



## FLOYD COUNTY BOARD OF COMMISSIONERS

September 27, 2022

### County Administration Building

Caucus — Suite 204                      10:00 am  
Regular Meeting — Suite 206        12:00 pm

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**PRESENT: COMMISSIONERS:** Wright Bagby, Rhonda Wallace, Larry Maxey, and Scotty Hancock; County Manager Jamie McCord, County Clerk Erin Elrod, County Attorney Virginia Harman, Administrative Services and Finance Director Susie Gass, James Bence, Assistant County Clerk Hollis Barton, Chief Tax Assessor Danny Womack, Bob Henderson, Senior Planner Brittany Griffin, Assistant County Clerk Amy Dawkins, and Floyd County Police Chief Mark Wallace

**NOT PRESENT:** Commissioner Allison Watters

### CAUCUS

1. Audit Presentation
2. Executive Session to discuss the acquisition of property, litigation, and personnel.

Chair Bagby called the Caucus session to order. Chief Wallace updated the Commission on the HEAT Grant and the success they are seeing this year. Mrs. Gass introduced Mr. Bence from Maudlin and Jenkins. Mr. Bence presented the Fiscal Year 2021 Floyd County Audit. Mrs. Dawkins updated the Commission on the live streaming of Commission Meetings. Chair Bagby began the review of the agenda. Ms. Griffin reviewed the requests from the Planning Commission. Chair Bagby and Mr. McCord continued the review of the agenda. Mr. Womack presented his agenda request to the Commission.

### I. CALL TO ORDER

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG — Commissioner Maxey

III. APPROVAL OF THE AGENDA — Commissioner Maxey made a motion to approve with item #9 under Consent deferred to the next meeting. Commissioner Wallace seconded the motion. The motion carried 4-0.

### IV. PUBLIC PARTICIPATION

1. Norma Reboredo, 104 Westmore Road, Rome: Addressed the Commission regarding property taxes.

V. APPROVAL OF MINUTES — The minutes were approved by common consent.

1. Adopt minutes of Caucus, Regular Meeting, and Executive Session of September 9, 2022 and September 13, 2022.

**VI. SPECIAL PRESENTATION** — Mr. Bence presented the Fiscal Year 2021 financial audit to the Commission.

1. Special Presentation of Audit

**VII. PROCLAMATION**

1. **National Fire Prevention Week** — Commissioner Hancock presented the proclamation to staff from the Rome-Floyd fire department.

**VIII. FIRST READING**

**IX. SECOND READING/PUBLIC HEARING**  
**(FIRST READINGS WERE HELD SEPTEMBER 13, 2022)**

**Chair Bagby explained the procedure of the public hearing: each person recognized shall come to the podium and state their name and home address. There is no less than ten minutes provided for all speaking in favor, and no less than ten minutes provided by those speaking in opposition.**

1. **File Z22-09-02 requesting rezoning from Community Commercial (CC) to Suburban Residential (SR) for the property at 4462 Calhoun Highway, Rome, GA 30161; Floyd County Tax Parcel M11X117. The Planning staff recommends approval. The Planning Commission voted 6-0 to approve.** — Brittany Griffin presented the request to the Commission. Chair Bagby then opened the Public Hearing. Seeing no one to speak in favor or opposition, Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
2. **File Z22-09-03 requesting rezoning from Community Commercial (CC) to Agricultural Residential (AR) for the property at 3008 Alabama Highway, Rome, GA 30165; Floyd County Tax Parcel G13W299. The Planning staff recommends approval. The Planning Commission voted 6-0 to approve.** — Brittany Griffin presented the request to the Commission. Chair Bagby opened the Public Hearing. Seeing no one to speak in favor or opposition, Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve, seconded by Commissioner Hancock. The motion carried 4-0.
3. **File SUP22-09-02 requesting a Special Use Permit for a residential development for the developmentally disabled for the property at 2277 Martha Berry Highway, Mt Berry, GA 30149 (0 Berryhill Rd, Rome, GA 30165 on the parcel viewer) zoned Agricultural Residential (AR); Floyd County Tax Parcel H11003. The Planning staff recommends approval. The Planning Commission voted 6-0 to approve.** — Brittany Griffin presented the request to the Commission. Chair Bagby then opened the Public Hearing.

**SPEAKING IN FAVOR:**

**Danny Price, 6 Wood Valley Drive, Rome:** “General counsel at Berry College, obviously since we are the property owner, we are the applicant for the Special Use Permit; to make sure that we clarify some things that have been reported in the press to make sure this is a separate organization who will be leasing property from us, but again, since we are the property owner we bear the burden of applying for the permit; about a year and a half ago the A Grace Community came to us through some connections with the Cathy family and the Winshape Foundation to discuss this possibility; um, it obviously in the opinion of Dr. Briggs, our officers and trustees aligns with the mission and outreach, the purpose of the college from an educational perspective, it is slightly odd to see something like this embedded this far into the campus, as I’m sure Virginia would understand, that gave the college counsel some concerns, but we worked diligently with Planning staff to address the issues of it not being adjacent to public road; we have, in the plans with Winshape, they’re actually going, if you know where the cul-de-sac at the end of Legacy Drive is located, they are in the process of, we’ve worked with City engineering, re-engineering the culverts there, we’re going to have a new access to the Stretch Road that’s going to punch through there with an electronically controlled gate so that we shorten access for emergency services, fire suppression, for this type of facility and Winshape as a whole; Winshape has bought Legacy so it makes sense for them to have an entrance there; also to clarify, this will be forty-eight (48) developmentally disabled young adults, there won’t be any teens per se or young children, it will be developmentally disabled adults, forty-eight (48) residents, the rest of the eighty (80) number that’s been publicized will be predominately house staff that will be more of a house-family concept and then about twenty (20) full-time staff members, professional staff members at the facility; Berry is not developing it, we are just leasing the property; one of the stipulations that hasn’t been mentioned, I will make sure that the Commission knows, you may be aware Berry is on a private water system, we have our own reservoir we treat our own water, we did agree with the Planning Commission that prior to any land disturbance or construction permits being issued, we would conduct water testing to assure that there is pressure sufficient, not only for service for the additional population and what we do on campus, but in the event of a fire suppression event that it would not overtax the system, if it is found that our system would be overtaxed in that regard, they would be reaching out to connect to a municipal water supply, I’m not exactly sure which one is closer and it wouldn’t necessarily be us doing that but that is something that we agreed, and we have not conducted that testing yet, before we did any civil engineering or testing of that nature we wanted to make sure that the Commission was okay with the Special Use Permit; and I’m here to answer any questions you may have.”

**Commissioner Maxey:** “Are we doing this as a special part of the campus or are we doing the whole thousand – is it just thirty-six (36) acres?”

**Mr. Price:** “The site plan of the facility takes up only the thirty-five (35) acres that you saw on that [presentation] and if you’re familiar with – to sort of describe it better – as you go out the stretch road towards the Mountain Campus before you get to where the Viking Trail comes back across and the old senator track is located, coming back towards main campus the first thing you would see in that area to the north of Stretch Road is the Freeman Town church and the cemetery and then coming back about another quarter of a mile, about 100 yards off the Stretch Road to the north, is where this would be located, does that explain it well enough?”

**Commissioner Maxey:** “It’s just a Special Use Permit so it could limit it to certain areas is that what we’re saying?”

**Ms. Griffin:** “Yes, with the Special Use Permit...that is correct.”

**Mr. McCord:** “If y’all choose to approve it, that’s what I’d recommend, just with the condition that it applies to the site plan thirty-five (35), plus or minus, acres, is that acceptable?”

**Mr. Price:** “And that is all we’re requesting, yes. Absolutely.”

**Commissioner Maxey:** “Okay that’s what I was making sure.”

**Mr. McCord:** “Your parcels are kind of large out there, Danny.”

**Mr. Price:** “They are, and again, from my perspective, doing the development part of it this was sort of an odd place to put it, the feeling was close to Winshape out in an area that’s sort of separated from campus; obviously, my other concern was we wanted to make sure we had emergency services and access, we also kept it somewhat separate from the college population as well, and from Berry’s perspective it gives us some synergy in terms of special education and training and things of that nature, any other questions?”

**Chair Bagby:** “Thank you.”

Seeing no one else to speak in favor or in opposition, Chair Bagby closed the Public Hearing. Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace seconded the motion. The motion carried 4-0.

**X. PUBLIC HEARING**

**XI. RESOLUTIONS**

## **XII. CHAIRMAN'S REPORT**

- 1. Consider request from DFCS Board to expand from five (5) appointed members to seven (7).** — Commissioner Hancock made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
- 2. Consider reappointment of Ivy Lowrey for a second term to the Rome-Floyd Planning Commission. This term will expire August 20, 2027.** — Commissioner Maxey made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
- 3. Consider reappointment of Leanne Cook to the Rome-Floyd Planning Commission. This will be her first full term and will expire August 20, 2027.** — Commissioner Maxey made a motion to approve, seconded by Commissioner Hancock. The motion carried 4-0.
- 4. Consider reappointment of Ethan Pender to the Northwest Georgia Regional Commission. This will be his first full term and will expire September 8, 2023.** — Commissioner Hancock made a motion to approve, seconded by Commissioner Maxey. The motion carried 4-0.
- 5. Consider recommendation from the Rome-Floyd Joint Services Committee to approve in concept a Local Option Sales Tax distribution agreement as part of an Intergovernmental Agreement with the City of Rome.** — Commissioner Wallace made a motion to approve, seconded by Commissioner Hancock. The motion carried 4-0.

## **XIII. COMMISSIONER'S REPORT**

- 1. Administrative Services Committee – Commissioners Watters & Bagby**
  - a. Next Meeting, Thursday, November 24, 2022, 9:00am
- 2. Public Safety Committee – Commissioners Hancock & Wallace**
  - a. Next Meeting, Thursday, October 20, 2022, 9:00am
- 3. Public Utilities & Transportation Committee – Commissioner Maxey & Hancock**
  - a. Next Meeting, Wednesday, October 19, 2022, 9:00am
- 4. Elected Officials Committee – Commissioner Wallace & Maxey**
  - a. Next Meeting, Friday, October 7, 2022, 2:30pm

**5. Special Committee Reports**

- a. Fire Overview Committee — Commissioners Bagby & Hancock**
  - i. Next Meeting, Tuesday, November 8, 2022, 10:30am
- b. Joint Services Committee — Commissioners Watters & Maxey**
  - i. Next Meeting, Tuesday, October 4, 2022, 8:30am
- c. Rome-Floyd Planning Commission — Commissioners Maxey & Watters**
  - i. Next Meeting, Thursday, October 6, 2022, 2:30pm
- d. Joint Development Oversight Committee — Commissioners Bagby & Watters**
  - i. Next Meeting, Tuesday, November 1, 2022, 10:00am
- e. Joint Solid Waste Commission — Commissioner Watters & Maxey**
  - i. Next Meeting, Tuesday, November 22, 2022, 8:30am
- f. Transportation Policy Committee — Commissioner Maxey**
  - i. Next Meeting, Wednesday, November 16, 2022, 10:00am
- g. Airport Commission — Commissioners Hancock & Wallace**
  - i. Next meeting, Tuesday, October 18, 2022, 4:00pm
- h. SPLOST Project Overview Committee — Commissioners Wallace & Hancock**
  - i. Next meeting, TBD
- i. RFPR Advisory Committee — Commissioner Wallace**
  - i. Next Meeting, Tuesday, November 15, 2022, 12:00pm
- j. Floyd County Library Board — Commissioner Watters**
  - i. Next Meeting, Thursday, November 17, 2022, 4:00pm

**XIV. MANAGER’S REPORT** — No report.

**XV. ATTORNEY’S REPORT** — No report.

**XVI. CONSENT AGENDA** — Chair Bagby asked Mrs. Elrod if the Consent Agenda was in order, Mrs. Elrod reported that it was. Commissioner Wallace made a motion to approve the Consent Agenda with the deferral of item #9, seconded by Commissioner Hancock. The motion carried 4-0.

1. Consider request from Floyd County Public Works to approve tree trimming easements with Georgia Power.
2. Consider request from Richard B. Russell Regional Airport to approve four (4) T-Hangar Leases.
  - a. Franklin Taglavore
  - b. Chris Gregory
  - c. Robert Battin
  - d. Chris Williams
3. Consider request from Richard B. Russell Regional Airport to approve Hangar Placement for Powell Aviation, LLC.
4. Consider request from Richard B. Russell Regional Airport to approve lease agreement with Eastern Aviation Fuels, Inc. dba Titan Aviation Fuels Truck.
5. Consider recommendation to amend the Floyd County Compensation and Pay Plan by regrading the Electrician Detail Officer position located in the Floyd County Facilities Management Department from paygrade 15 to paygrade 17. This has been approved by the Merit Board and Administrative Services Committee.
6. Consider recommendation to amend the Floyd County Compensation and Pay Plan by regrading positions 441-068 1005, 441-135 1005, and 441-136 1005 located in the Floyd County Sheriff's Office from Receptionist I (Grade 05) to 1130 Records Clerk (Grade 07). This has been approved by the Merit Board and Administrative Services Committee.
7. Consider recommendation to amend the Floyd County Compensation and Pay Plan by regrading the Airport Service Worker I (Grade 05) to Airport Service Worker II (Grade 09) located in Richard B. Russell Regional Airport. This has been approved by the Merit Board and Administrative Services Committee.
8. Consider recommendation to amend the Floyd County Compensation and Pay Plan by reallocating two (2) part-time temporary positions in the Floyd County Water Department to part-time permanent.
9. Consider request from Tax Assessor's Office to approve a quote from GMASS to provide services for property valuation. This will require a budget revision. This has been approved by the Administrative Services Committee. — **DEFERRED**

**XVII. OLD BUSINESS**

**XVIII. NEW BUSINESS**

- 1. Consider request from Purchase to award approval of a one (1) year contract for providing Inmate Commissary Services at the Floyd County Prison with four (4) additional one-year contracts possible to Hard Time Products dba The Store Call.** — Mr. McCord presented the request to the Commission for approval. Commissioner Wallace made a motion to approve, seconded by Commissioner Maxey. The motion carried 4-0.
- 2. Consider recommendation from the Floyd County Board of Elections and Registration to approve a contract with Akyn Bailey to serve as the Floyd County Elections Supervisor.** — Mr. McCord presented the request to the Commission for approval. Commissioner Hancock made a motion to approve, seconded by Commissioner Wallace. The motion carried 4-0.
- 3. Consider request from Richard B. Russell Regional Airport to authorize Task Order #4 for Runway 1/19 Extension Localizer Replacement Sitework and Construction in the amount of \$44,410. This item will be budgeted using the 2013 SPLOST Runway Extension account.** — Mr. McCord presented the request to the Commission for approval. Commissioner Wallace made a motion to approve, seconded by Commissioner Hancock. The motion carried 4-0.
- 4. Consider request from Purchasing to award approval of two (2) Ford F-150 Extended Cab Pickup vehicles to Wade Ford for Public Works. This would require a budget increase in the amount of \$4,756 as well as an additional line item in the amount of \$35,940. This will be a total budget increase of \$40,685 to GL Account # 319639-66127-60025.** — Mr. McCord presented the request to the Commission for approval. Commissioner Maxey made a motion to approve, seconded by Commissioner Hancock. The motion carried 4-0.

**XIX. OTHER BUSINESS**

Chair Bagby stated the Board of Commissioners entered into Executive Session during Caucus to discuss personnel, litigation, and property acquisition. No action was taken.

- XX. ADJOURN** — Seeing no other business to come before the Board, the meeting was adjourned by common consent.