

June 1, 2021

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 1, 2021 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren (via telephone), Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, HR Director Melissia Rusk and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

PRESENTATIONS

Cassandra Weston-Hainsworth with Walton County 4-H presented members of the BB Team, Archery Team and Air Rifle Team and recognized their achievements.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:08 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

***Motion:** Commissioner Shelnett made a motion to adopt the agenda adding item 7.4 Discussion of Dormant Accounts. Commissioner Bradford seconded the motion. Commissioners Banks, Shelnett, Bradford, Adams and Dixon voted in favor. Commissioner Warren was not available to vote as the call was temporarily interrupted. The motion passed.*

PLANNING COMMISSION RECOMMENDATIONS

Approval of Z21010020 - Rezone 87.85 acres from R1 to R1OSC for a residential subdivision - Applicant: Psachya Futterman/Owner: Scenic Hill Estates Inc - Dry Pond Rd-Map/Parcel C1200083 - District 6 - **Tabled 5/4/21**

***Motion:** Commissioner Dixon made a motion to approve the rezone with the following conditions: all R1OSC guidelines must be adhered to including buffer conditions, HOA formulation and open space percentage minimums, previously agreed to entrance location, all OSC buffers must be kept natural, entrance to subdivision to be brick or stone (lighting or gating to be at developer discretion), all homes must have a minimum roof pitch of 6/12 (which exceeds the OSC pitch of 5/12), and all homes are to be built with suitable quality to include the following outside compositions: brick, stone, rock, hardiplank cement siding, cedar impressions polymer siding or premium vinyl with a minimum thickness of .044. The builder grade vinyl (.038) will not be accepted under any circumstances. Commissioner Shelnett seconded the motion. Commissioners Banks, Shelnett, Adams and Dixon voted in favor. Commissioner Bradford voted against the motion. The motion carried 4-1. The telephone connection with Commissioner Warren was reestablished after the vote.*

Approval of CU21030011 - Conditional Use for existing Guest House on 7.05 acres - Applicant: Wesley Brown Sisk/Owners: Wesley & Maghan Sisk - Property located at 1810 Alcovy Mtn. Rd-Map/Parcel C1390010 - District 4

Chairman Thompson opened the public hearing on the matter. No one spoke in favor or in opposition of the conditional use. Chairman Thompson closed the public hearing on the matter.

Commissioner Bradford made a motion approve the conditional use as requested. Commissioner Banks seconded the motion and all voted in favor.

Approval of CU21040001 - Conditional Use for Guest House - Applicants/Owners: Terrell & Diane Peters - Property located at 2190 Jug Rd-Map/Parcel C1610038 - District 4

Chairman Thompson opened the public hearing on the matter. Applicant Terrell Peters spoke in favor of the conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to approve the conditional use. Commissioner Shelnutt seconded the motion; voted and carried unanimously.*

Approval of Z21030019 - Rezone 1 acre from A to R1 and 4+ acres from A to A1 for residential use - Applicant/Owner: Atlanta's Best Construction Inc - Property located at 1630 Hew Hope Church Rd-Map/Parcel C0610090 - District 1

Chairman Thompson opened the public hearing on the matter. Chris Sands of Atlanta's Best Construction, Inc. and Brian Rueben VP of St. Martins HOA commended Commissioner Warren for facilitating the agreed upon conditions to the rezone. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Warren made a motion to approve the rezone with the following conditions: the applicant shall be prohibited from operating his concrete construction company from 1630 New Hope Church Road, Monroe, Ga., with the exception of active improvements to the property, the applicant shall be prohibited from parking any equipment or vehicles associated with his concrete construction company on any part of the property, applicant shall install a natural buffer seven feet from the fence line where it backs up to St. Martins Way and Sweetwater Trail, applicant shall plant evergreen trees along the fence line in the natural buffer eight ft. on center and applicant shall take whatever measures are necessary to restrict water runoff from his property onto the property of residents on Sweetwater Trail as agreed upon at the meeting on May 14, 2021. Commissioner Banks seconded the motion; voted and carried unanimously.*

Approval of Z21030021– Rezone 1.20 acres from B1 to B3 to park tractor trailers - Applicant: Alic Scrinic/Owners: Donna Shave & Roland Lanctot Trustees - Property located at Nathan Blvd-Map/Parcel C0440013K00 - District 1

Chairman Thompson opened the public hearing on the matter. Applicant Alic Scrinic spoke in favor of the rezone. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Warren made a motion to approve the rezone. Commissioner Shelnuttt seconded the motion; voted and carried unanimously.*

Approval of Z21030022 - Rezone 5.70 acres from R1 to A1 for animals - Applicant: Michael Brandenburg/Owners: Michael & Leigh Ann Brandenburg - Property located at 2710 Hester Town Rd-Map/Parcel C1680054A00 - District 4

Chairman Thompson opened the public hearing on the matter. Applicant Mike Brandenburg spoke in favor of the rezone stating he would like to have two donkeys. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Dixon to approve the rezone. All voted in favor.*

Denial of Z21040002 - Rezone 10.467 acres from A1 to B2 for small concert hall/outdoor event center/Applicant: Angela McDowell/Owner: Superior Teleservice Group - Property located at 376 Highway 11-Map/Parcel C1400021 – District 4

Chairman Thompson opened the public hearing on the matter. Planning Director Charna Parker explained that there had been an error in advertising the rezone in the paper and the Board would not be able to vote on the issue tonight but could allow the public to speak. Applicant Angela McDowell spoke in favor of the rezone. She would like to have an outdoor event center for weddings, festivals, small theatre and musical productions. She stated she has been working with the neighbors and had agreed to reduce the number of annual concerts from 20 to 10 and to add a memorial for the grave sites. She has spoken with sound engineers to localize the sound so it does not disturb the neighbors across the street. She stated she is aware of the safety concerns and will have an officer at all events to direct traffic. Larry Carnes of 1077 Mill Run spoke in opposition to the rezone. He stated there was no way to buffer the sound and had other concerns over traffic and oil and trash runoff going into Rocky Creek which dumps into the reservoir. Judy Lovell of Wildwood Way spoke in opposition stating safety concerns and noise. Chairman Thompson closed the public hearing on the matter.

No action will be taken on the matter until the next meeting on July 6, 2021.

PLANNING & DEVELOPMENT

Reconsideration of Zoning Conditions - Z221010019

Chairman Thompson opened the public hearing on the matter. He stated he would like to reconsider the restrictions placed on rezone Z221010019. Ed Layman of Bradley Gin HOA stated they would be satisfied with a buffer of Leland Cypress or evergreens. Commissioner

Banks stated if the applicant wanted to go above and beyond he could still do so if he wanted to. After some discussion, Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Bradford made a motion to delete 6A-D of the landscape conditions. The conditions deleted include the following: Muskogee Crepe Myrtle or equivalent per 18 ft., 3 Tea Olives to be centered between the Crepe Myrtles 4 ft. apart, 3 August Beauty Gardenias in front of the Crepe Myrtles spaced 3 ft. apart and 3 Rose Creek Abelias in front of the Tea Olives spaced 3 ft. apart. Commissioner Adams seconded the motion; voted and carried unanimously.

Request to change name of Mt. Ena Church Road to Mt. Enon Church Road

Motion: Commissioner Bradford made a motion, seconded by Commissioner Banks to start the process for changing the road name to Mt. Enon Church Road. Commissioners Warren, Banks, Shelnett, Bradford and Adams voted in favor with Commissioner Dixon abstaining. The motion carried.

ADMINISTRATIVE CONSENT AGENDA

- 1. Approval of May 4, 2021 Meeting Minutes**
- 2. Contracts & Budgeted Purchases of \$5,000.00 or Greater**
- 3. Declaration of Surplus Property**
- 4. Inconvenience Fee Agreement – Check the Gate Productions**
- 5. Acceptance of Grant – GRGPA in the amount of \$1750**
- 6. IGA – City of Loganville Independence Celebration at West Walton Park**
- 7. Contract Renewal – Oglethorpe Co. – Inmate Housing**
- 8. Lease Agreement – State of Georgia – Department of Driver Services**

Motion: Commissioner Adams made a motion, seconded by Commissioner Dixon to approve the Administrative Consent Agenda. All voted in favor.

FINANCE

Presentation - Mauldin & Jenkins - Operational Assessments

David Roberts and Kate Russell of Mauldin & Jenkins presented operational assessments with recommendations for the Facilities Department, Water Department, Parks & Recreation and Public Works. Chairman Thompson requested authority to prioritize and move forward with the recommendations.

Motion: Commissioner Banks made a motion to give Chairman Thompson the authority to make the recommended changes. Commissioner Adams seconded the motion. All voted in favor.

Acceptance of American Rescue Plan Act - First 1/2 Allocation in the amount of \$9,186,790.50

Finance Director Milton Cronheim discussed the specific uses of the allocation and stated the 2nd half of the allocation is expected in a year.

Motion: Commissioner Adams made a motion, seconded by Commissioner Dixon to accept the allocation. All voted in favor.

Agreement - Paychex - For InVision Iris Time Clock

Finance Director Milton Cronheim presented an agreement to upgrade the time clock for 911 and Public Works.

Motion: Commissioner Adams made a motion to approve the agreement with Paychex for the InVision Iris Time Clock. Commissioner Shelnutt seconded the motion; voted and carried unanimously.

Addition – Discussion of Dormant Account

Chairman Thompson announced that he and the Finance Department had discovered a dormant account in the water department totaling 3.5 million. The account has been dormant since August 2008. The money was paid to the Walton County Water Authority from Oconee Co. for reimbursement from an intergovernmental agreement for the upfront costs of the Hard Labor Creek Reservoir. The money identified has been determined to be unrestricted. The General Fund contributed \$480,000 and is due a reimbursement of \$480,000 plus interest.

RESOLUTIONS

FY2021 Budget Amendments

Motion: Commissioner Bradford made a motion to adopt the Resolution for FY2021 Budget Amendments. Commissioner Adams seconded the motion and all voted in favor.

Authorizing Chairman to amend the FY2021 Budget as part of the fiscal year closing process

Motion: Commissioner Adams made a motion, seconded by Commissioner Warren to adopt the Resolution authorizing the Chairman to amend the FY2021 Budget as part of the fiscal year closing process. All voted in favor.

Adoption of FY 2022 Budget

Motion: Commissioner Adams made a motion, seconded by Commissioner Banks to adopt the FY2022 Budget; voted and carried unanimously.

Capital Improvements Element Annual Update

Motion: Commissioner Shelnutt made a motion to adopt the Resolution for the Capital Improvements Element Annual Update. Commissioner Adams seconded the motion and all voted in favor.

Development Authority of Walton County -To provide for Chairman of the Walton County Board of Commissioners to be Ex Officio Member and to clarify process for appointment of Mayors

***Motion:** Commissioner Shelnett made a motion, seconded by Commissioner Dixon to adopt the Resolution; voted and carried unanimously.*

HUMAN RESOURCES

Proposed Amendment to Civil Service Personnel Rules and Regulations - Promotions/Reclassifications and Resolution

HR Director Melissia Rusk explained that currently external hires could be started up to step-6 of the job classification but that internal employees applying for the same position could only be started on step-1. This amendment would make the policy consistent.

***Motion:** Commissioner Banks made a motion, seconded by Commissioner Bradford to approve the proposed amendment. All voted in favor.*

Requested Change in Holiday Policy - E-911 and EMS

HR Director Melissia Rusk and Walton Co. Communications Director Wendra Williams presented a request to receive holiday pay at the time the holiday is observed for E-911 Communication Officers and Walton Co. EMS.

***Motion:** Commissioner Bradford made a motion to approve the change and to give the Chairman the authority to approve should other discrepancies be found in other departments. Commissioner Adams seconded the motion; voted and carried unanimously.*

APPOINTMENTS

Appointment - Monroe-Walton County Library Board of Trustees

***Motion:** Commissioner Dixon made a motion, seconded by Commissioner Shelnett to appoint Ansley Holder to a six year term beginning 6/1/2021. All voted in favor.*

Appointment - NEGRC Council Private Representative

***Motion:** Chairman Thompson made a motion to appoint Shane Short as the NEGRC Council Private Representative. Commissioner Warren seconded the motion; voted and carried unanimously.*

Appointment - DFACS Board - Request to reappoint Gina Meadows and Charlotte George

Motion: Commissioner Banks made a motion to reappoint Gina Meadows and Charlotte George to the Walton Co. DFACS Board and commended them for serving. Commissioner Dixon seconded the motion and all voted in favor.

DISCUSSION

Employee Benefits and Compensation

Motion: Chairman Thompson made a motion to award county employees, as well as temporary employees an across the board 3-step increase equivalent to a 3.75% pay raise to begin with the July 5, 2021 pay period. This can be done without raising the mileage rate. Commissioner Bradford seconded the motion. Commissioner Adams commended the Chairman for taking the time to analyze the situation and bring this forward. All voted in favor.

EXECUTIVE SESSION

Motion: At 7:56 p.m., Commissioner Adams made a motion, seconded by Commissioner Warren to enter into executive session to discuss a real estate matter. Commissioners Warren, Banks, Shelnut, Bradford, Adams and Dixon voted in favor. Commissioner Warren ended his attendance of the meeting via telephone.

Motion: At 8:07 p.m. Commissioner Adams made a motion, seconded by Commissioner Adams to return to regular session. Commissioners Banks, Shelnut, Bradford, Adams and Dixon voted in favor.

There was no public action to report.

ADJOURNMENT

Motion: Commissioner Banks made a motion, seconded by Commissioner Adams, to adjourn the meeting. The motion carried and the meeting was adjourned at 8:08 p.m.

All documents of record for this meeting are on file in either the addendum book or auxiliary file under this meeting date.

DAVID G. THOMPSON, CHAIRMAN

RHONDA HAWK, COUNTY CLERK