



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

Staff Report

To: Mayor and City Council

From: Danny Roberts, City Manager

Date: September 11, 2025

Subject: Walton County Health Department - Loganville Clinic (WCHP-LC)

RECOMMENDATION: It is advised that the contract for the WCHP-LC be extended for an additional three years.

FISCAL IMPLICATION: The City will continue covering property insurance for the building and maintaining the landscaping.

BACKGROUND: The City Council initially approved a three-year contract with WCHP-LC on January 12, 2023, to provide essential public health services, including the WIC program. In the fiscal year 2025, the clinic served 3,040 patients

WALTON COUNTY BOARD OF HEALTH

Walton County, Georgia

Agreement Regarding Building

This agreement is made and entered into between the **City of Loganville, Georgia**, a municipal corporation, [hereinafter "City"] and the **Walton County Board of Health** [hereinafter "Board of Health"].

Whereas, the City owns certain real property, comprising a building formerly used as City Hall and a lot upon which it is situated, located at 4385 Pecan Street, Loganville, Georgia, described generally as 2.20 acres and improvements thereon designated as Parcel Number LG05101 in Walton County tax records [hereinafter "the property"]; and

Whereas, it is beneficial for the citizens of the City of Loganville to have public health services and related activities available within the City;

In consideration of the covenants and agreements hereafter provided, the City and the Board of Health agree as follows:

- 1. Use of building and property.** The Board of Health shall have the exclusive use of the property, except as specifically otherwise provided hereinbelow, for the provision of public health services and related activities.
- 2. Term.** The term shall be for a period of three years, commencing on March 1, 2023 and ending on February 28, 2026. This agreement will continue on an annual basis thereafter. Either party has a right to terminate this agreement with 90-day notice.

3. **No Payment of Monetary Rent.** The Board of Health shall not pay any monetary rent to the City.
4. **Payment of Utility Costs.** Upon execution of this agreement, the Board of Health shall transfer all utility services in the name of the Board of Health and payment of any charges and expenses related to same including the City's insurance premium for 4385 Pecan St.
5. **Atrium.** The City shall be authorized to provide public access to the atrium area and the restrooms therein during hours when the Board of Health is not conducting public health activities in the building. The City shall be responsible for maintenance of the atrium and restrooms when used in accordance with this paragraph.
6. **Repairs & Maintenance.** The Board of Health shall provide regular janitorial services for the entire building. The City shall provide janitorial service of the atrium and atrium restrooms after any events at which the City provides public access to the atrium area. The City shall provide, within its discretion, minor repair and maintenance of the building and grounds.
7. **Indemnification.** The Board of Health shall indemnify and hold harmless the City from all liability and claims arising from the Board of Health's occupation and use of the building by its employees, agents, patients, visitors, licensees, and invitees.
8. **Insurance.** The Board of Health shall provide premises liability insurance and business interruption insurance and name the City as an addition insured. The City shall be responsible for comprehensive and casualty insurance for the building.

In witness whereof, the parties have hereunto set their hands and seals, this 12th day of January 2023.

The City of Loganville, Georgia

By: *Mr. Skip Balilon*
Mayor

Attest: *[Signature]*
Clerk

Walton County Board of Health

By: *Emily Osenn*

District Administrator,
for the Walton County
Board of Health

Attest: *P. Hamilton*
Clerk

APPROVED BY COUNCIL

JAN 12, 2023
COUNCIL DATE





WALTON COUNTY HEALTH DEPARTMENT

LOGANVILLE CLINIC

07/01/2024 - 06/30/2025

Individuals Served at the Loganville Clinic					
Program	Patients/ Clients*	Number Residing in Zip Code 30052	Percent Residing in Zip Code 30052	Number Residing in Walton County	Percent Residing in Walton County
Immunization	903	578	64%	600	66%
Family Planning	426	266	62%	299	70%
Child Health	282	220	78%	203	72%
STD	127	77	61%	80	63%
Tuberculosis	125	78	62%	84	67%
Cancer Screening	123	81	66%	89	72%
Screening/Other Services	85	56	66%	60	71%
Cancer Diagnosis and Treatment	17	10	59%	9	53%
Outreach	8	5	63%	6	75%
Cardiovascular Wellness	4	3	75%	3	75%
Child Tracking	1	1	100%	1	100%
Total individuals served (unduplicated), not including WIC, HIV Testing, or Child Health†	1,658	1,059	64%	1125	68%
Estimate of WIC participants‡	1,382				
Total individuals served, including an estimate of WIC participants§	3,040				

*Number of unduplicated patients/clients by program.

†Represents a true count of individuals served. Although patient counts are unduplicated within each program, individual patients may receive services from more than one program. For this reason, this total is less than the simple sum of patients served by each program.

‡Does not include walk-in clients, which account for approximately 13% of WIC visits. WIC client data is maintained in a separate statewide system, which does not produce a report that includes clients' addresses or a de-duplicated total that includes walk-in clients. Of active WIC clients, approximately 71% reside in zip code 30052 and 79% in Walton County.

§Some duplication probable, as WIC participants may receive other services.

Population	
Loganville	16,862
Zip Code 30052 (Loganville area)	74,442
Walton County	109,792

Updated 8/15/2025



WALTON COUNTY HEALTH DEPARTMENT

MONROE CLINICS

07/01/2024 - 06/30/2025

Individuals Served at the Main Clinic in Monroe					
Program	Patients/ Clients*	Number Residing in Zip Code 30052	Percent Residing in Zip Code 30052	Number Residing in Walton County	Percent Residing in Walton County
Immunization	744	87	12%	598	80%
Family Planning	489	49	10%	408	83%
Child Health	175	16	9%	157	90%
STD	162	15	9%	134	83%
Tuberculosis	191	16	8%	158	83%
Cancer Screening	135	17	13%	119	88%
Screening/Other Services	308	34	11%	257	83%
Cancer Diagnosis and Treatment	21	7	33%	20	95%
Outreach	41	26	63%	87	212%
Cardiovascular Wellness	4	1	25%	4	100%
Child Tracking	0	0	n/a	0	0%
Adult Health	5	2	40%	4	80%
Total individuals served (unduplicated), not including WIC, HIV Testing, or Child Health†	1,785	174	10%	1271	71%
Estimate of WIC participants‡	1,587				
Total individuals served, including an estimate of WIC participants§	3,372				

*Number of unduplicated patients/clients by program.

†Represents a true count of individuals served. Although patient counts are unduplicated within each program, individual patients may receive services from more than one program. For this reason, this total is less than the simple sum of patients served by each program.

‡Does not include walk-in clients, which account for approximately 18% of WIC visits. WIC client data is maintained in a separate statewide system, which does not produce a report that includes clients' addresses or a de-duplicated total that includes walk-in clients. Of active WIC clients, approximately 8% reside in zip code 30052 and 82% in Walton County.

§Some duplication probable, as WIC participants may receive other services.

Population	
Monroe	16,193
Zip Code 30052 (Loganville area)	74,442
Walton County	109,792

**WALTON COUNTY BOARD OF HEALTH
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUND
FOR THE YEAR ENDED JUNE 30, 2024**

REVENUES

Grant in Aid-Public Health	\$ 961,618
County-Participating	329,995
County-Nonparticipating	76,405
Fee Income	1,211,084
Nonqualifying Local Funds	174,438
Inter/Intra Agency Transfers	<u>256,250</u>

TOTAL REVENUES	<u>3,009,790</u>
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EXPENDITURES

Direct Salaries	1,322,358
Direct Fringe Benefits	890,780
Equipment	19,051
Computer Equipment	6,322
Travel	13,622
Other Operating Expenditures	624,438
Indirect Costs	<u>176,650</u>

TOTAL EXPENDITURES	<u>3,053,221</u>
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EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(43,431)
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Fund Balances - Beginning	<u>3,134,579</u>
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Fund Balances - Ending	<u><u>\$ 3,091,148</u></u>
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Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances-Governmental Funds to the Statement of Activities

Net change in fund balances-governmental funds	\$ (43,431)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation (\$19,175) exceeded capital outlays (\$19,051) in the current year

(124)

Some expenses, including compensated absences, pension and OPEB expense, are not reported in the statement of activities due to full accrual accounting differences

35,099

Change in net position of governmental activities	\$ (8,456)
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SEE NOTES TO FINANCIAL STATEMENTS

**WALTON COUNTY BOARD OF HEALTH
NOTES TO FINANCIAL STATEMENTS**

NOTE 11 - LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the fiscal year ended June 30, 2024:

<u>Governmental Activities:</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Net Pension Liability	\$ 2,176,712	\$ -	\$ (94,542)	\$ 2,082,170	\$ -
Net OPEB Liability	140,601	-	(49,443)	91,158	-
Compensated Absences	95,953	115,543	(98,508)	112,988	-
Governmental Activities Long Term Liabilities	<u>\$ 2,413,266</u>	<u>\$ 115,543</u>	<u>\$ (242,493)</u>	<u>\$ 2,286,316</u>	<u>\$ -</u>

NOTE 12 - SUBSEQUENT EVENTS

Walton County Board of Health has evaluated subsequent events through September 19, 2024, which is the date the financial statements were available to be issued.

NOTE 13 - DUE FROM/TO DPH

The Walton County Board of Health had no amounts receivable from or payable to the Georgia Department of Public Health as of June 30, 2024. All reimbursements had been settled prior to year-end.

Rent Summary
updated 8/13/2015

Location	Use	Owned By	Date Rent at 7/1/2013			Date Rent at 7/1/2020			Date Rent at 7/1/2021			Date Rent at 7/1/2025			CAM at 7/1/2025			Total		
			sq ft	\$/foot	monthly	sq ft	\$/foot	monthly	sq ft	\$/foot	monthly	sq ft	\$/foot	monthly	sq ft	\$/foot	monthly	sq ft	\$/foot	monthly
Main Health Departments counites required to provide health department space per GA Code 31-3-9	13 Perdue St., E. Winder	Bartow County Health Department																		
	345 N. Harris St., Athens	Clarke County Health Department																		
	618 Jones St., Elberton	Elbert County Health Department																		
	1031 Applebark Ave., Greensboro	Greene County Health Department																		
	341 Stan Evans Drive, Jefferson	Jackson County Health Department																		
	1424 Highway 98 W., Danielsville	Madison County Health Department																		
	2005 South Main Street, Suite 200, Madison	Madison County Health Department																		
	1000 Experiment Station Rd., Westhamville	Monroe County Health Department																		
	305 Union Point Rd., Lexington	Monroe County Health Department																		
	1404 South Madison Ave., Monroe	Oglethorpe County Health Department																		
Secondary Health Departments	605 Meigs St., Athens	Clarke Health Department WMC																		
	420 McElwain Dr., Athens	East Athens Clinic																		
	633 E. Elm Street, Commerce	Commerce Health Department																		
	4335 Peach Street, Legenville	Legenville Health Department																		
	Stand Alone Environmental Health Offices	216 W. Canfield St., Winder	Bartow County Environmental Health (prevents)																	
		631 Jon St., Winder	Bartow County Environmental Health (current)																	
		183 Paradise Blvd., Athens	Clarke County Environmental Health + warehouses																	
		260 Lee St., Dalton	Jackson County Environmental Health																	
		7033 Mason Hwy, Suite 1000 Westhamville	Greene County Environmental Health																	
	1110 East Spring St., Suite 200, Monroe	Walton County Environmental Health																		
Program Offices	220 Research Dr., Athens	District Office (cost split between District & State)																		
	700 Sunset Dr #201-502, Athens	Specialty Care Clinic																		
	740 Pierce Ave Unit 15, Athens	Child Health Programs																		
	1275 Cedar Shoeb Dr., Athens	Teen Mothers Center																		
	168 Rockspring Dr., Athens	Emergency Operations Center																		
	189 Paradise Blvd., Athens	Emergency Operations Center, Central Supply, IT, Program offices, MHP Investments																		
		Bartow County																		
		Athens-Clarke County																		
		Athens-Clarke County																		
		State of Georgia																		
	City of Legenville																			
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Walton County, GA

Summary

Parcel Number LG050101
Location Address 4385 PECAN ST
Legal Description 2.20AC
(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 CBD
Tax District Loganville (District 03)
Acres 2.2
Neighborhood 09645 - GOV'T BUILDINGS (09645)
Homestead Exemption No (S0)
Landlot/District 186 / 4

[View Map](#)



Owner

[CITY OF LOGANVILLE](#)
P O BOX 39
LOGANVILLE, GA 30052

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	09010-SF-LOGANVILLE CENT	Square Feet	95,832	0	0	2.2	1

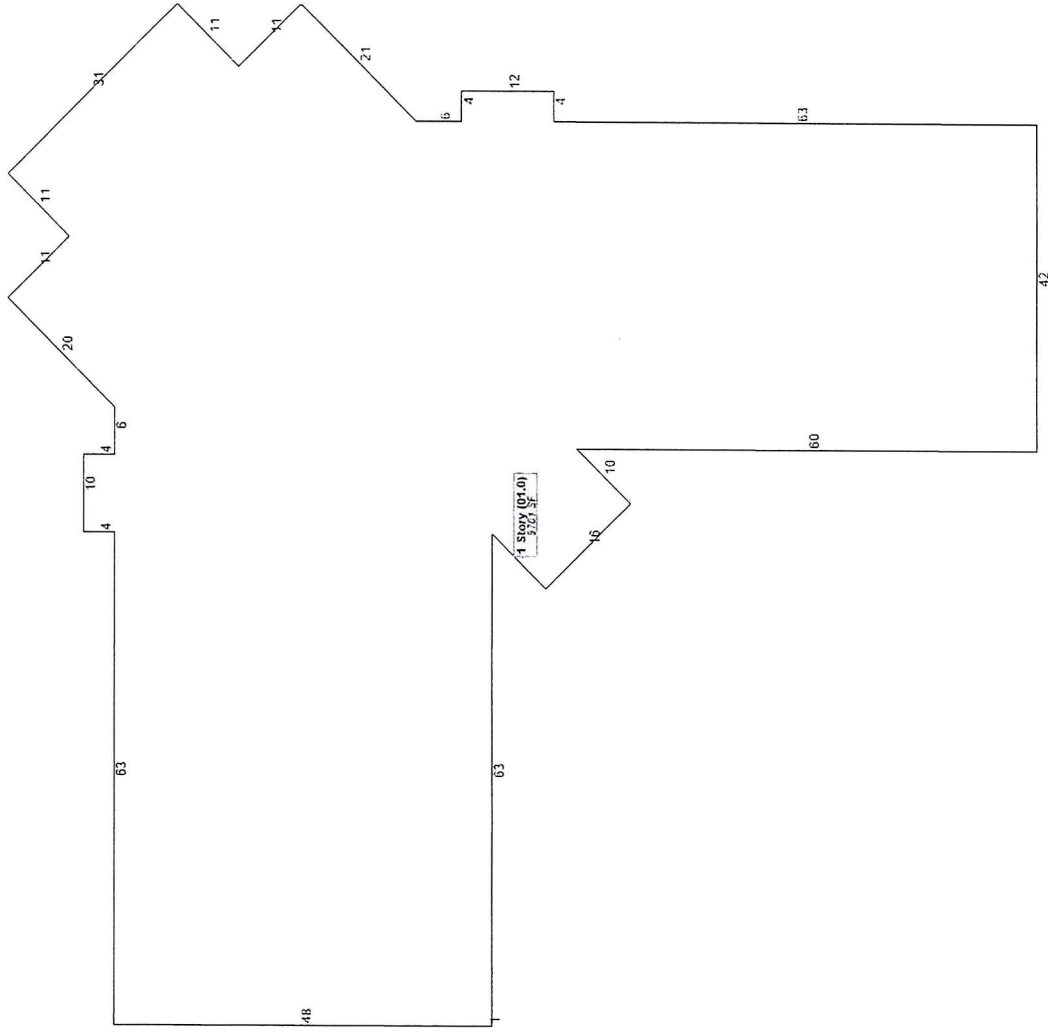
Commercial Improvement Information

Description Government Buildings
Value \$859,700
Actual Year Built 1999
Effective Year Built 1999
Square Feet 9701
Wall Height 10
Wall Frames Re-inforced Concrete
Exterior Wall Brick Veneer
Roof Cover Asbestos Shingles
Interior Walls 50% Concrete Block
Floor Construction 50% Sheetrock
Floor Finish Concrete on Ground
Ceiling Finish Carpet/Tile
Lighting Acoustical Tile
Heating Standard
Number of Buildings CHA/C 1

Accessory Information

Description
Paving-Asph(J) 3" >10000

Year Built	Dimensions/Units	Identical Units	Value
1999	0x0 / 40000	1	\$20,800



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

