any licensed establishments that were operating immediately prior to October 01, 2025, that are within 2,000 feet of another such location. The distance prescribed in this subsection shall be measured by the shortest line possible from the nearest point on the property line of the place of business for which the application is sought to the nearest point of the property line of the previously licensed place of business.
- (5) Whether or not the applicant has previously had a license to sell alcoholic beverages of any description revoked. No person whose license has previously been revoked shall be issued a license except as provided in subsection 4-60(c).
- (6) The extent of the financial interest of the applicant in any wholesale alcoholic beverage business. It is declared to be the policy of the City that no person who has any financial interest in any wholesale alcoholic beverage business shall also have any financial interest in any retail alcoholic beverage business, and no financial aid or assistance to any licensee hereunder from any wholesaler or manufacturer of alcoholic beverages shall be permitted, except as expressly authorized under Georgia law.
- (7) The suitability of the premises for the conduct of an alcoholic beverage business, including its location, highway traffic problems, and the difficulty or absence thereof of policing by law enforcement agencies.
- (8) To the extent known by, discovered by, or revealed to the City, the occurrence of any event or events during the preceding calendar year, at or within 100 yards of the location for which a license is sought, whether related to each other or unrelated, and regardless of whether the events result in any criminal convictions, or the commission of any act or acts in any place by the licensee, its agent, or its owners or managers, which, in the aggregate, would pose any unreasonable risk to the public, upon consideration of the following:
  - (A) Whether any such events constitute a crime under the laws of the United States, the State of Georgia, or the City of Warner Robins Code of Ordinances;

(B) The fact or severity of any personal injuries or loss of life suffered in any such event, as well as the number of people injured or killed therein;

(C) Whether any such events included:

(i) the use or brandishing of any firearm or other weapon;

(ii) the use, purchase, sale, or distribution of Controlled Substances, in violation of Chapter 13 of Title 16 of the Official Code of Georgia Annotated;

(iii) gang activity;

(iv) the commission of any Sexual Offenses, in violation of Chapter 6 of Title 16 of the Official Code of Georgia Annotated; or

(v) unlawful Gambling, in violation of Article 2 of Chapter 12 or Title 16 of the Official Code of Georgia Annotated;

(vi) the violation of any laws of the United States, the State of Georgia, or the City of Warner Robins Code of Ordinances relating to the manufacture, distribution, sale, service, or consumption of alcohol.

(D) The degree of knowledge, complicity, or involvement, and the actions of the applicant; or of the applicant's owners, agents, employees, customers, licensees, invitees, or trespassers, with respect to such events.

(E) Whether any such events, in isolation or in the aggregate, required an unusual commitment of police resources, as compared to other licensees similarly situated, including frequent police reports, or the dedication of an unusual quantity of public policing resources or effort to maintaining good order and security in the area of a licensed premises.

(9) The effect that a license has, or is reasonably expected to have, on the values of nearby properties, or the uses thereof.

**Announcements:**

**Proclamations/Awards/Presentations:**

- Presentation – Swearing In – Animal Control Officer Ethan Hurt
- Recognition – Dr. Veronica Sanders; WRHS
- Recognition – Joy Sanders; WRHS

**Adoption of the Agenda:**

Councilman Lauritsen moved to adopt the agenda with the revision of Action Item #6 being read by himself and Action Item #10 being read by Councilman Lashley. Councilman Mack seconded the motion. Councilmen Mack, Lauritsen, Lashley, and Holmes voted for adoption of the agenda.

**Action Items:**

Action Item 2	Formal Public Comments Pertaining to Current Agenda Items
<ul style="list-style-type: none"> <li>Keith Newton; Action Item #9. He requested that the item be tabled to accommodate discussions between land owner and city leadership/staff.</li> </ul>	
<b>Motion:</b>	N/A
<b>Second:</b>	N/A
<b>Outcome:</b>	N/A

Action Item 3	Consent Agenda
<ul style="list-style-type: none"> <li>A. August 18, 2025 Meeting Minutes</li> <li>B. Resolution – Georgia Municipal Association</li> <li>C. Resolution – Safety Program Amendment</li> <li>D. Resolution – Ardurra Engineering Services MSA Extension</li> <li>E. Resolution – Natural Gas Sales Agreement (Frito-Lay)</li> <li>F. Resolution – Ballistic Armor Defense &amp; Equipment, LLC Contract Amendment</li> <li>G. Resolution – Placer.ai</li> <li>H. Purchasing Items                             <ul style="list-style-type: none"> <li>I. Community and Economic Development; Tristar America – \$117,000</li> <li>II. General Administration; One Source Office Products – \$33,264.00</li> <li>III. General Administration; Euna Solutions (IonWave) – \$25,815.00</li> <li>IV. General Administration; Insight HPE Switch – \$13,383.19</li> <li>V. Utilities; Ferguson Waterworks – \$39,471.05</li> <li>VI. Utilities; Ferguson Water Works – \$67,943.66</li> </ul> </li> </ul>	
<b>Motion:</b>	Councilman Lashley moved for the approval of the consent agenda.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

Action Item 3 (A)	August 18, 2025 Meeting Minutes
<p>The minutes of the Regular Meeting of August 18, 2025 were presented for approval.</p>	

**Action Item 3 (B)****Resolution – Georgia Municipal Association**

A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached contract with Georgia Municipal Association, Inc., for consulting services provided to the City of Warner Robins to include employee training.

**Action Item 3 (C)****Resolution – Safety Program Amendment**

A resolution of the Mayor and Council of the City of Warner Robins that the that the Safety Program, Section II: Safety Rules and Regulations: Enforcement be amended as follows:

**G. Automatic External Defibrillator (AED) Guidelines**

It is recommended that all persons who have access to or use an automated external defibrillator obtain appropriate training.

In the event of AED use:

1. Call 911 immediately.
  - a. Apply AED and follow prompts.
  - b. If needed, continue CPR until medical personnel arrive.
2. Complete the AED Incident Report (Appendix 3) within 24 hours and submit it to the Risk Manager.

**H. Workplace Hazard Inspections**

1. To identify hazardous conditions, it is necessary for managers, supervisors, and employees to conduct routine inspections of their work areas.
2. A minimum of two safety self-inspections will be conducted per year. The inspections will be documented (Appendix 4) with copies submitted to the Risk Manager.
3. The Risk Manager will assist the designated Safety Representative from each department with inspection activities, or in the coordination of outside agency inspections, and may conduct independent compliance inspections upon request, or as deemed necessary.
4. Imminent hazards must be corrected immediately. If the means of correction are not readily apparent or available, the condition must be reported immediately to your supervisor and the Risk Manager.

5. DO NOT continue to work exposing employees and others to an imminent hazard. If your supervisor is unavailable, report the condition to your manager or department director and the Risk Manager.
6. Supervisors must also inform any employee, vendor, contractor, or public who may be affected by the condition.
7. Employees must not be retaliated against for reporting a health or safety hazard to their supervisors or to the Risk Manager.
8. Supervisors are to encourage their employee to report all workplace hazards.

<b>Action Item 3 (D)</b>	<b>Resolution – Ardurra Engineering Services MSA Extension</b>
<p>A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached Extension Letter to the Master Services Agreement approved on August 15, 2022 between the City of Warner Robins, Georgia and Ardurra.</p>	

<b>Action Item 3 (E)</b>	<b>Resolution – Natural Gas Sales Agreement (Frito-Lay)</b>
<p>A resolution to authorize Mayor LaRhonda W. Patrick to execute a Natural Gas contract with Frito Lay, Inc. that provides firm and interruptible natural gas supply for the period of September 1, 2025 through August 31, 2025.</p>	

<b>Action Item 3 (F)</b>	<b>Resolution – Ballistic Armor Defense &amp; Equipment, LLC Contract Amendment</b>
<p>A resolution to authorize Mayor LaRhonda W. Patrick to execute the attached Amendment No 1 to the Agreement originally approved on February 3, 2025 between the City of Warner Robins, Georgia and Ballistic Armor Defense &amp; Equipment, LLC.</p>	

<b>Action Item 3 (G)</b>	<b>Resolution – Placer.ai</b>
<p>A resolution to authorize Mayor LaRhonda W. Patrick to execute an Amendment to Order Form with Placer Labs, Inc. for the period of 12 months starting November 9, 2025 at no change to the annual license fee.</p>	

Action Item 3 (H)	Purchasing Items
<p><b>Purchasing Items</b></p> <ul style="list-style-type: none"> <li>I. Community and Economic Development; Tristar America – \$117,000</li> <li>II. General Administration; One Source Office Products – \$33,264.00</li> <li>III. General Administration; Euna Solutions (IonWave) – \$25,815.00</li> <li>IV. General Administration; Insight HPE Switch – \$13,383.19</li> <li>V. Utilities; Ferguson Waterworks – \$39,471.05</li> <li>VI. Utilities; Ferguson Water Works – \$67,943.66</li> </ul>	

Action Item 4	Ordinance #21-25 – Chapter 2, Article II, Section 2-26 Amendment
<p>Ordinance #21-25 of the Mayor and City Council of the City of Warner Robins, Georgia, that Chapter 2, Article II, Section 2-26 of the Code of the City of Warner Robins, Georgia, is amended, as follows, so as to set forth the time and place of its regular meetings.</p> <p>Section 1.</p> <p>Amendment – Chapter 2, Article II, Section 2-26 of the Code is hereby amended as follows:</p> <p>Sec. 2-26. Meetings.</p> <p>(a) The regular meetings of the mayor and city council shall be held on the first and third Monday of each month.</p> <p>(b) Regular meetings of the mayor and city council and regular public hearings of the mayor and city council shall be held at the hour of 4:30 p.m., or such other hour as the council may designate from time to time by resolution.</p> <p>(c) Nothing in this section shall be deemed to prohibit the mayor and city council from holding special meetings as provided in the Charter or from scheduling regular meetings or public hearings on other dates.</p> <p>(d) Nothing in this section shall be deemed to prohibit the mayor and city council from canceling a regular meeting or regular public hearing due to lack of a quorum or if fewer than four (4) business items requiring a vote have been placed on the meeting agenda. In the event of such cancellation, the mayor shall determine if the meeting shall be rescheduled as a called meeting in accordance with Section 2.22 of the City Charter.</p>	
<p><b>Motion:</b></p>	<p>Councilman Mack moved for the approval of Ordinance #21-25 and to waive the second reading.</p>

<b>Second:</b>	Councilman Lauritsen
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 5</b>	<b>Ordinance #22-25– Annexation – Grove Park Developers</b>
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Ordinance #22-25 of the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from GROVE PARK DEVELOPERS to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land lying and being in Land Lot 157 and 158 of the 10th Land District of Houston County, Georgia, according to a plat of survey titled "Grove Park Developers", totaling 45.69 acres, drawn 05/04/2006 by Story, Clarke, and Associates. Recorded in plat book 67 on page 161, Houston County Superior Court. Said Plat is hereby made a part of this description by reference thereto for all purposes.

The property is located between Air Park Drive and Gable Drive, and is situated between the Air Park Subdivision, Tara Estates Subdivision, and The Willows Subdivision.

WHEREAS, the said land of GROVE PARK DEVELOPERS, 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 GROVE PARK DEVELOPERS, on June 2, 2025, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia with all utility services to be provided by the City.

<b>Motion:</b>	Councilman Holmes moved for the approval of Ordinance #22-25 and to waive the second reading.
<b>Second:</b>	Councilman Lashley
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 6</b>	<b>Ordinance #23-25 – Annexation – Dhanraj Properties LLC</b>
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Ordinance #23-25 of the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

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

All that tract or parcel of land situate, lying and being in Land Lot 165 of the 10th Land District, Houston County, Georgia, consisting of 13.38 acres, known and designated as "Tract A," as shown on a plat of survey drawn by McLeod Surveying Company, GRLS #2991 titled, "DHANLAXMIJI INC" dated May 29, 2023, designated as "job number 0603-010" and "drawing number 0603-101 A&R plat." A copy of which is incorporated herein for reference.

The property is located and has primary frontage along the east side of Sutherlin Drive, with a smaller, secondary frontage extending to S Houston Lake Road, and is situated south of Hwy 96, between S Houston Lake Road and Sutherlin Drive, also known as tax parcel 000780 227000.

WHEREAS, the said land of DHANRAJ PROPERTIES, INC, 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 DHANRAJ PROPERTIES, INC, on June 5, 2025, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia with all utility services to be provided by the City.

<b>Motion:</b>	Councilman Lauritsen moved for the approval of Ordinance #23-25 and to waive the second reading.
<b>Second:</b>	Councilman Mack
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Motion:</b>	Councilman Lauritsen moved for the approval from C-2 [General Commercial District] to R-4 [Multi Family Residential District]
<b>Second:</b>	Councilman Mack moved for the rezone approval
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 7</b>	<b>Motion – Rezoning Petition – Robins Royal Hospitality/ 5.303 acres/2024 Watson Blvd</b>
Robins Royal Hospitality requests the rezoning of property, totaling 5.303 acres, located at 2024 Watson Blvd., also known as tax parcel [0W069A 004000] from C-2 [General Commercial District] to R-4 [Multi Family Residential District].	
<b>Motion:</b>	Councilman Lashley moved for the approval.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 8</b>	<b>Motion – Rezoning Petition – Robins Royal Hospitality/ 0.226 acres/Parcel 2A 2024 Watson Blvd</b>
Robins Royal Hospitality requests the rezoning of property, totaling 0.226 acres, located at 2024 Watson Blvd., also known as tax parcel [0W069A 062000] from [General Commercial District] to R-4 [Multi Family Residential District].	
<b>Motion:</b>	Councilman Mack moved for the approval.
<b>Second:</b>	Councilman Lauritsen
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 9</b>	<b>Motion – Rezoning Petition – Caleb Properties LLC/24.22 acres/North of Corder Rd. and S. Houston Lake Rd</b>
Caleb Properties LLC. requests the rezoning of property, totaling 24.22 acres, located on the west side of Corder Rd., directly across the street from Coldwater Creek Apartments and north of the intersection of Corder Rd. and S. Houston Lake Rd., also known as tax parcels [0W67A0 037000] and [0W67A0 027000] from C-2 [General Commercial District] to R-4 [Multi Family Residential District].	

<b>Motion:</b>	Councilman Holmes moved for the deferral of this item.
<b>Second:</b>	Councilman Lashley
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 10</b>	<b>Motion – Rezoning Petition – Castaway Self Storage &amp; Car Wash/7.44 acres/ HWY 41 and Monticello Dr.</b>
<p>Castaway Self Storage &amp; Car Wash requests the rezoning of property, totaling 7.44 acres, located at the north west corner of the intersection of HWY 41 and Monticello Dr., also known as tax parcel [0W0970 316000] from C-2 [General Commercial District] to R-4 [Multi Family Residential District].</p>	
<b>Motion:</b>	Councilman Lashley moved for the approval.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 10</b>	<b>Motion – Rezoning Petition – Castaway Self Storage &amp; Car Wash/7.44 acres/ HWY 41 and Monticello Dr.</b>
<p>Castaway Self Storage &amp; Car Wash requests the rezoning of property, totaling 7.44 acres, located at the north west corner of the intersection of HWY 41 and Monticello Dr., also known as tax parcel [0W0970 316000] from C-2 [General Commercial District] to R-4 [Multi Family Residential District].</p>	
<b>Motion:</b>	Councilman Lashley moved for the approval.
<b>Second:</b>	Councilman Holmes
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 11</b>	<b>Motion – Planned Development (PDR) Amendment (Southland Station)</b>
<p>REVISION – PDR Zoning Concept – Southland Station Townhome Development – the request is for the elimination of the previously required sidewalk along the outer perimeter of the development.</p>	
<b>Motion:</b>	Councilman Lauritsen moved for the approval.
<b>Second:</b>	Councilman Mack

<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.
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<b>Action Item 12</b>	<b>Resolution – Purchase and Sales Agreement (1001 Young Ave)</b>
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A resolution to authorize Mayor LaRhonda W. Patrick to negotiate and execute a purchase and sales agreement with Phillips Herbert H Credit Shelter Trust on 1001 S Young Avenue.

<b>Motion:</b>	Councilman Holmes moved for the approval.
<b>Second:</b>	Councilman Lashley
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 13</b>	<b>Resolution – Temporary Construction Easement (Intonu)</b>
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A resolution to authorize Mayor LaRhonda W. Patrick to execute a temporary construction easement for City of Warner Robins property by and through the “Railroad Track Spur” for the purpose of locating, constructing, improving, grading, landscaping and any other necessary work, including the operation of equipment and the movement of a work force, over, upon and across the described easement, together with the right of ingress and egress.

<b>Motion:</b>	Councilman Mack moved for the approval.
<b>Second:</b>	Councilman Lauritsen
<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

<b>Action Item 14</b>	<b>Resolution – Consulting Agreement (Joey McDuffie)</b>
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A resolution to authorize Mayor LaRhonda W. Patrick to execute a contract with Joey McDuffie. Duties include but are not limited to training a successor, assistance with record reporting and operations support to the Utilities Department.

<b>Motion:</b>	Councilman Lashley moved for the approval.
<b>Second:</b>	Councilman Holmes

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<b>Outcome:</b>	Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.
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**Citizen Comments** – Lowell Richardson, Jennifer Duffy, Chris Holston

**Executive Session – Real Estate**

Mayor Patrick requested a motion to enter into an executive session for Real Estate. Councilman Lauritsen motioned for Executive Session for Real Estate. Councilman Mack seconded the motion for Real Estate. Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval of the executive session. The regular council meeting was suspended at 6:54 pm, and the governing body convened into executive session at 7:06 pm, the executive session ended at 7:23 pm. The City Clerk is in possession of the executive session minutes.

Mayor Patrick requested a motion to reconvene the meeting at 7:25 pm. Councilman Mack motioned for the request. Councilman Lauritsen seconded. Councilmen Mack, Lauritsen, Lashley, and Holmes voted for approval.

**Adjournment:** 7:25 pm

**Next Regular Council Meeting:** Monday, September 15, 2025



Mandy Stella  
City Clerk