

February 1, 2022

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, February 1, 2022 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, Finance Director Milton Cronheim, Planning Director Charna Parker, Human Resources Director Melissia Rusk, Facilities Director Hank Shirley 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.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:13 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Banks made a motion to adopt the agenda. Commissioner Adams seconded the motion and all voted in favor.*

## **PLANNING COMMISSION RECOMMENDATIONS**

Planning Director Charna Parker presented the Planning Commission recommendations.

Approval of CU21120003 - Conditional Use for Event Facility - Applicant/Owner: Bruce W. Verge Jr. - Property located at 4750 Snows Mill Rd & Mt Carmel Church Rd - Map/Parcel C1900022 - District 4

Chairman Thompson opened the public hearing on the matter. Bruce Verge, Jr. 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 Adams seconded the motion and all voted in favor.*

Approval of Z21120002 - Rezone 1.00 acres from B1 to M1 for stone fabrication - Applicants/Owners: Xhevdet & Linda Islami - Property located at Nathan Blvd. - Map/Parcel C0440013L00 -District 1

Chairman Thompson opened the public hearing on the matter. Xhevdet Islami 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 Banks seconded the motion; voted and carried unanimously.*

Approval with Conditions - Z21120005 & Z21120006 - Rezone 1.56 acres on each lot from A2 to R1 to create buildable lots - Applicant: Reliant Homes GA LLC/Owner: TMFT Lot Investments LLC - Property located at 4500 Bay Creek Rd - Map/Parcel C0160018B00 & 4520 Bay Creek Rd - Map/Parcel C0160018A00 - District 2

Chairman Thompson opened the public hearing on the matter. Ned Butler of Reliant Homes presented the rezones. There was no opposition present. Chairman Thompson closed the public hearing.

**Motion:** *Commissioner Banks made a motion to approve the rezones with conditions as presented. Conditions: 1) Minimum heated square footage of homes to be 2400 sq. ft., 2) Minimum roof pitch 8:12, 3) Front and side yards to be sodded, 4) Concrete driveways, 5) Side entry garages, 6) Plant 5 2" caliber trees per lot prior to CO, 7) 30 year architectural shingles, 8) Provide water table at height of bottom of windows on the front of the house with 18" minimum, water table to be installed on the front, 9) Variance to reduce lot width on 2 lots from required 150' to proposed 133' and 135'. Commissioner Shelnut seconded the motion. All voted in favor.*

Approval of Z21120007 - Rezone 2.26 acres from A1 to B3 for pest control company & outside storage - Applicants: Ben & Kylie Myers/Owners: Howard & Brenda Bodkin - Property located at 587 Hwy. 78 & Tommy Dillard Rd - Map/Parcel C1780050 & 48A - District 4

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

**Motion:** *Commissioner Bradford made a motion to approve the rezone for this business type. Commissioner Shelnut seconded the motion and all voted in favor.*

Approval with Conditions - Z21120008 - Rezone 18.00+ from A1 to M1 for steel fabrication & outside storage - Applicant: Henderson Fab LLC/Owners: James D., Holly S. & Norma B. Billingsley - Property located at Green Ave. & Ga. Hwy. 20 -Map/Parcel C0090003A00 & 29B00 - District 2

Chairman Thompson opened the public hearing on the matter. Johnny Henderson and Charlie Everson spoke in favor. Ken Archer and Sidney Gordon spoke in opposition and asked for more than a 100 ft. buffer. Chairman Thompson closed the public hearing on the matter.

**Motion:** *Commissioner Banks made a motion to approve the rezone with the following conditions: business hours to be 7-7 Monday – Saturday, 125' buffer on the residential homes, 8' fence inside the 125' buffer with Leyland Cypress planted along the buffer in sparse areas. Commissioner Shelnut seconded the motion. All voted in favor.*

## **PLANNING & DEVELOPMENT**

Amendment - OA21120009 - Amendment to Walton County Land Development Ordinance per Errata Sheet dated 12/03/2021

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

Annexation - Town of Between - GA10/US78 at Rosewood Circle - 19.04 Acres/Parcels C06101330DP & C0610133 - Rosewood Development, LLC

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

## **ORDINANCE**

Walton County Speed Zone Ordinance Update

**Motion:** *Commissioner Dixon made a motion, seconded by Commissioner Adams to adopt the Speed Zone Ordinance Update. All voted in favor.*

## **ADMINISTRATIVE CONSENT AGENDA**

- 7.1. Approval of January 4, 2022 Meeting Minutes
- 7.2. Contracts & Budgeted Purchases of \$5000 or Greater
- 7.3. Declaration of Surplus Property
- 7.4. Fiscal Agent Designation/Acceptance Agreement - Partnership for Families, Children and Youth
- 7.5. Proclamation - Radon Action Month
- 7.6. Contract Renewal - Walton Co. Chamber of Commerce
- 7.7. Contracts - Southeast Corrections - Probation Services - Magistrate Court and Probate Court
- 7.8. Inmate Housing Agreement - Washington County

**Motion:** *Commissioner Adams made a motion to approve the Administrative Consent Agenda. Commissioner Banks seconded the motion. All voted in favor.*

## **RESOLUTIONS**

Finance Director Milton Cronheim presented Resolutions for proposed budget amendments.

Resolution – FY22 Budget Amendments

**Motion:** Commissioner Shelnutt made a motion, seconded by Commissioner Banks to adopt the FY 2022 Budget Amendments. All voted in favor.

## **ACCEPTANCE OF BIDS/PROPOSALS**

### Proposal - Ross and Associates - Annual Update - Capital Improvements Element (Impact Fee)

**Motion:** Commissioner Warren made a motion, seconded by Commissioner Banks to approve the proposal from Ross and Associates for the Annual Update to the Capital Improvements Element. All voted in favor.

### Construction Manager at Risk Services - Walton Co. Public Safety Complex

Megan Kocikowski with Comprehensive Program Services presented proposals for the Walton Co. Public Safety Complex.

**Motion:** Commissioner Banks made a motion, seconded by Commissioner Shelnutt, to accept the proposal from McCarthy/Barnsley. Chairman Thompson, Commissioners Warren, Banks, Shelnutt and Adams voted in favor. Commissioners Bradford and Dixon opposed the motion. The motion carried 5-2.

### Design Build - Walton Co. Government Building Courtroom Renovations

Facilities Director Hank Shirley presented proposals for the Design Build for the Government Building Courtroom Renovations and the bids for the Walton Co. Courthouse Annex 1 Renovation. He asked that the Chairman be given the authority to execute the contracts after review by the County Attorney.

**Motion:** Commissioner Bradford made a motion to accept the proposal from Sunbelt Builders giving the Chairman the authority to execute the contract pending review by the County Attorney. Commissioner Shelnutt seconded the motion; voted and carried unanimously.

### Walton Co. Courthouse Annex 1 Renovations

**Motion:** Commissioner Shelnutt made a motion to accept the bid from Hogan Construction giving the Chairman the authority to execute the contract pending review by the County Attorney. Commissioner Banks seconded the motion and all voted in favor.

### Walton Co. Water System Improvements - Pre-Qualifications

Water Department Director Morris Jordan presented a list of pre-qualified contractors for upcoming water system improvements.

**Motion:** Commissioner Warren made a motion to approve the pre-qualifications of Anderson Grading, Legacy Water Group, Ronny Jones Enterprises and Mid-South Builders. Commissioners Warren, Banks, Bradford, Adams and Dixon voted in favor. Commissioner Shelnutt recused himself from the vote. The motion carried.

## APPOINTMENTS

### Walton County Board of Appeals - District 4 and District 5

**Motion:** *Commissioner Bradford made a motion to appoint Keith Prather as the District 4 representative for the Board of Appeals. Commissioner Adams seconded the motion. All voted in favor.*

**Motion:** *Commissioner Adams made a motion to appoint Blake Davis as the District 5 representative for the Board of Appeals. Commissioner Bradford seconded the motion; voted and carried unanimously.*

## DISCUSSION

### Discussion and possible decision on position of County Administrator

Chairman Thompson presented a job description for the position of a County Administrator. The proposed position would not be a civil service position and would be approved for one year.

**Motion:** *Commissioner Banks made a motion to approve the job description and advertise the position with a salary commensurate with experience from \$140,000 - \$180,000. Commissioner Warren seconded the motion. Chairman Thompson, Commissioners Warren, Banks, Shelnut, Adams and Dixon voted in favor. Commissioner Bradford opposed the motion. The motion carried 6-1.*

### Discussion and possible recommendation to establish Public Facilities Authority

**Motion:** *Commissioner Adams made a motion, seconded by Commissioner Shelnut to start the process of creating a Public Facilities Authority. Chairman Thompson, Commissioners Warren, Banks, Shelnut and Adams voted in favor. Commissioners Bradford and Dixon opposed the motion. The motion carried 5-2.*

### Discussion and possible decision on Administrative Covid Pay

Human Resources Director Melissia Rusk addressed the Board with concerns over Covid pay.

**Motion:** *Commissioner Adams made a motion, seconded by Commissioner Dixon to split coverage of Covid pay, 3 days from the County and 3 days from the employees' accrued sick leave for a maximum of 6 days beginning March 1, 2022. The County to take the first day. Chairman Thompson will have the authority on a case by case basis should the employees sick leave be exhausted. All voted in favor.*

## ADJOURNMENT

***Motion:*** *Commissioner Dixon made a motion, seconded by Commissioner Banks, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:55 p.m.*

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

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DAVID G. THOMPSON, CHAIRMAN

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RHONDA HAWK, COUNTY CLERK