

May 8, 2012

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, May 8, 2012 at 6:00 p.m. in the Commission Board Room, Walton County Government Building, 303 South Hammond Drive, Monroe, Georgia. Those present included Chairman Kevin Little, Commissioners Clinton Ayers, Chuck Bagley, Vickie Gasaway, Lamar Palmer, Gerald Atha and Kirklyn Dixon, County Clerk Leta Talbird, County Attorney Kirby Atkinson, Finance Director Linda Hanna, Human Resources Director Karen Fraser and Planning Director Mike Martin. A list of citizens and other employees in attendance at this meeting is on file in the auxiliary file under this meeting date.

The Board recognized the Walton County 4-H Young Riders Mounted Drill Teams.

Jimmy Parker of Precision Planning, Inc. gave an update on the Hard Labor Creek Reservoir project.

Chairman Little called the meeting to order at 6:20 p.m. and led those present in the Pledge of Allegiance. Commissioner Ayers opened the meeting in prayer.

Commissioner Gasaway made a motion to adopt the agenda with the addition of a proposal from Precision Planning, Inc. for Engineering Design and NPDES Permitting Services for the Walnut Grove Land Application Facility and Sanitary Sewer Collection System. Commissioner Palmer seconded the motion. All voted in favor.

The Board considered a Planning Commission recommendation to approve CU12020005 – Conditional Use for a guesthouse for Ernie Donaldson. The affected property is located at 4810 Sweetbriar Road and is further identified on WC Tax Map C 171, Parcel 86. Chairman Little opened the public hearing on the matter. Roger Brombalow, representing the applicant, came before the Board in support of the Conditional Use. There was no one present in opposition. Chairman Little closed the public hearing on the matter. Commissioner Palmer made a motion to approve the Conditional Use with the condition that the guesthouse cannot be rented. Commissioner Atha seconded the motion. All voted in favor.

Conditional Use application CU12020010 – Guesthouse for Veliah L. Diaz was removed from the agenda. Planning Director Mike Martin stated the application was accepted in error. He stated that the property is zoned R-1 and Conditional Uses are not allowed in R-1.

The Board considered a Planning Commission recommendation to approve CU12030001 – Conditional Use for a guesthouse for Kelly Queen. The affected property is located at 2759 Clegg Farm Road and is further identified on WC Tax Map C 107, Parcel 6A. Chairman Little opened the public hearing on the matter. Susie Bond, mother of the applicant, came before the Board in support of the Conditional Use. There was no one present in opposition to the Conditional Use. Chairman Little closed the public hearing on the matter. Commissioner Palmer made a motion to approve the Conditional Use with the condition that the guesthouse cannot be rented. Commissioner Ayers seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to approve LU12020002 – Application to change land use from suburban to highway corridor and Z12020003 – Rezone 11.219 acres from B-2 to B-3 to develop an outdoor storage facility for Premier Resource Management. The affected property is located at 2620 Georgia Highway 81 and is further identified on WC Tax Map C 49, Parcels 20, 20A, 20Q, 20R and 20T. Chairman Little opened the public hearing on the matter. Bobby Bullard of Bullard Land Planning and Ed Layman of Premier Resource Management came before the Board in support of the application. Mr. Bullard stated that the property is located across from Loganville Christian Academy. He stated the applicant wants to use the land pretty much the way it is with a minimal amount of disturbance. Mr. Bullard stated the applicant wants to put enough gravel around in different pods in order to fulfill a need that they see in the area for RV and boat storage. He stated the applicant is requesting variances to have the storage in the front setback of the property and will have a 6 ft. opaque fence all the around the perimeter with the required buffers. Mr. Bullard stated that sidewalks are required in the area, and if the Transportation Special Local Option Sales Tax (TSPLOST) does not go through the developer understands that he will have to put in sidewalks, but if the TSPLOST does go through, then the widening of Georgia Highway 81 is likely. He stated the developer doesn't want to put in the sidewalks and then tear them right back out again. Commissioner Bagley stated that he would ask the Board to approve the application without the sidewalk at this time and if the TSPLOST does not pass that the sidewalk requirement be postponed until an adjoining property also has to put in sidewalks so there would be an extended sidewalk as opposed to just one sitting in the middle of nowhere. Commissioner Ayers inquired if there is sufficient right of way to widen the highway and still have the sidewalk. Planning Director Mike Martin stated that there is sufficient right of way to widen the highway and install the sidewalk, but the sidewalk would be in the way of the improvements GDOT has planned. Commissioner Ayers inquired if the Planning & Development Office can insure that the sidewalks would be

installed at a later date. Mr. Martin stated that if the Board establishes a date for the installation of the sidewalks, the Planning & Development Office would tie it to the property. After further discussion, Commissioner Bagley made a motion to approve the rezone, approve the variance and extend the requirement for sidewalks until after the TSPLOST passes. He further moved that if the TSPLOST fails, to extend the sidewalk requirement until 2016 for the Planning & Development Department's suspense file to bring the matter up for review to see what the position is at that time. Commissioner Gasaway seconded the motion. All voted in favor.

The Board considered a Planning Commission recommendation to approve OA12020007 – Amendment to the Walton County Land Development Ordinance as per errata sheet dated 3/1/2012 changing the date on flood plain maps and adding Other Residential Care Facilities to Article 5 – Permitted Uses. Commissioner Gasaway made a motion to approve the amendments. Commissioner Dixon seconded the motion; voted and carried unanimously.

Planning Director Mike Martin requested authorization to charge a per lot road topping fee in certain subdivisions where amounts of sureties securing improvements that will become public infrastructure have been denied or are anticipated to be less than the current cost estimate of installing improvements and to establish a dedicated account to receive revenue and expend funds from per lot road topping fee collected. Commissioner Bagley made a motion to approve the request subject to revisions and amendments from the County Attorney's office. He further moved if the changes made by the County Attorney are major, the matter is to be brought back before the Board for consideration. Commissioner Dixon seconded the motion. All voted in favor.

Mr. Martin requested authorization to use performance/maintenance bond proceeds collected by the Planning & Development Department to pay for the final topcoat of asphalt in certain subdivisions. Commissioner Bagley made a motion to approve the request subject to revisions and amendments from the County Attorney's office. He further moved if the changes made by the County Attorney are major, the matter is to be brought back before the Board for consideration. Commissioner Gasaway seconded the motion; voted and carried unanimously.

Chairman Little and the Budget Committee presented the Proposed FY 2013 Budget to the Board.

Commissioner Ayers made a motion to approve the following items as presented on the Administrative Consent Agenda:

1. April 3, 2012 meeting minutes

2. Budget Amendments as follows:
 - Animal Control - \$180.00 – Donations
 - Sheriff's Office - \$2,600.00 – Transferred from Temporary Employees to Overtime
 - Sheriff's Office - \$5,199.00 Reimbursement from Inmate Phone Fund for purchase made by the Sheriff
 - Sheriff's Office - \$11,619.00 Reimbursement from Forfeited Federal Drug Fund for purchase made by Sheriff
 - Sheriff's Office – \$31,995.00 – Reimbursement from Inmate Phone Fund for purchase made by the Sheriff
 - Sheriff's Office - \$1,500.00 – Donation from City of Monroe for Firing Range maintenance
 - Juvenile Court - \$15,000.00 – Increase in Indigent Defense Budget from Fund Balance
 - Parks - \$4,880.00 – Transferred from Equipment to Lawn Care and Small Equipment
 - Recreation - \$35,900.00 – Transferring funds to cover overages in various categories
 - Recreation - \$12,921.15 – Net increase to Fund Balance - Increase to both revenues and expenditures for recreation programs due to increase in participation numbers
3. Contracts & Budgeted Purchases of \$2,500.00 or greater as presented
4. Monthly EMS bad debt write-offs

Commissioner Atha seconded the motion. All voted in favor.

Commissioner Ayers made a motion to approve Personnel Actions for the period of 3/25/2012 through 4/27/2012 for the record. Commissioner Gasaway seconded the motion; voted and carried unanimously.

Commissioner Dixon made a motion to approve the following staffing requests as recommended by the Budget Committee:

1. Deputy Sheriff Senior – TEMP - Court Services. Temporary replacement for employee who resigned in March 2012. To be advertised externally and internally. Salary is approved in the FY-2012 budget.
2. Detention Officer – Jail . Full-time replacement for employee who resigned in April 2012 after discharge from military leave. To be advertised externally and internally. Salary is approved in the FY-2012 budget.

Commissioner Atha seconded the motion. All voted in favor.

Commissioner Ayers made a motion to approve a contract with the Department of the Navy for Night Vision Goggles for the Sheriff's Office. Commissioner Dixon seconded the motion; voted and carried unanimously.

Commissioner Ayers made a motion, seconded by Commissioner Atha, to approve a contract with Billing Document Specialists for the Water Department. All voted in favor.

Commissioner Atha made a motion to approve a contract with AMTEC for Arbitrage Services subject to review by the County Attorney. Commissioner Palmer seconded the motion; voted and carried unanimously.

Jimmy Parker of Precision Planning presented a proposal for Engineering Design and NPDES Permitting Services for the Walnut Grove Land Application Facility and Sanitary Sewer Collection System in the amount of \$131,320.00 with an \$8,000.00 Geotechnical Allowance. Mr. Parker stated the cost would be split between The City of Walnut Grove and Walton County as per the Intergovernmental Agreement for the Sewer Project. He stated that Walnut Grove requests the County to pay for the services and the City of Walnut Grove would reimburse the County with SPLOST proceeds. Commissioner Gasaway made a motion to approve the proposal contingent upon review by the County Attorney. Commissioner Atha seconded the motion. All voted in favor.

Commissioner Ayers made a motion, seconded by Commissioner Dixon, to adopt a resolution supporting the City of Covington's application for the Airgeorgia Construction Grant. All voted in favor.

Commissioner Bagley made a motion to adopt a resolution amending the FY 2012 budget to add a Special Revenue Fund 201 – DFACS Building; and for other purposes. Commissioner Dixon seconded the motion. Commissioners Bagley, Gasaway, Palmer, Atha and Dixon voted in favor of the motion. Commissioner Ayers opposed the motion. The motion carried 5-1.

Commissioner Bagley made a motion to approve an annexation by the City of Monroe – 2.27 acres located at 1700 Georgia Highway 11. Commissioner Atha seconded the motion; voted and carried unanimously.

At 7:06 p.m., Commissioner Atha made a motion, seconded by Commissioner Dixon, to adjourn the meeting. All voted in favor.

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

KEVIN W. LITTLE, CHAIRMAN

LETA P. TALBIRD, CLERK

CLINTON AYERS, DISTRICT 1

CHUCK BAGLEY, DISTRICT 2

VICKIE M. GASAWAY, DIST. 3

LAMAR PALMER, DISTRICT 4

GERALD ATHA, DISTRICT 5

KIRKLYN DIXON, DISTRICT 6