BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, November 10, 2026 at 6:00 PM
Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia
Phone: 770-267-1301 | **Fax:** 770-267-1400

AGENDA

1. PRESENTATIONS

1.1. Retirement Recognition - Anise Phillips - EMS

1.2. Save Recognition - Walton Co. EMS

1.3. Proclamation - 2026 Industry of the Year - Piedmont Walton

1.4. Proclamation - Poppy Day

2. MEETING OPENING

2.1. Pledge of Allegiance & Invocation

2.2. Call to Order

2.3. Roll Call

3. ADOPTION OF AGENDA

3.1. Additions/Deletions

4. OLD BUSINESS

4.1. Repurposing Administrative Portion of Old Jail for Department Expansions (Tabled 6/2, 7/7, 8/4)

4.2. Liz Hudson - Precision Planning - Space Needs for Department Expansions - Hammond Drive

5. DISCUSSION

5.1. County Manager's Report/Update

6. WATER DEPARTMENT

6.1. Shpigler Group - Water Rate Study

7. CONTRACTS

7.1. NEGRC - MOU for GIS Services - Water Department

7.2. Axon Premier Plus Software - District Attorney's Office

8. ADMINISTRATIVE CONSENT AGENDA | *All items listed below are voted on by the board in one motion unless otherwise specified by the Board*

8.1. Approval of October 6, 2026 Meeting Minutes

8.2. Contracts & Budgeted Purchases of $25,000 or Greater

8.3. Declaration of Surplus

8.4. Ratification of Actions taken by WCWSA on October 23, 2026

8.5. Acceptance of Governor's Office of Highway Safety (HEAT) Grant

8.6. Grant Request - Walton Co. Health Care Foundation, Inc. - Firefighter Agility Training Equipment

8.7. Acceptance of Bid - 2026 Milling & Deep Patching - MHB Paving, Low Bid $205.92 per ton (for the record)

8.8. Acceptance of VOCA Grant

8.9. Renewal of Farm Lease - Anglin Road

8.10. Renewal of Farm Lease - Baker Street

9. PUBLIC COMMENT | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

10. ANNOUNCEMENTS

11. EXECUTIVE SESSION

12. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1301 at least 48 hours prior to the meeting and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete a Public Comment Form and return it to the County Clerk no later than 4:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form. The form may be found on our website at **www.waltoncountyga.gov**.

For more information, please contact Rhonda Hawk.

THE SHPIGLER GROUP
STRATEGY MANAGEMENT CONSULTING SERVICES

Water Rate Study

Project Findings



Prepared for:

WALTON COUNTY GEORGIA
ESTABLISHED 1818

August 31, 2026

The rate study conducted for the Walton County Water Department is crucial for ensuring that the water utility can adequately cover its operating costs like maintenance, capital improvements, and debt service

- Rising capital and debt obligations are outpacing current revenue growth, requiring rate adjustments to close the funding gap
  - Operating revenue has grown from $11.9M in 2020 to $16.2M in 2025, but the margin is projected to narrow through 2028 before recovering by 2034 as revenue grows by $2.9M
  - $42M in capital projects is identified through 2034, funded through cash, debt, and SPLOST — including a new $45M transmission infrastructure bond beginning in 2027
  - Legacy debt service will be joined by new debt as capital spending peaks in 2028
- Cost of service was allocated by customer class and meter size based on demand and usage
  - Costs are split 54% variable / 46% fixed and allocated across customer classes by consumption and equivalent residential units
  - Wholesale customers carry the highest total cost per account, at roughly $140,000, reflecting the scale of wholesale purchase volumes
  - Minimum bill amounts exceed the fixed cost of service across every meter size by an average of 42%
- Four rate scenarios were developed to meet the same revenue target while distributing cost recovery differently across customer classes
  - Scenario 1 applies a uniform 2.8% increase to minimum bills and volumetric rates, preserving the current rate approach
  - Scenario 2 holds minimum bills flat and raises volumetric rates by 7.3%, shifting more recovery to usage-based billing
  - Scenario 3 introduces a steeper inclining block structure — residential tiers up 4.5% / 9% / 18% and commercial tiers up 6.8% / 13.5% — concentrating increases among higher-volume users
  - Scenario 4 applies an increase to minimum bills and introduces a steeper inclining block structure
- While residential rates rank highly compared to regional peers, wholesale rates are below market
  - Residential monthly bills are on the higher range of neighboring utilities, and will remain elevated under all three proposed rate scenarios
  - Current wholesale rates are low compared to neighboring utilities, but the proposed rate change brings wholesale rates to the middle range
  - Commercial rates and fee benchmarking places Walton County in the middle of the regional range

Walton County Water Department has undertaken a rigorous analysis to ensure that it meets its financial obligations, ensures levels of service, customers are charged at fair and equitable rates, and stakeholder interests are in full alignment

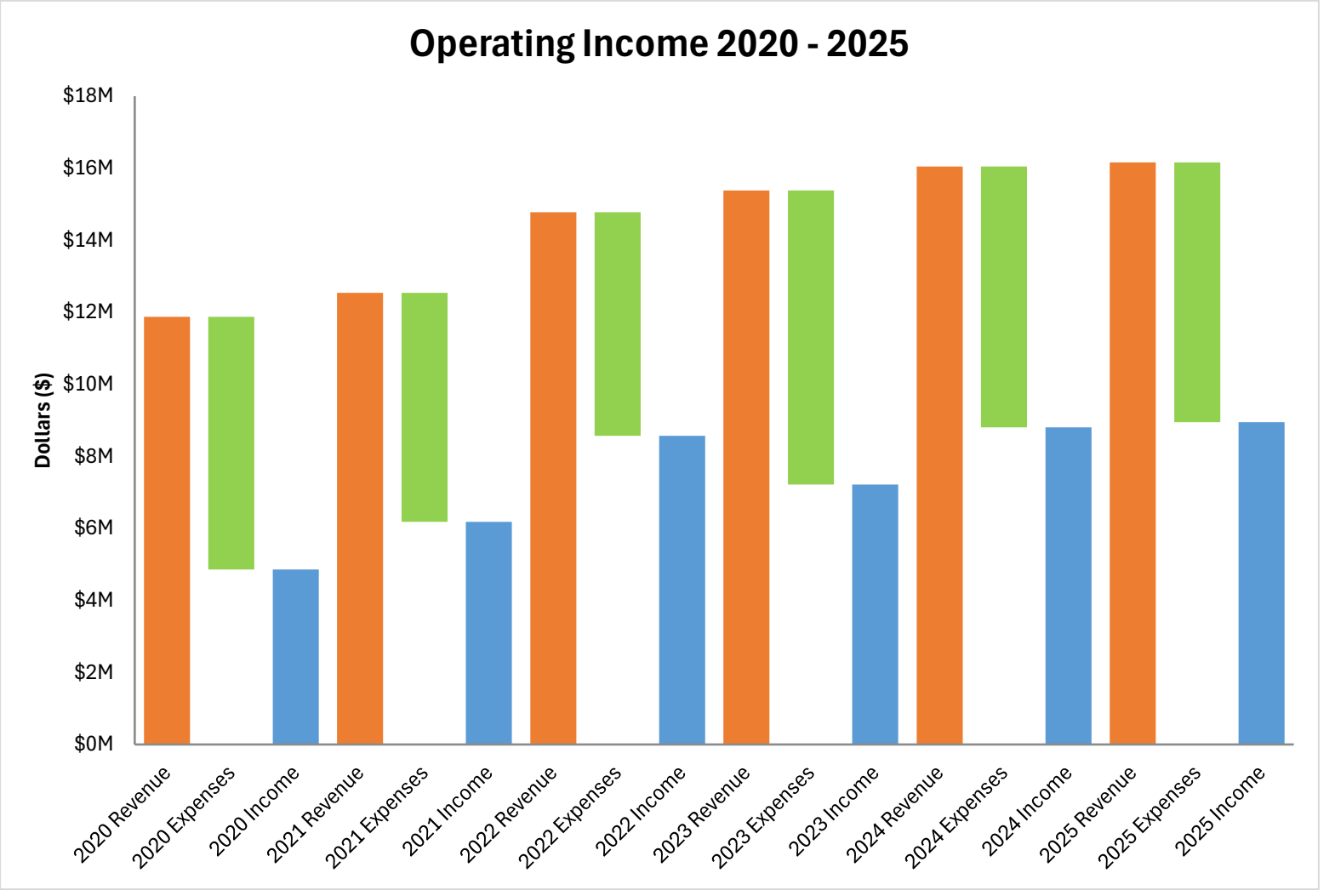


Initial inventory of capital, expenses, and demand	*Comparison of revenues and costs*	*Allocating costs by customer class*	*Develop optimal rate design*

Today's discussion

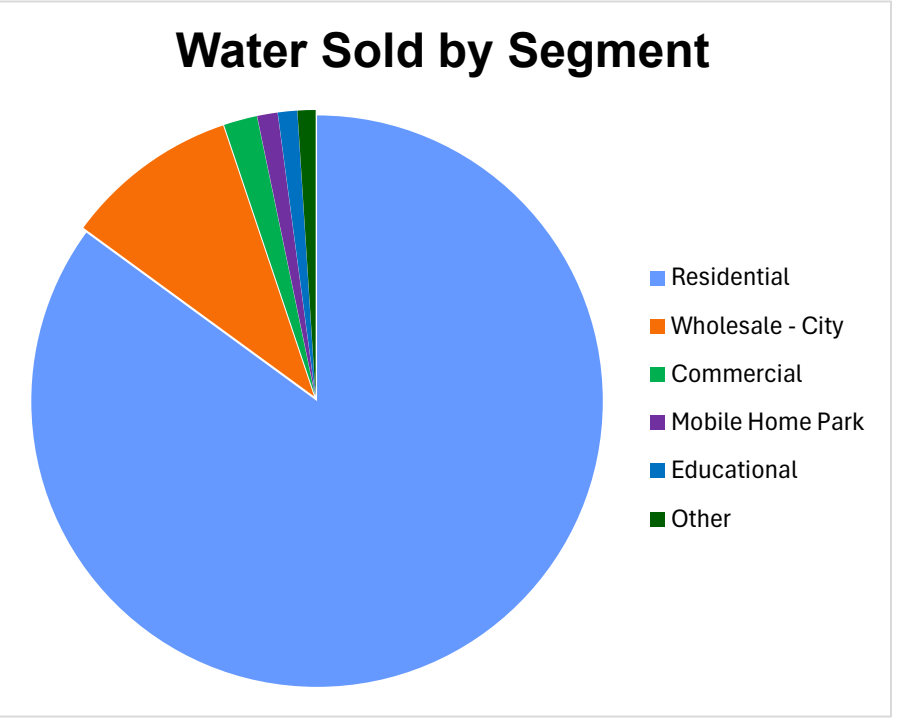
- Revenue Requirements
- Cost Allocation
- Rate Design
- Benchmarking
- Billing System
- Next Steps

The Walton County Water Department has seen increases in its operating revenue, expenses, depreciation expense, and operating income



Residential customers are responsible for 85% of water sold

	Water	
	Water Sold (gal)	Sales Volume
Residential	1,093,975,000	$14,438,515
Wholesale - City	126,111,000	$372,850
Commercial	24,350,000	$305,731
Mobile Home Park	14,855,000	$144,952
Educational	14,036,000	$142,903
Church	4,249,000	$74,121
Irrigation	4,835,000	$64,985
Agricultural	2,554,000	$29,065
Government - County	783,000	$10,641
Mobile Home	415,000	$4,875
Government - State/Federal	85,000	$3,487
Government - City	65,000	$2,145
Industrial	95,000	$1,094
Total	**1,286,408,000**	**$15,595,363**



The water rate structure as of 2021 uses increasing tiered rates for both residential and commercial customers, with a set volumetric rate for wholesale customers

Residential

Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000		
2,000	$39.00	$7.12	$8.95	$14.05
4,000	$51.11	$7.12	$8.95	$14.05
8,000	$75.40	$8.95	$9.15	$14.60
16,000	$136.55	$8.95	$9.95	$14.60

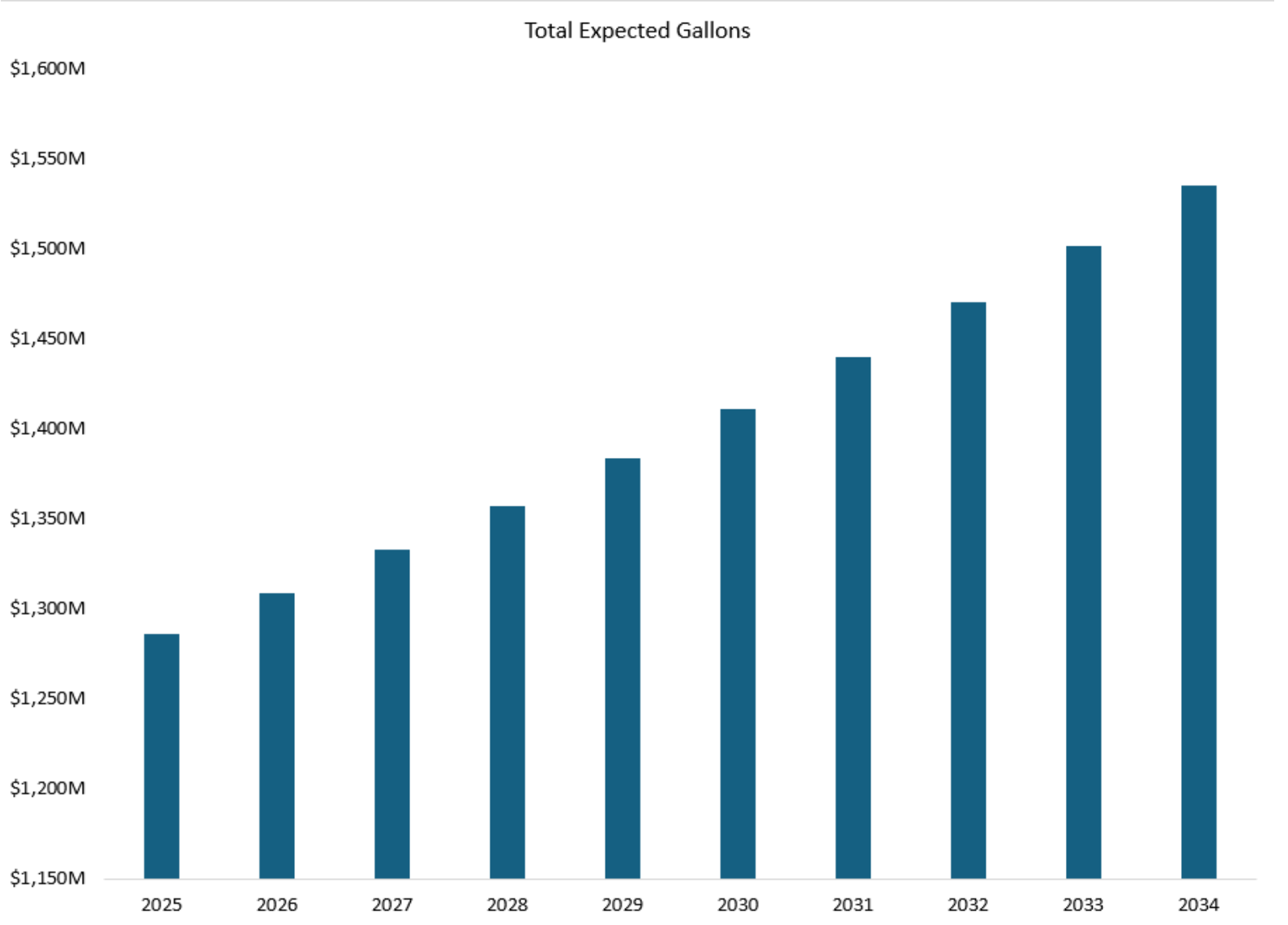
Commercial

Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000	
2,000	$39.00	$7.95	$9.54
4,000	$55.75	$7.95	$9.54
8,000	$88.75	$7.95	$9.65
16,000	$154.75	$7.95	$9.70
50,000	$437.25	$7.95	$9.75
75,000	$643.25	$7.95	$9.80
155,000	$1,305.25	$7.95	$9.85

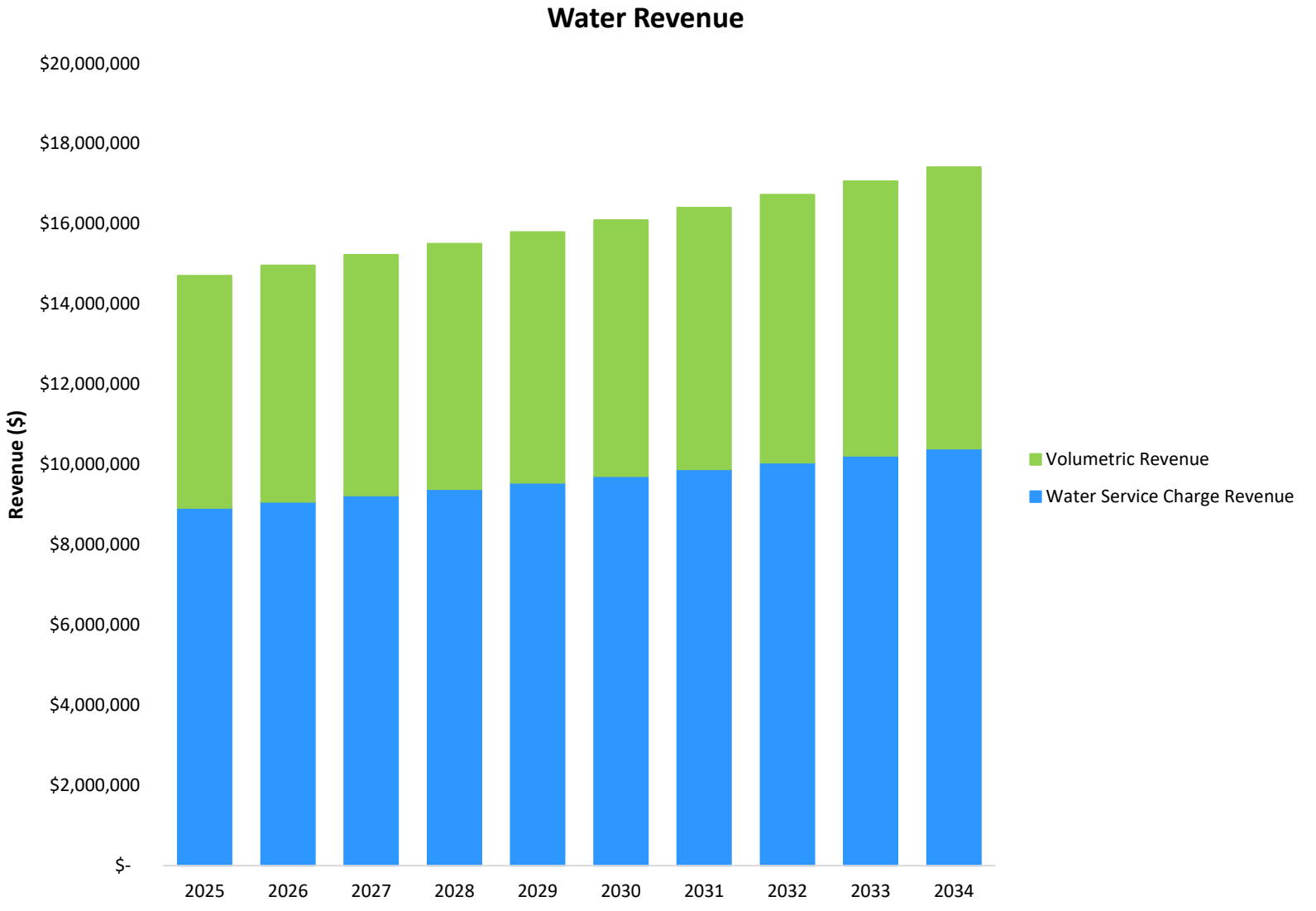
Wholesale

Minimum Bill Quantity (gallons)	Minimum Water	Cost / 1000
0	$ -	$2.97

Based on current trends, an annual growth of 1.7% is expected for water during the forecast period



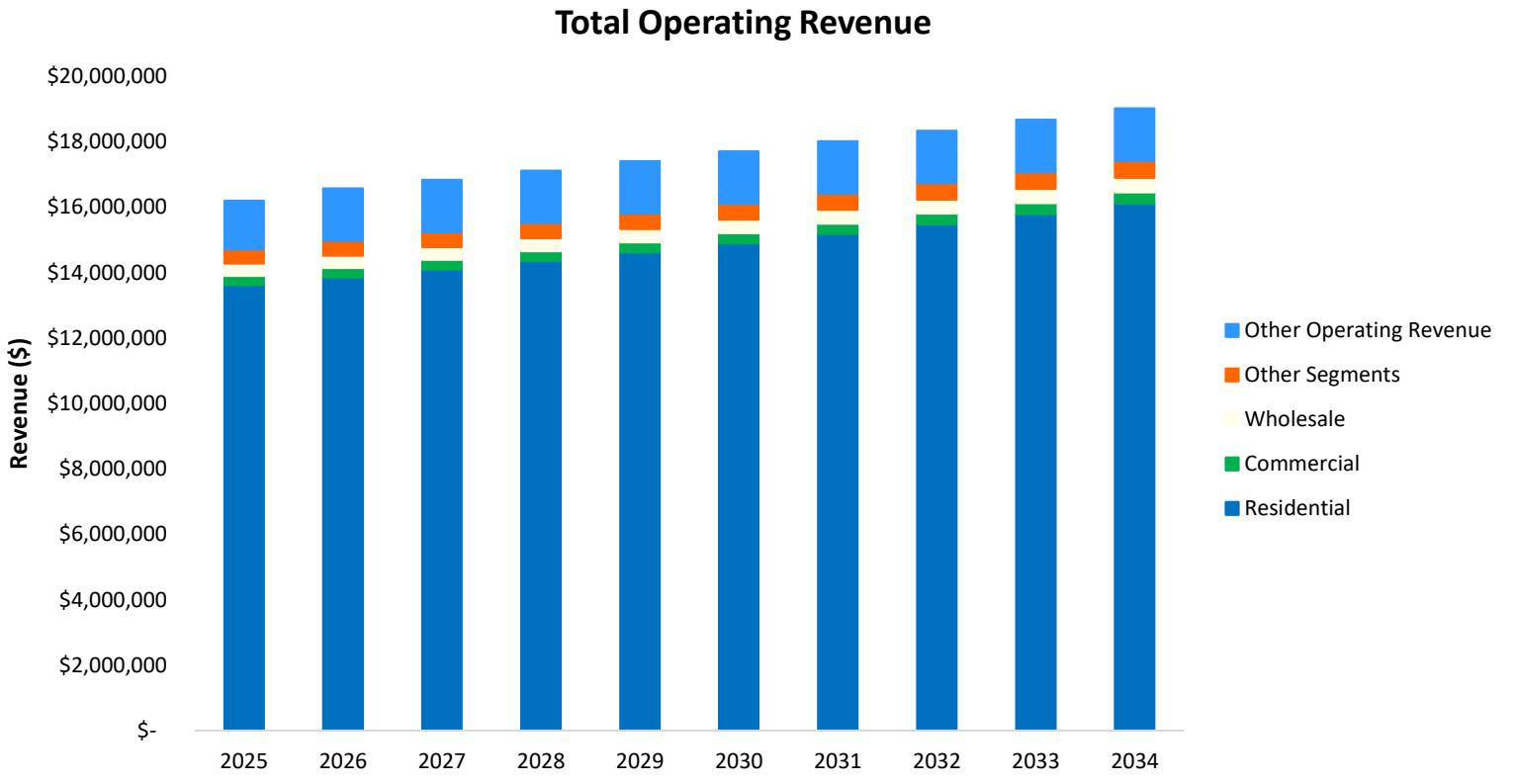
Fixed service charges account for 60% of the revenue, while volumetric rates are responsible for 40% of water sales



Based on current rates and trends, overall revenue is expected to increase by $2.9 million by 2034

Total Revenue

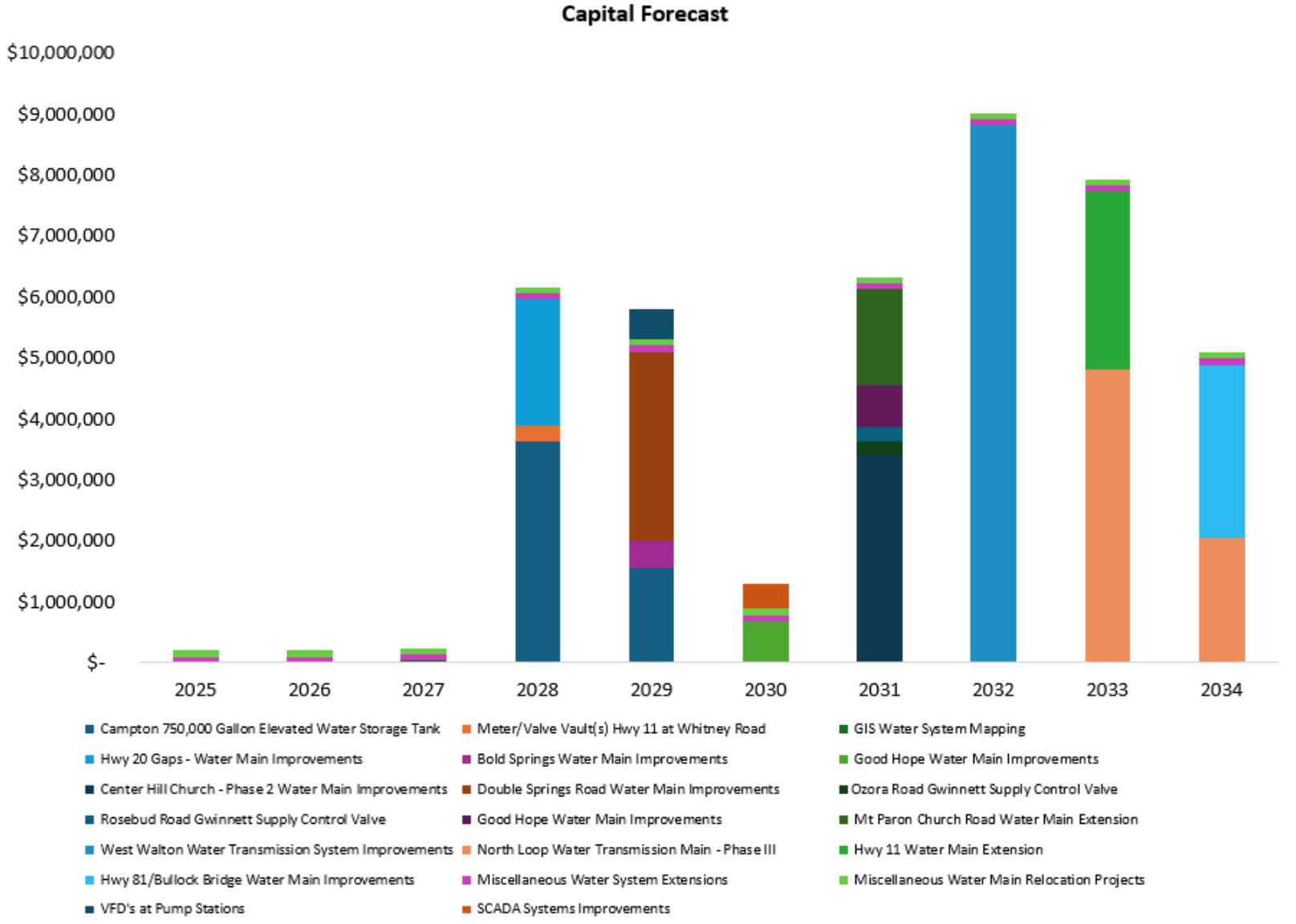
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Residential	$ 13,609,772	$ 13,846,434	$ 14,092,435	$ 14,348,119	$ 14,613,842	$ 14,889,973	$ 15,176,892	$ 15,474,996	$ 15,784,693	$ 16,106,406
Commercial	$ 283,814	$ 288,751	$ 293,885	$ 299,223	$ 304,774	$ 310,545	$ 316,543	$ 322,779	$ 329,259	$ 335,994
Wholesale	$ 374,550	$ 381,103	$ 387,996	$ 395,243	$ 402,858	$ 410,857	$ 419,253	$ 428,063	$ 437,304	$ 446,992
Other	$ 440,950	$ 448,652	$ 456,728	$ 465,193	$ 474,061	$ 483,349	$ 493,074	$ 503,252	$ 513,901	$ 525,040
Total Revenue from Water Sales	$ 14,677,289	$ 14,964,940	$ 15,231,044	$ 15,507,778	$ 15,795,536	$ 16,094,723	$ 16,405,763	$ 16,729,090	$ 17,065,157	$ 17,414,433
Total Operating Revenue	$ 16,162,726	$ 16,569,692	$ 16,835,796	$ 17,112,530	$ 17,400,288	$ 17,699,476	$ 18,010,515	$ 18,333,842	$ 18,669,909	$ 19,019,185



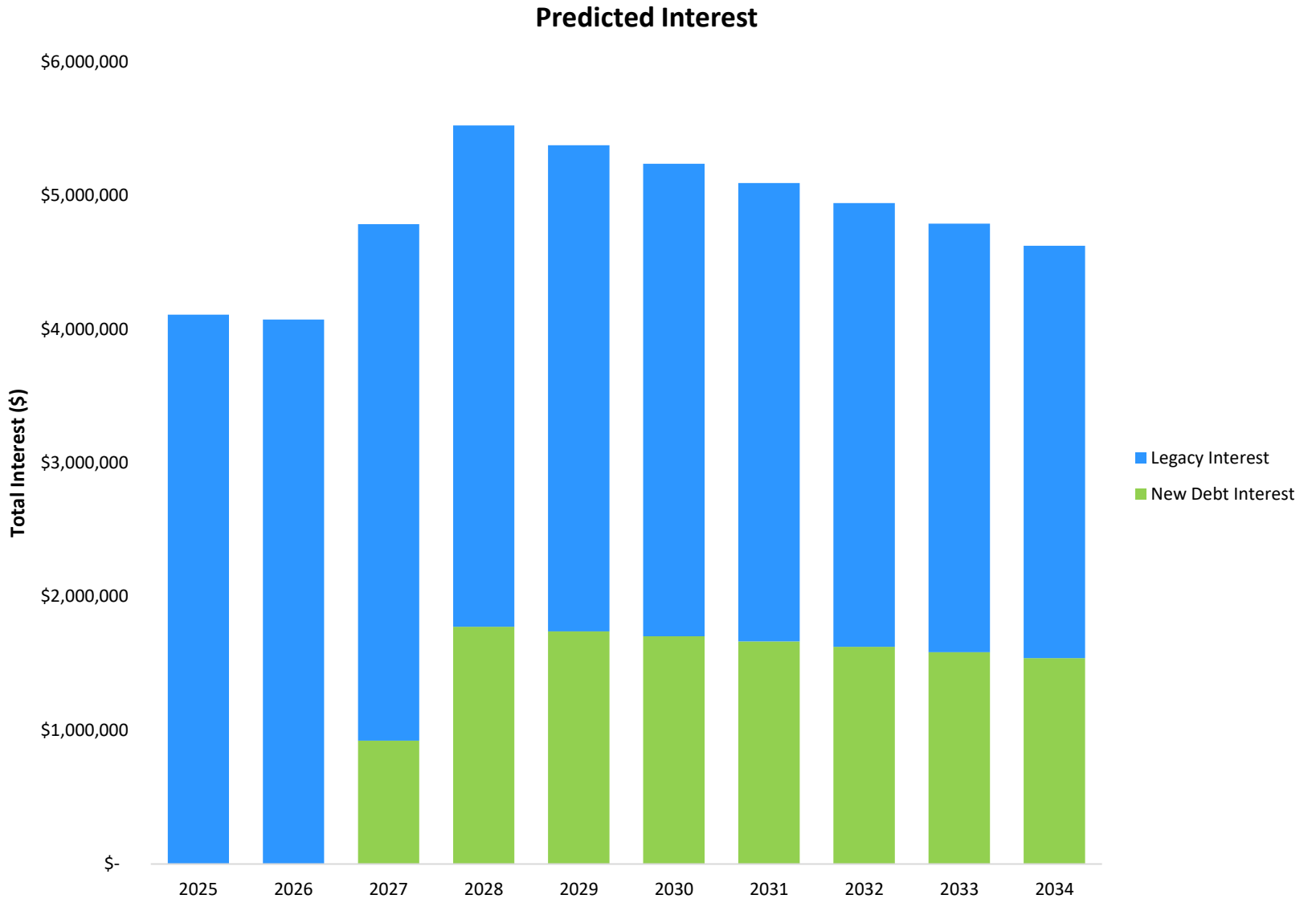
Walton County will also need to service the debt that it currently has and will add in the future in support of capital improvement efforts

- Legacy debt service is ≈ $7M a year through 2037
- All legacy debt is scheduled to be paid off by 2039
- The legacy debt is split into 3 issues
  - Series 2013
  - Series 2021/2026
  - Series 2022
- $42M in capital projects identified through 2034, funded via cash, debt, and SPLOST
  - Debt-financed projects total $5.5M
  - Debt-funded project spending peaks in 2028
  - A transmission infrastructure bond of $45M will take effect in 2027

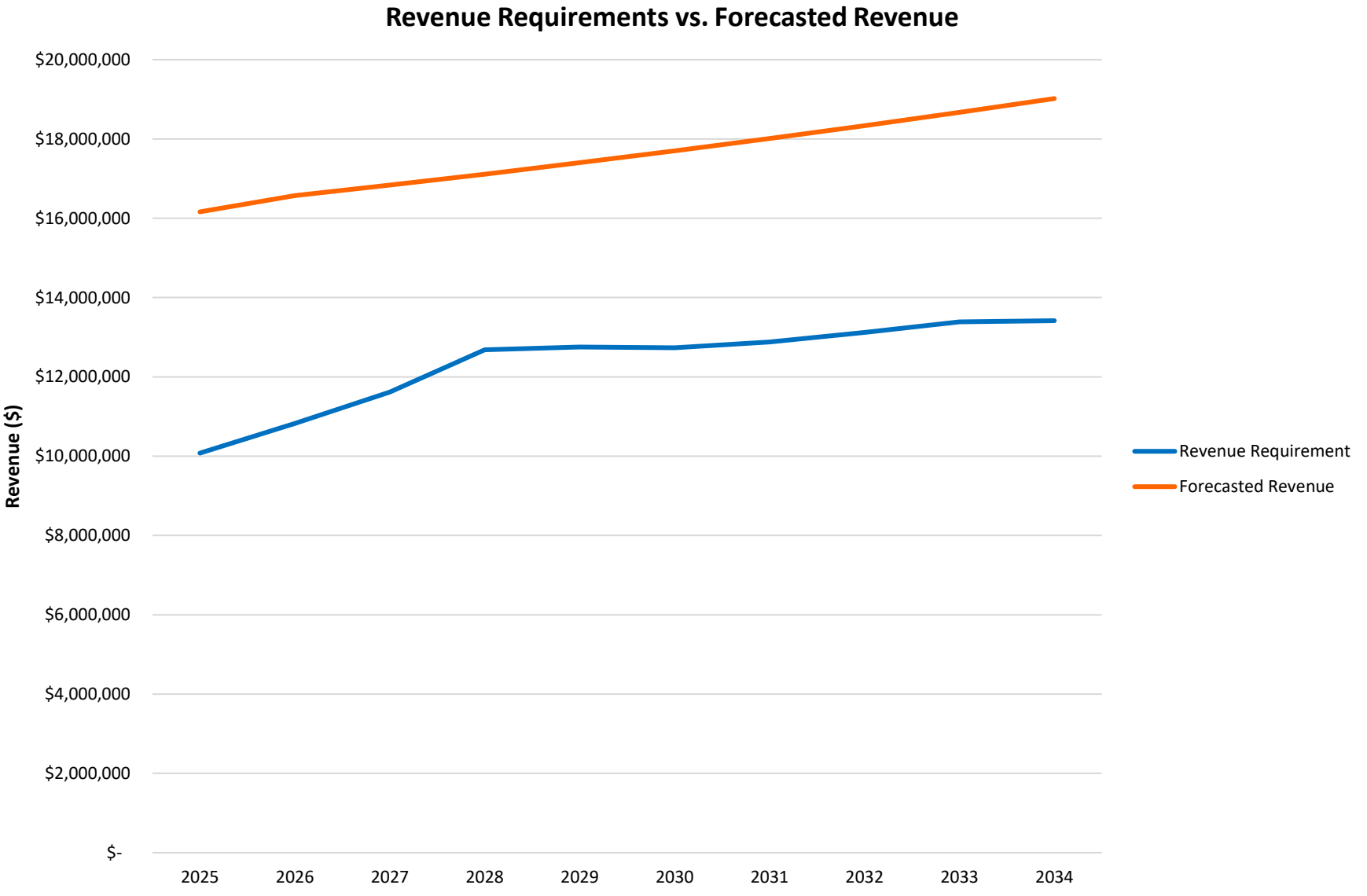
The budget is based on an expected expenditure of $42 million in capital projects between now and 2034



Total interest expense peaks in 2028 as new debt is issued, then declines gradually through 2034 as both legacy and new debt are paid down



The margin will continue to narrow until 2028 based on current rates, with potential of recovering by 2034



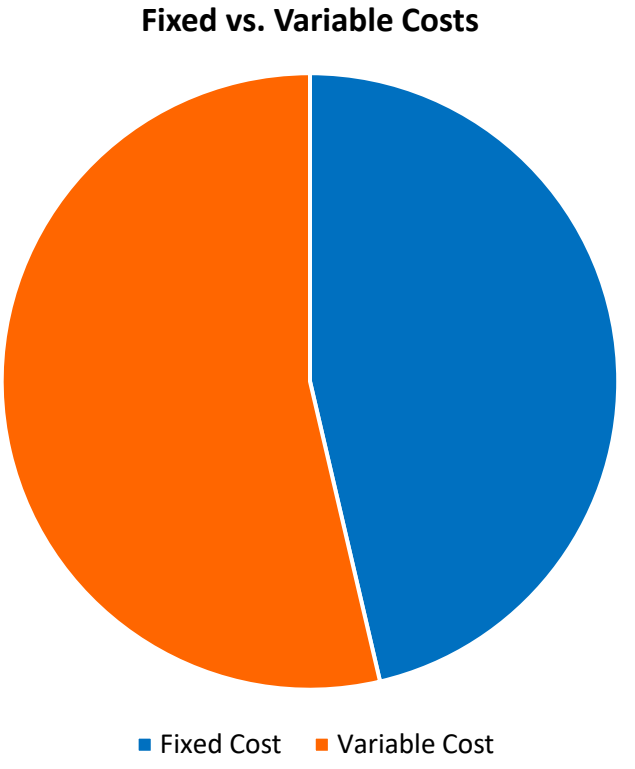
Today's discussion

- Revenue Requirements
- Cost Allocation
- Rate Design
- Benchmarking
- Billing System
- Next Steps

54% of operating expenses are due to variable costs

Fixed vs. Variable Costs

Cost Category	Operating Expenses	Fixed Allocation	Variable Allocation	Fixed Cost	Variable Cost
Personnel costs	$1,848,086	21%	79%	$388,098	$1,459,988
Purchased services	$1,440,999	95%	5%	$1,368,949	$72,050
Supplies	$1,136,720	2%	98%	$22,734	$1,113,986
Water purchases	$2,788,460	0%	100%	$0	$2,788,460
Existing-System CapEx	$2,915,178	100%	0%	$2,915,178	$0
Total	**$10,129,443**			**$4,694,959**	**$5,434,483**



The cost allocation for residential customers is $505 per account

- ERUs were calculated for each customer segment

Residental ERUs

Meter Size	ERU Equivalence		Meters		ERUs
3/4"	1	x	17,303	=	17,303
1"	1.67	x	582	=	971
1-1/2"	3.33	x	37	=	122
2"	5.33	x	18	=	96
Total			**17,940**		**18,492**

1 Fixed Cost Allocation

Residential Fixed Cost = Total Fixed Costs × Residential ERU Share

$4,694,959

× 18,492 residential ERUs

÷ 19,551 total ERUs

Residential fixed cost **$4,440,514**

2 Variable Cost Allocation

Residential Variable Cost = Total Variable Costs × Residential Gallon Share

$5,434,483

× 1,093,975,000 residential gallons

÷ 1,286,408,000 total gallons

Residential variable cost **$4,621,542**

3 Cost per Residential Account

Cost per account = Total Residential Cost ÷ Residential Accounts

$4,440,514 fixed cost + $4,621,542 variable cost = **$9,062,056 total residential cost**

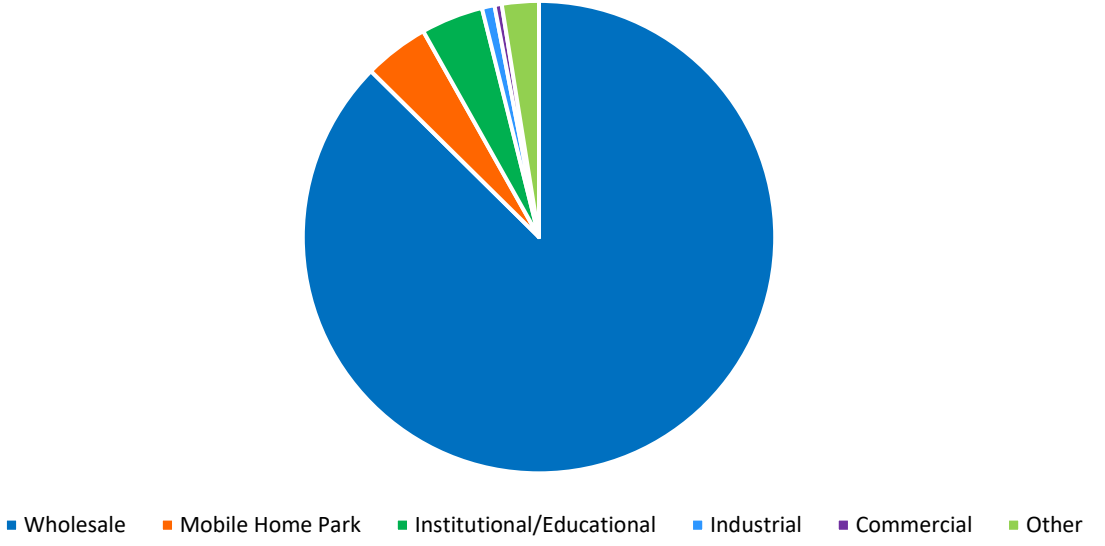
$9,062,056 ÷ 17,940 residential accounts **= $505**

Wholesale customers face the highest total cost per account

Cost Allocation by Segment

Segment	Fixed Cost	Variable Cost	Total Cost	Total Cost per Account
Residential	$4,440,514	$4,621,542	$9,062,056	$505
Commercial	$131,584	$102,868	$234,451	$964
Wholesale	$25,294	$532,761	$558,055	$139,514
Agricultural	$4,803	$10,789	$15,592	$780
Government - City	$1,809	$275	$2,084	$521
Government - County	$4,522	$3,308	$7,830	$783
Government - State/Fe	$1,357	$359	$1,716	$572
Church	$17,309	$17,950	$35,259	$489
Industrial	$1,281	$401	$1,682	$1,682
Institutional/Education	$40,342	$59,296	$99,638	$8,303
Irrigation	$14,060	$20,426	$34,485	$681
Mobile Home	$1,201	$1,753	$2,954	$591
Mobile Home Park	$10,885	$62,756	$73,641	$8,664

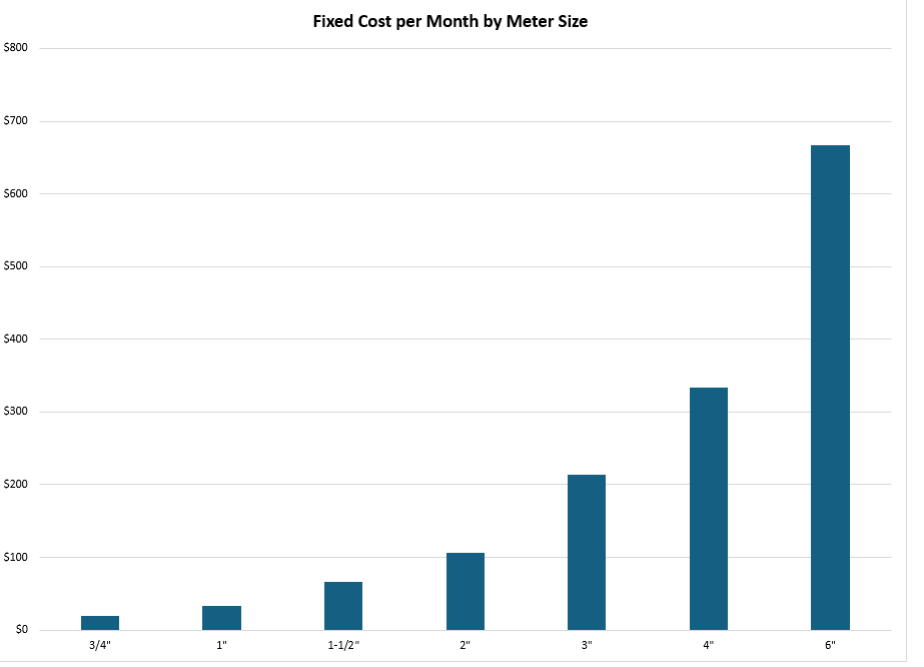
Total Cost Allocation per Account, per Segment



Fixed costs to serve accounts with zero consumption increase with meter size

Fixed Cost by Meter Size

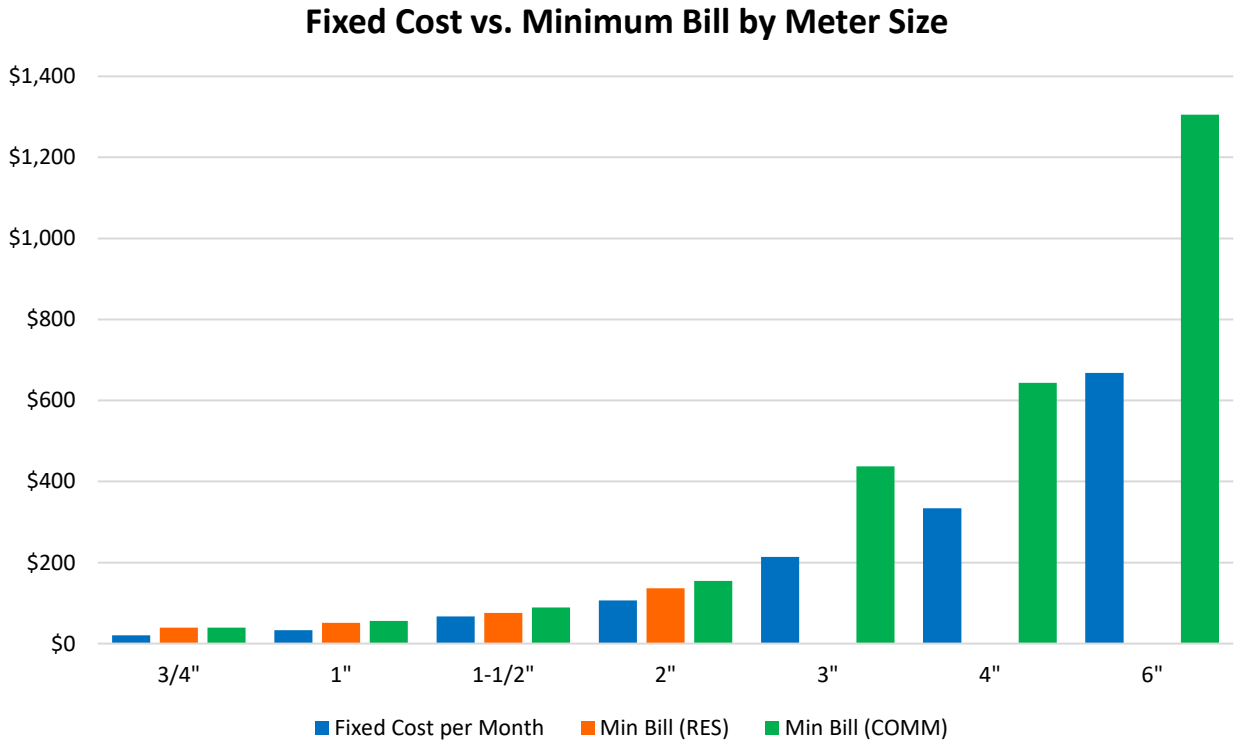
Meter Size	Fixed Cost per Year	Fixed Cost per Month
3/4"	$240.13	$20.01
1"	$400.30	$33.36
1-1/2"	$800.36	$66.70
2"	$1,280.63	$106.72
3"	$2,561.50	$213.46
4"	$4,002.30	$333.52
6"	$8,004.36	$667.03



Minimum bill amounts are, on average, 42% higher than fixed costs per month

Fixed Cost vs. Minimum Bill

Meter Size	Fixed Cost per Month	Min Bill (RES)	Min Bill (COMM)
3/4"	$20.01	$39.00	$39.00
1"	$33.36	$51.11	$55.75
1-1/2"	$66.70	$75.40	$88.75
2"	$106.72	$136.55	$154.75
3"	$213.46	-	$437.25
4"	$333.52	-	$643.25
6"	$667.03	-	$1,305.25



According to the Capital Improvement Plan, $440,000 will be allocated annually to water growth operations

Project	Total Cost	Growth Allocation	Cost Allocation	Reasoning
Campton 750,000 Gallon Elevated Water Storage Tank	$ 5,200,000	25%	$ 1,300,000	Primarily existing system reliability and pressure stabilization; limited growth capacity benefit.
Meter/Valve Vault(s) Hwy 11 at Whitney Road	$ 250,000	75%	$ 187,500	Expands supply capacity to support growth in Eastern Walton.
GIS Water System Mapping	$ 40,000	0%	$ -	Administrative system improvement benefiting all customers equally.
Hwy 20 Gaps - Water Main Improvements	$ 2,070,000	25%	$ 517,500	Improves existing service and pressure; minor growth capacity benefit.
Bold Springs Water Main Improvements	$ 437,000	25%	$ 109,250	Corrects existing pressure issues with some added growth capacity.
Good Hope Water Main Improvements	$ 684,000	10%	$ 68,400	Addresses existing pressure loss; minimal capacity increase.
Center Hill Church - Phase 2 Water Main Improvements	$ 3,410,000	25%	$ 852,500	Existing system pressure improvement with modest growth capacity benefit.
Double Springs Road Water Main Improvements	$ 3,105,000	0%	$ -	Improves tank operations and system reliability; not growth-driven.
Ozora Road Gwinnett Supply Control Valve	$ 225,000	0%	$ -	Operational improvement for existing system.
Rosebud Road Gwinnett Supply Control Valve	$ 225,000	0%	$ -	Operational improvement for existing system.
Good Hope Water Main Improvements	$ 684,000	10%	$ 68,400	Addresses existing pressure loss; minimal capacity increase.
Mt Paron Church Road Water Main Extension	$ 1,577,000	90%	$ 1,419,300	Primarily serves new growth with some reliability benefit.
West Walton Water Transmission System Improvements	$ 8,815,000	50%	$ 4,407,500	Addresses existing pressure needs and future growth demand.
North Loop Water Transmission Main - Phase III	$ 6,867,500	10%	$ 686,750	Corrects low pressure in existing developed areas.
Hwy 11 Water Main Extension	$ 2,925,000	75%	$ 2,193,750	Expands supply capability for the existing distribution system.
Hwy 81/Bullock Bridge Water Main Improvements	$ 2,831,250	10%	$ 283,125	Improves system reliability with minimal growth benefit.
Miscellaneous Water System Extensions	$ 1,000,000	100%	$ 1,000,000	Fully growth-driven service expansion.
Miscellaneous Water Main Relocation Projects	$ 1,000,000	0%	$ -	Road project related; unrelated to water system growth.
VFD's at Pump Stations	$ 500,000	0%	$ -	Improves operational flexibility of the existing system.
SCADA Systems Improvements	$ 400,000	0%	$ -	Enhances reliability and redundancy of the existing system.
	$ 42,245,750	**31%**	**$ 13,093,975**	

Annual Water Set Meters	298
CIP Allocated to Capacity Fees	$13,093,975
Depreciation Period (years)	30
Annual CIP Allocation	$436,466

The following connection fees were calculated to account for future growth of the water systems

Connection Fees

Meter Size	Connection Fee - Short Side	Connection Fee - Long Side
3/4"	$ 3,150	$ 3,846
1"	$ 4,695	$ 6,078
1-1/2"	$ 9,369	$ 11,506
2"	$ 14,988	$ 17,380
3"	$ 24,432	$ 24,432
4"	$ 38,047	$ 38,047
6"	$ 76,889	$ 76,889

** Meter sizes 3" and above are installed by the customer/contractor working for the customer. We purchase meter and ship it to vault manufacturer.*

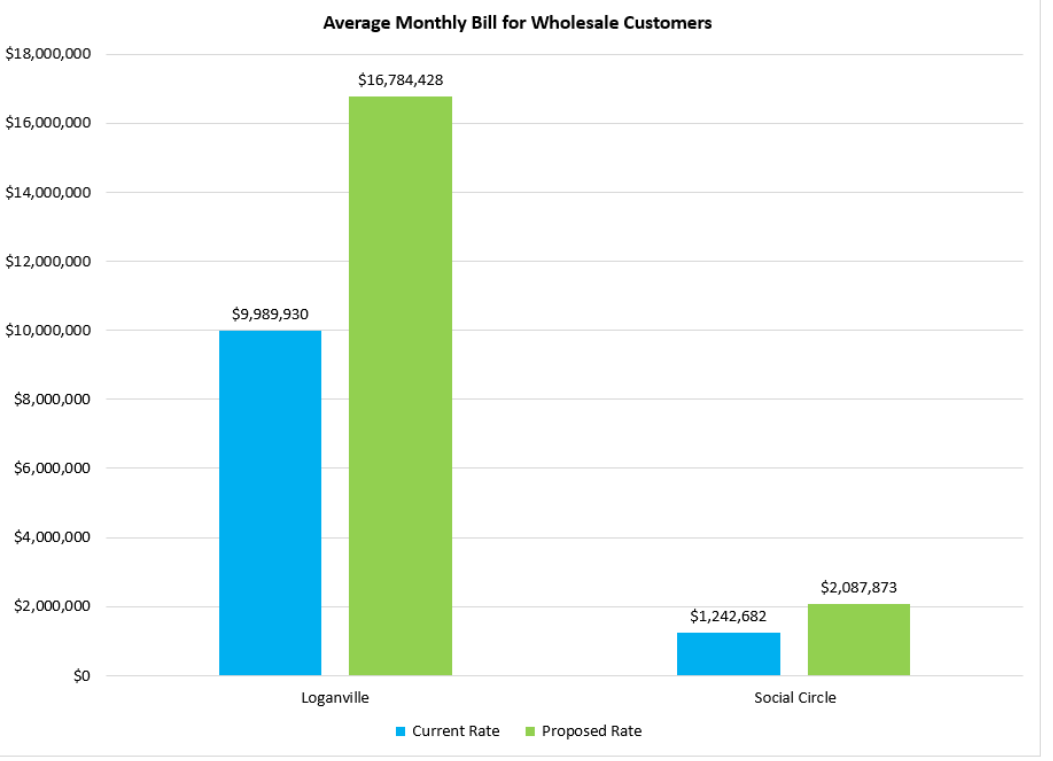
The cost of water has increased over the last year, with Oconee's prices almost doubling from last year

– Weighted average cost of wholesale water per 1,000 gallons is $4.80

Wholesale Water Source	Cost of Water per 1,000 gallons	Annual Water Sold (gallons)
Oconee	$5.00	88,857,000
Gwinnett	$5.78	23,968,000
Newton	$1.59	12,961,000
Monroe	$4.40	325,000

To account for rising water costs and the high cost allocation of wholesale customers, Walton County should raise its wholesale water rates

Rate Approach	Cost of Water per 1,000 gallons
Current	$2.97
Proposed	$4.99



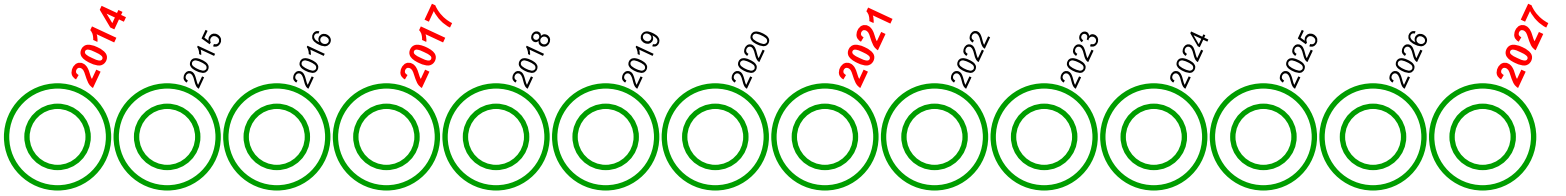
Today's discussion

- Revenue Requirements
- Cost Allocation
- **Rate Design**
- Benchmarking
- Billing System
- Next Steps

To assess the potential to support capital improvement projects, a thorough modeling exercise was conducted to evaluate options

- Define Goals and Objectives
  - The Shpigler Group worked with utility staff to identity the goals and objectives of the rate study
  - The rate design follows the AWWA three-step process in selection
- Evaluate Alternatives in Meeting Objectives
  - The Shpigler Group developed four (4) rate design scenarios for water
- Understand and Communicate the Potential Effects on Customers

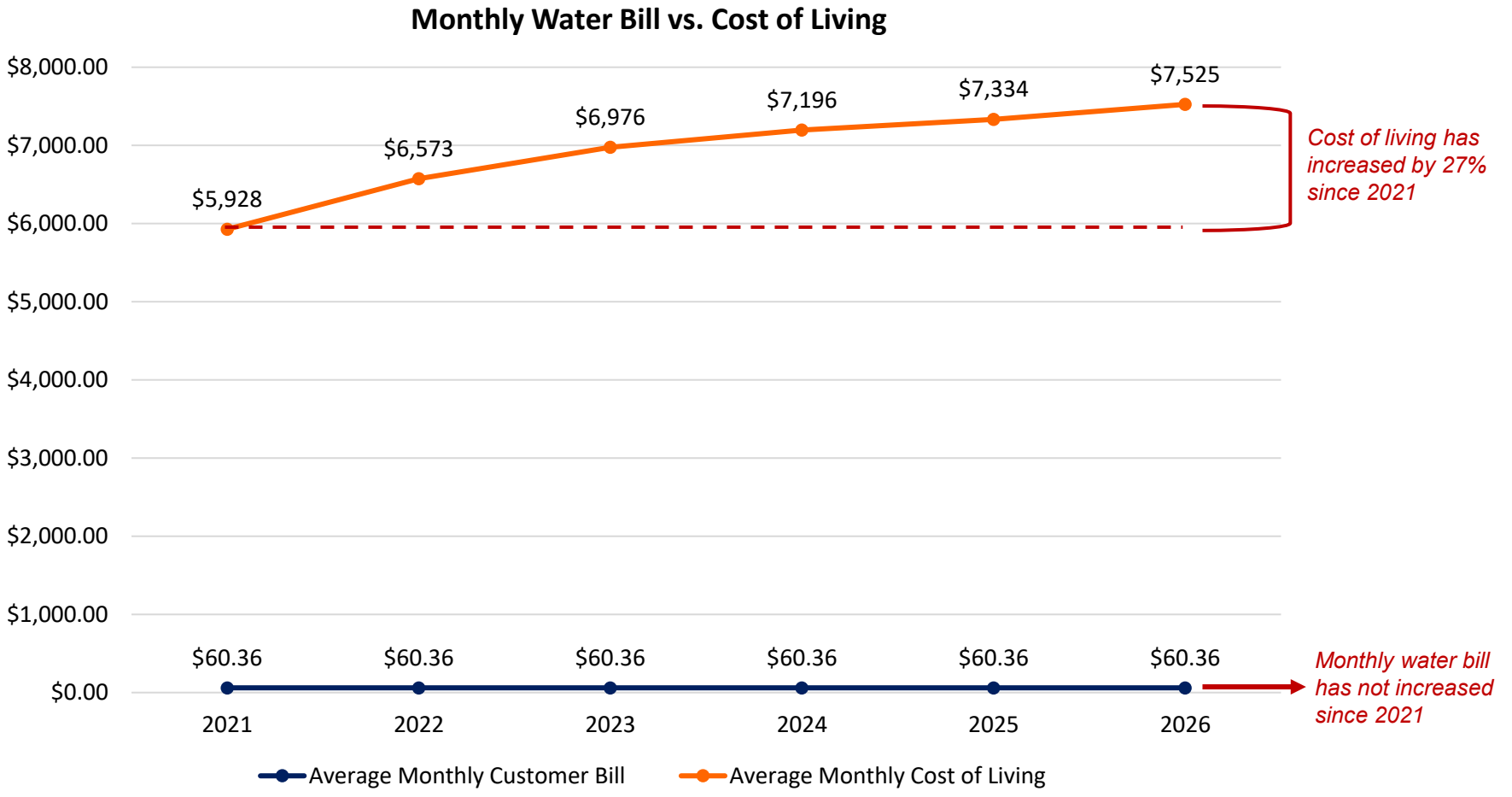
Walton County has historically relied on infrequent, larger rate adjustments following extended periods of flat rates, but it has been 5 years since the last change



Most Recent Rate Changes				
Time of change	2014	2017	2021	2027 (proposed)
Time since last change	-	3 years	4 years	6 years
Increase	-	~2–5% effective increase	$15.25 monthly base rate increase	Scenarios proposed

The cost of living has increased by 27% over the last 5 years, but the average monthly water bill has not increased

- The water department has been absorbing rising costs due to inflation and market shifts
- A rate change must be enacted to account for rising costs



Four water rate scenarios were developed

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Rate Approach	Increase minimum bill and volumetric rates by 2.8%	Increase volumetric rates by 7.3%	Introduce steeper inclining block rate *(Tiers increase 4.5% / 9% / 18%)*	Increase minimum bills and introduce steeper inclining block rate
Structured Impact on Rate Level	Increase across all customers	Higher increase for large customers	Higher increase for large customers	Small increase for all customers, with higher increase for large customers
Rationale	Maintains existing rate approach	Balances rate structure	Limits impact on smaller accounts	Increases all rates, but limits impact on smaller accounts
	Increase min bill + volumetric rates	***Increase volumetric rates only***	***Increase volumetric rates only***	***Increase min bill + volumetric rates***

Scenario 1: Maintain current minimum consumption level of 2,000 gallons, but increase minimum bill charge and volumetric rates by 2.8%

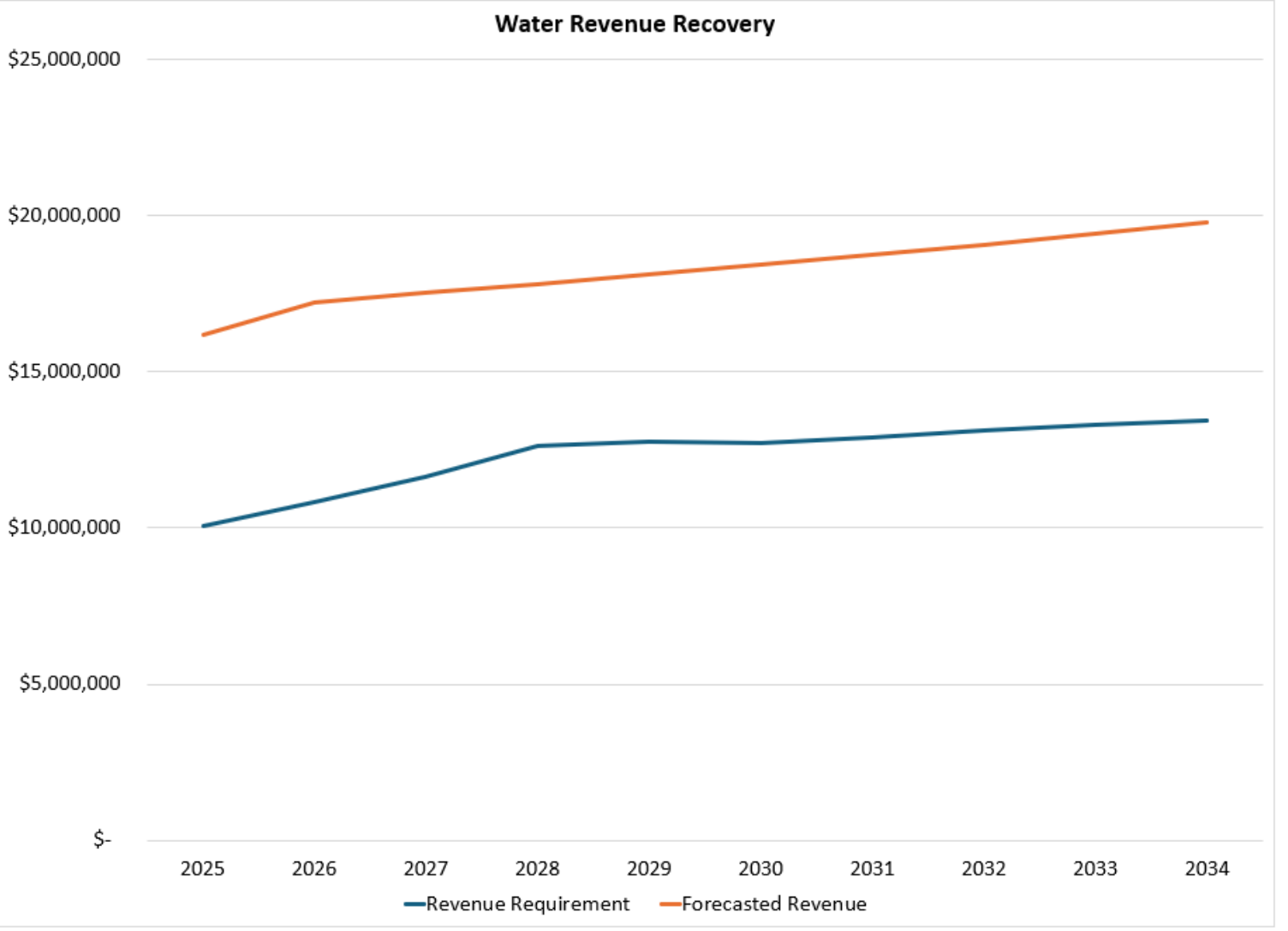
- Reasoning: Since all customer classes receive the same percentage adjustment, this scenario maintains the existing rate approach while providing a predictable and stable increase in revenue

Scenario 1 Rates

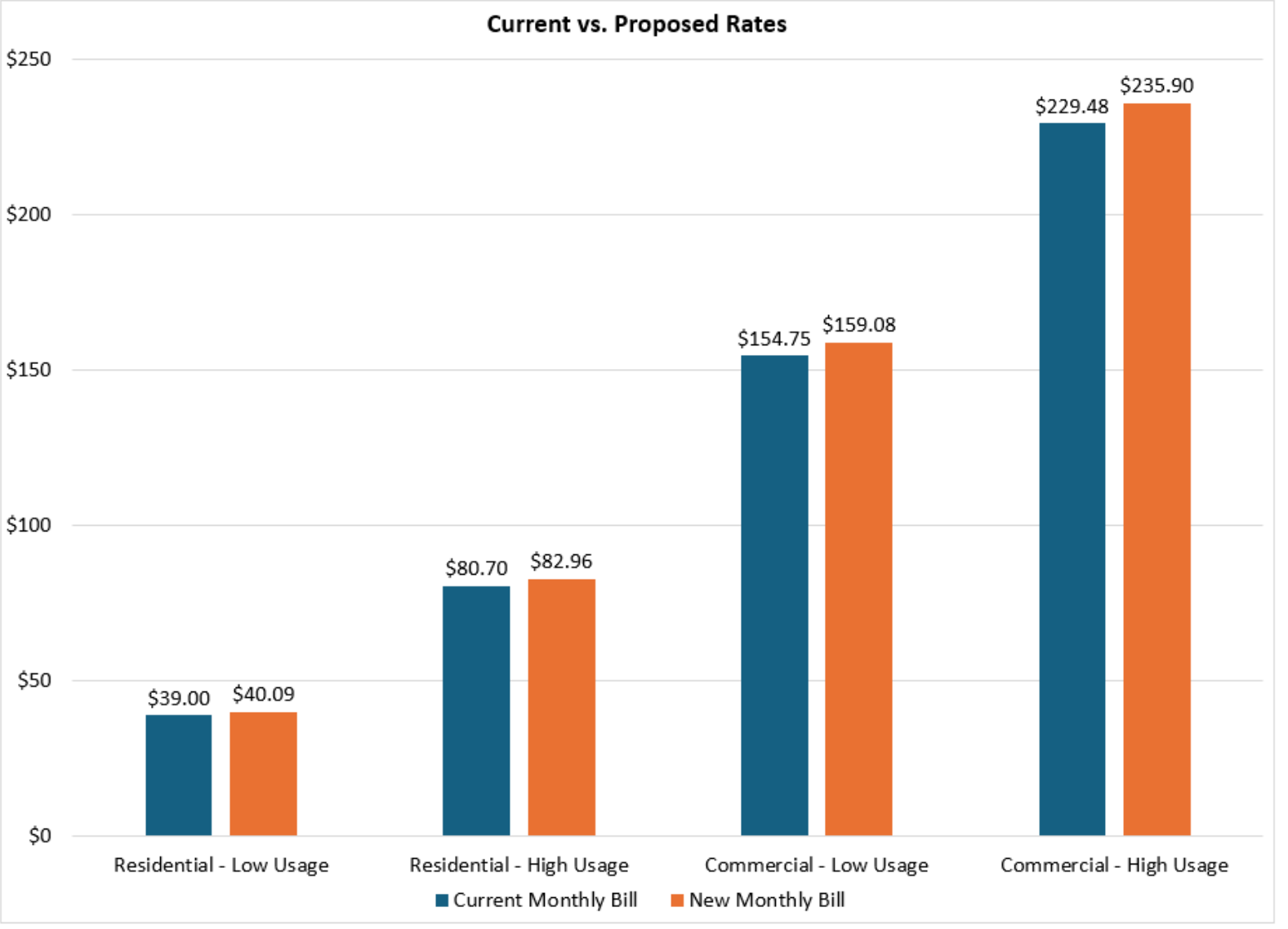
	Residential					Commercial			
Meter Size	Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000			Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000	
3/4"	2,000	$40.09	$7.32	$9.20	$14.44	2,000	$40.09	$8.17	$9.81
1"	4,000	$52.54	$7.32	$9.20	$14.44	4,000	$57.31	$8.17	$9.81
1-1/2"	8,000	$77.51	$9.20	$9.41	$15.01	8,000	$91.24	$8.17	$9.92
2"	16,000	$140.37	$9.20	$10.23	$15.01	16,000	$159.08	$8.17	$9.97
3"						50,000	$449.49	$8.17	$10.02
4"						75,000	$661.26	$8.17	$10.07
6"						155,000	$1,341.80	$8.17	$10.13

Scenario 1 - Uniform Rate Increase		
Year		Net Income
2025	$	6,084,661
2026	$	6,411,861
2027	$	5,899,832
2028	$	5,172,971
2029	$	5,354,678
2030	$	5,684,269
2031	$	5,860,066
2032	$	5,961,028
2033	$	6,113,514
2034	**$**	**6,380,952**

A uniform 2.8% increase across every rate component lifts forecasted revenue without changing the current rate approach



Residential and commercial customers would be impacted equally by this rate change, regardless of usage



Scenario 2: Maintain current minimum bill charge, but increase volumetric rates by 7.3%

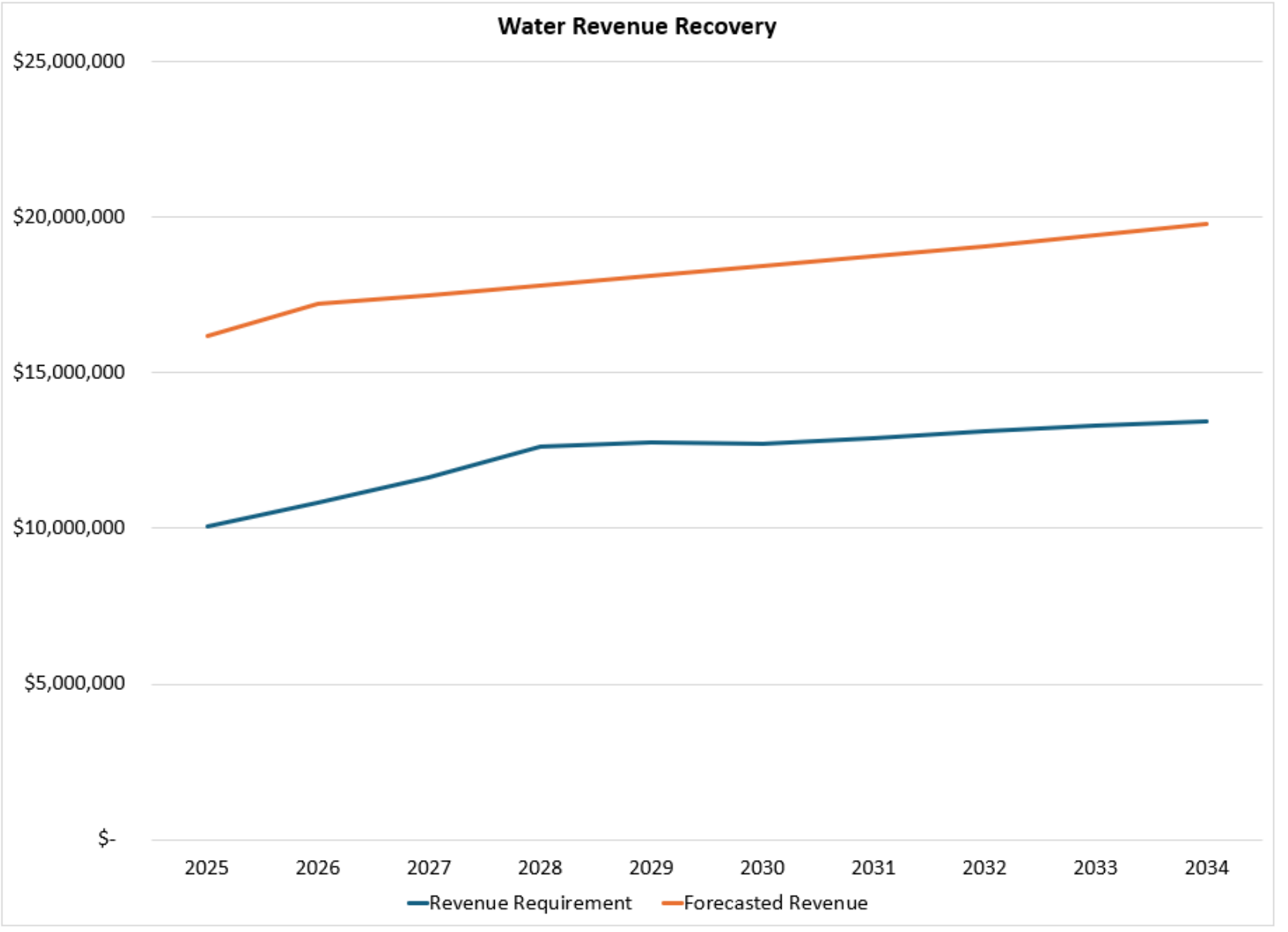
- Reasoning: Because the minimum bill already recovers a substantial portion of revenue, increasing volumetric charges would balance the rate structure and limit impacts on smaller accounts

Scenario 2 Rates

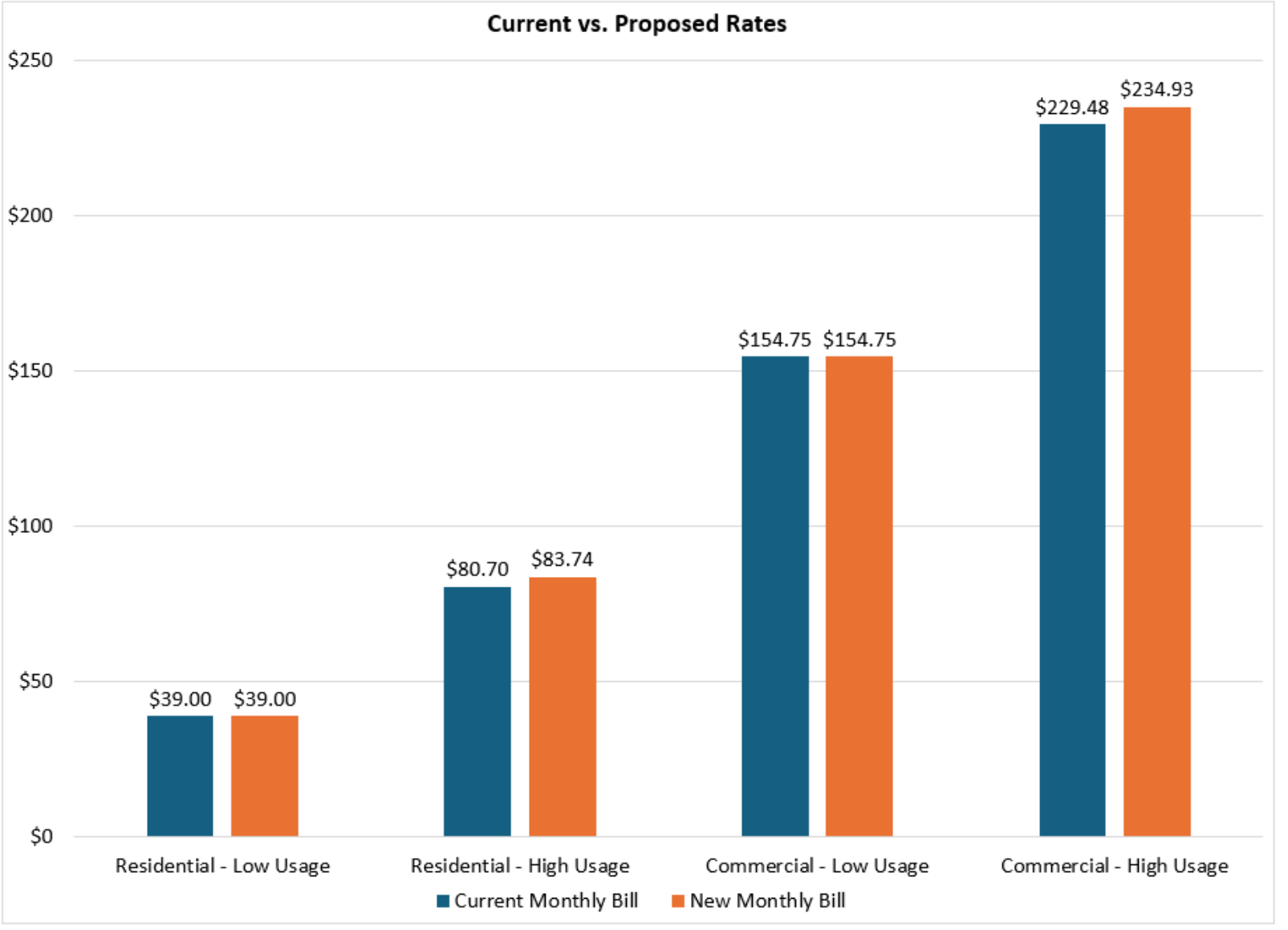
	Residential					Commercial			
Meter Size	Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000			Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000	
3/4"	2,000	$39.00	$7.64	$9.60	$15.08	2,000	$39.00	$8.53	$10.24
1"	4,000	$51.11	$7.64	$9.60	$15.08	4,000	$55.75	$8.53	$10.24
1-1/2"	8,000	$75.40	$9.60	$9.82	$15.67	8,000	$88.75	$8.53	$10.35
2"	16,000	$136.55	$9.60	$10.68	$15.67	16,000	$154.75	$8.53	$10.41
3"						50,000	$437.25	$8.53	$10.46
4"						75,000	$643.25	$8.53	$10.52
6"						155,000	$1,305.25	$8.53	$10.57

Scenario 2 - Volumetric Rate Increase		
Year		Net Income
2025	$	6,084,661
2026	$	6,405,919
2027	$	5,894,163
2028	$	5,167,843
2029	$	5,350,371
2030	$	5,681,078
2031	$	5,858,299
2032	$	5,961,010
2033	$	6,115,586
2034	$	**6,385,470**

Raising volumetric rates by 7.3% recovers revenue from usage, not connection



Residential and commercial customers with more usage would be most impacted by this rate change



Scenario 3: Maintain current minimum bill charge, but implement a steeper inclining block rate structure

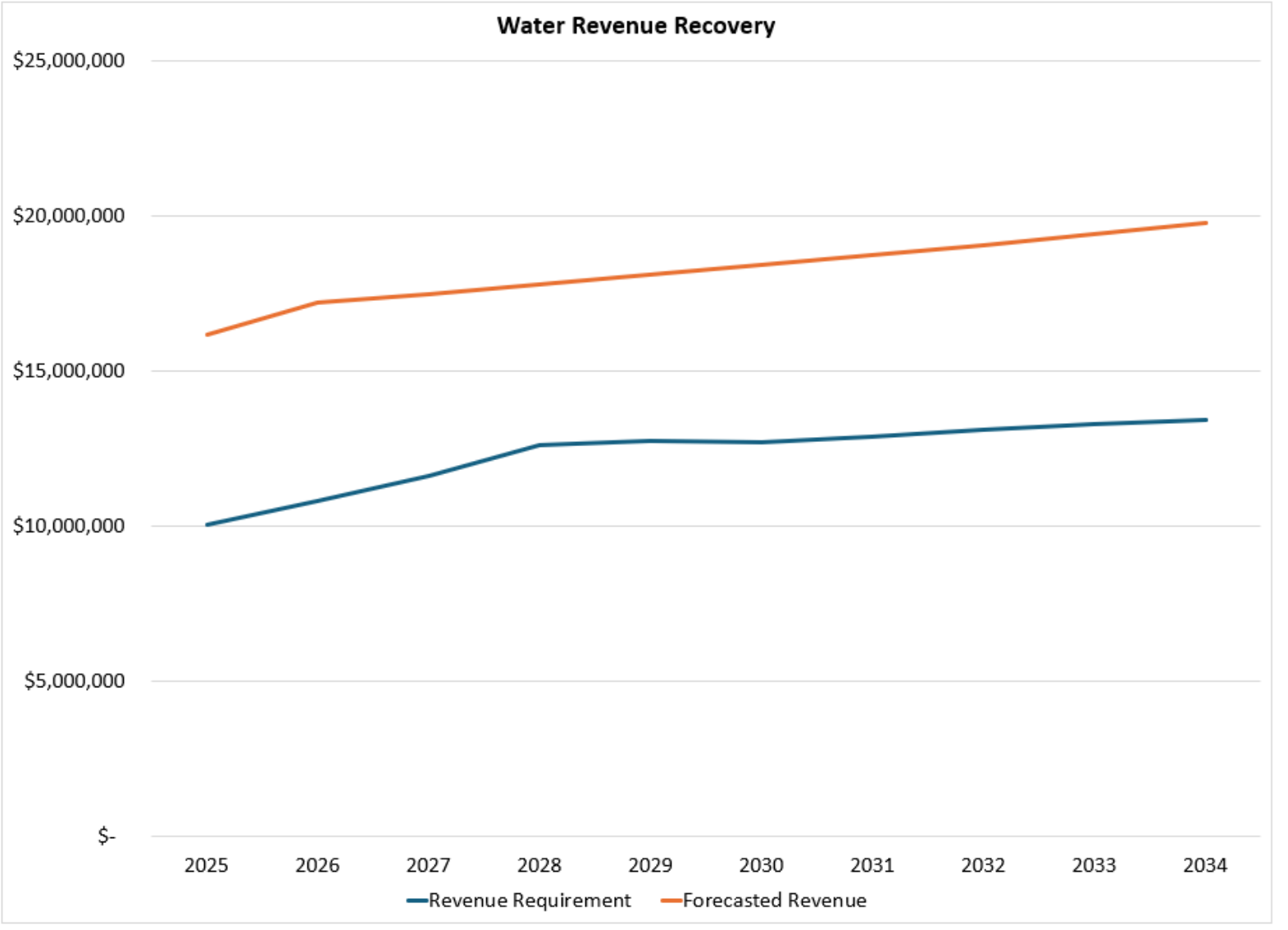
- Introduce the following graduated rate increases:
  - Residential tiers: 4.5% / 9% / 18%
  - Commercial tiers: 6.8% / 13.5%
- Reasoning: Concentrating rate increases in the upper usage tiers promotes efficient water use and reduces the impact of the adjustment on customers with lower consumption levels

Scenario 3 Rates

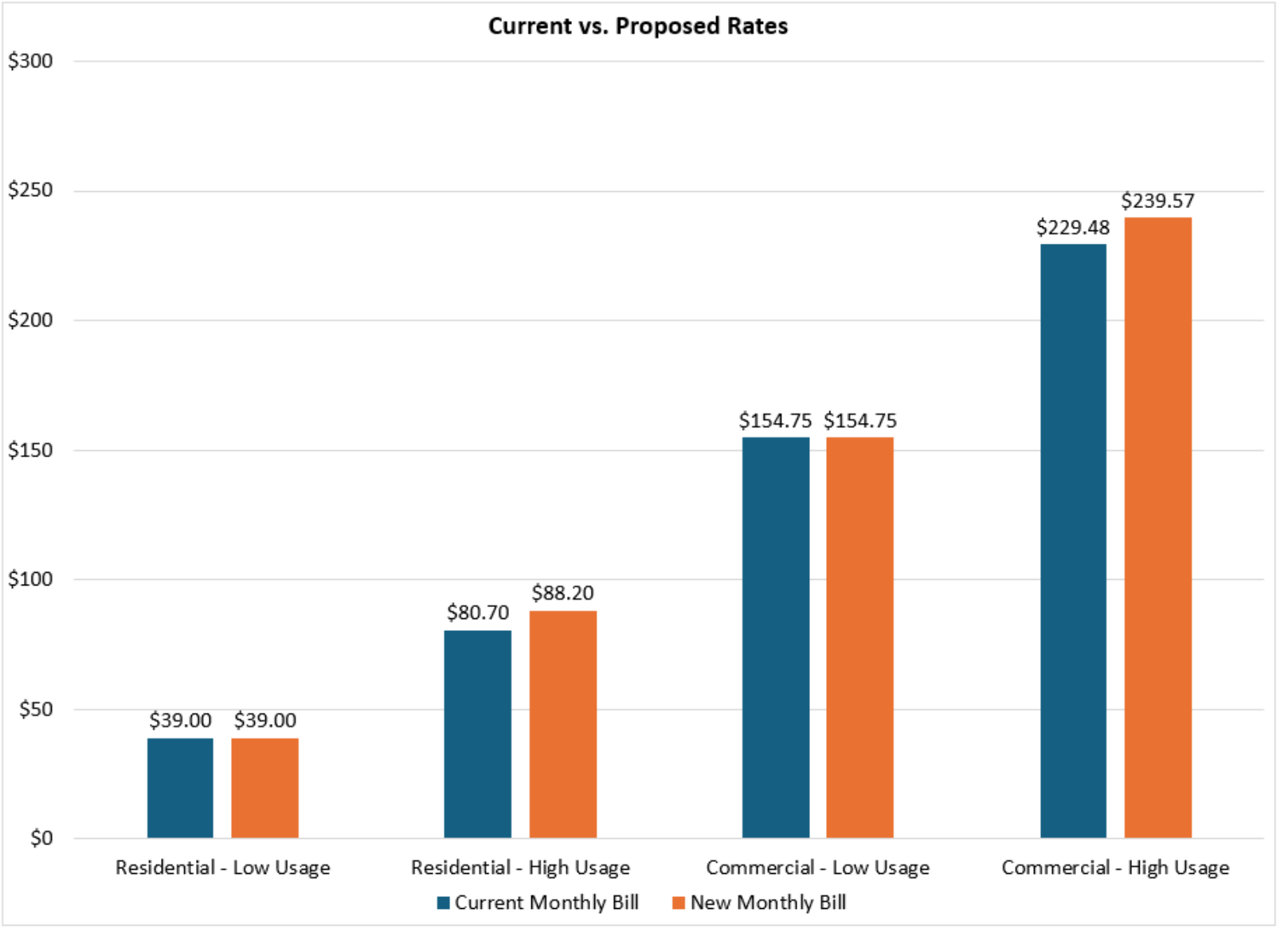
	Residential					Commercial			
Meter Size	Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000			Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000	
3/4"	2,000	$39.00	$7.44	$9.76	$16.58	2,000	$39.00	$8.49	$10.83
1"	4,000	$51.11	$7.44	$9.76	$16.58	4,000	$55.75	$8.49	$10.83
1-1/2"	8,000	$75.40	$9.35	$9.97	$17.23	8,000	$88.75	$8.49	$10.95
2"	16,000	$136.55	$9.35	$10.85	$17.23	16,000	$154.75	$8.49	$11.01
3"						50,000	$437.25	$8.49	$11.07
4"						75,000	$643.25	$8.49	$11.12
6"						155,000	$1,305.25	$8.49	$11.18

Scenario 3 - Steeper Inclining Block Rate		
Year		Net Income
2025	$	6,084,661
2026	$	6,402,532
2027	$	5,890,718
2028	$	5,164,337
2029	$	5,346,802
2030	$	5,677,444
2031	$	5,854,599
2032	$	5,957,243
2033	$	6,111,748
2034	$	**6,381,560**

A steeper inclining block rate reaches the same revenue target without raising bills for low-volume customers



Residential and commercial customers within the highest usage tiers would be most impacted by this rate change



Scenario 4: Increase current minimum bill charge and implement a steeper inclining block rate structure

- Introduce a 2.6% minimum bill increase
  - Residential ¾" minimum bill increases by $1.00
  - Commercial 2" minimum bill increases by $4.25
- Introduce the following graduated rate increases:
  - Residential tiers: $0.14 / $0.34 / $1.08
    - 1.9% / 3.9% / 7.7%
  - Commercial tiers: $0.23 / $0.55
    - 2.9% / 5.8%

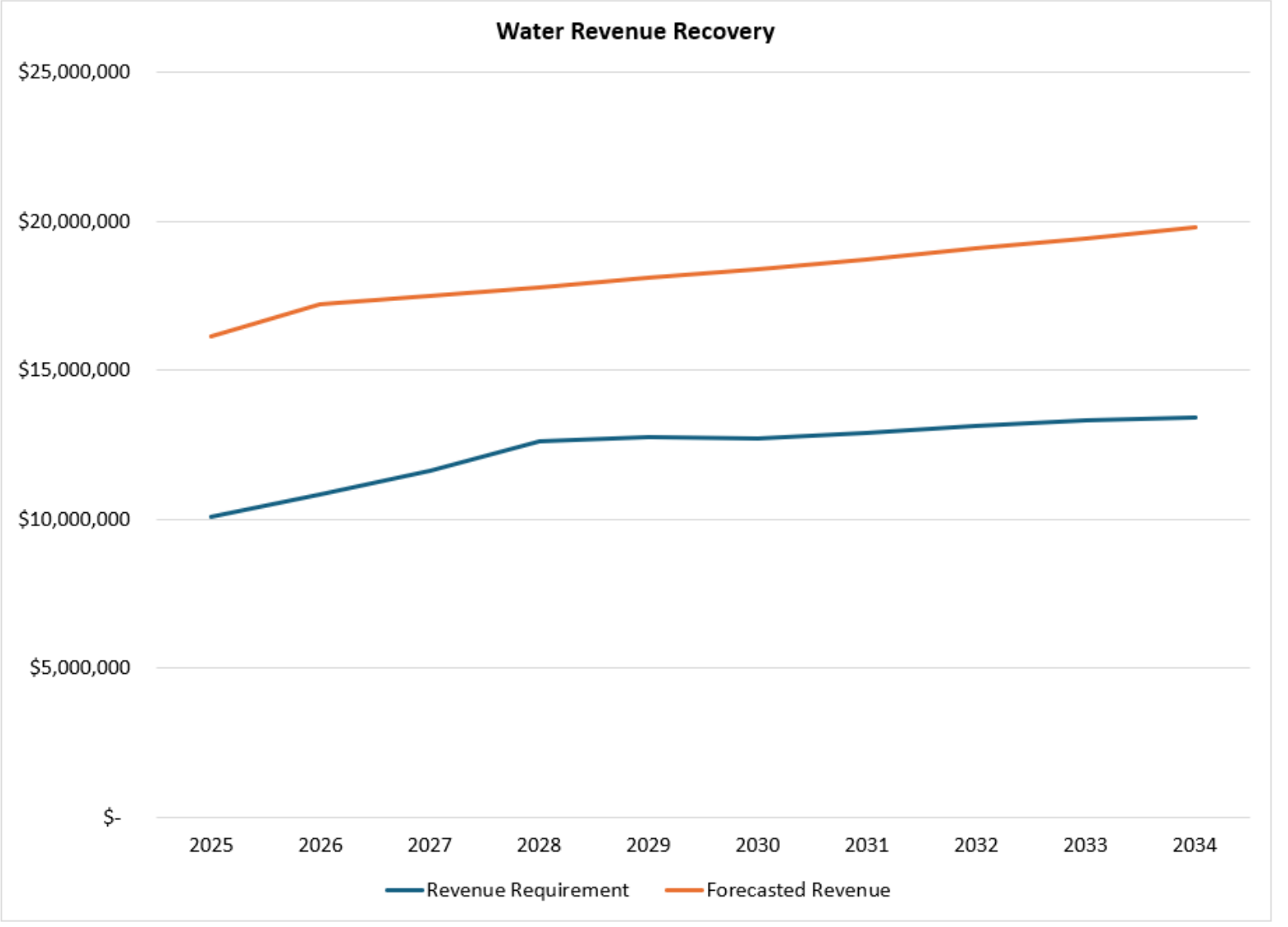
Scenario 4 - Min Increase + Steeper Block Rate		
Year		Net Income
2025	$	6,084,661
2026	$	6,412,493
2027	$	5,900,501
2028	$	5,173,697
2029	$	5,355,480
2030	$	5,685,170
2031	$	5,861,087
2032	$	5,962,192
2033	$	6,114,846
2034	$	6,382,477

- Reasoning: All customers receive a rate increase for a stable bump in revenue, but higher rate increases are concentrated in upper usage tiers, limiting the impact of the increase for smaller customers

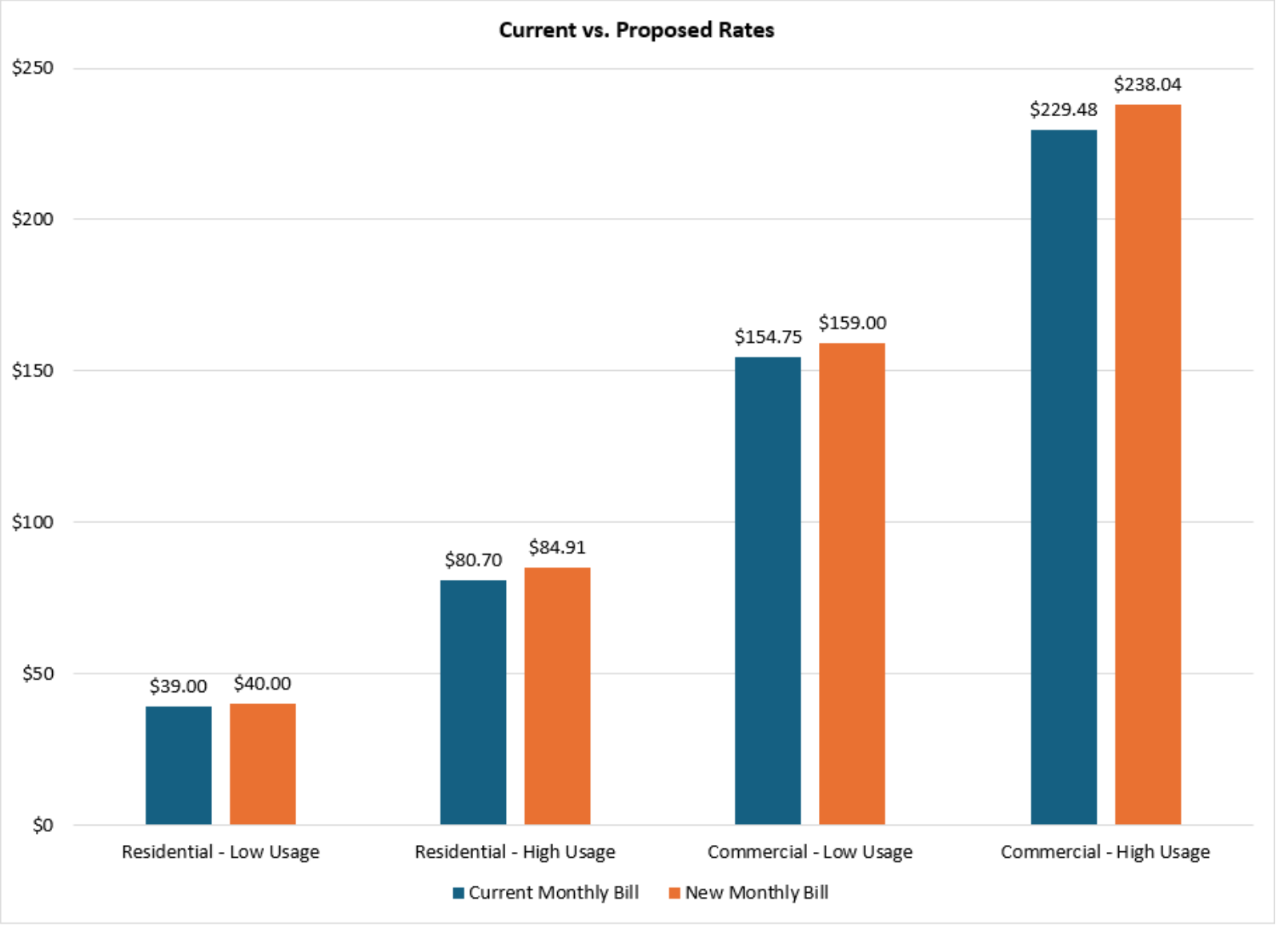
Scenario 4 Rates

	Residential					Commercial			
Meter Size	Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000			Minimum Bill Quantity (gallons)	Minimum Water	Additional Cost / 1000	
3/4"	2,000	$40.00	$7.26	$9.29	$15.13	2,000	$40.00	$8.18	$10.09
1"	4,000	$53.00	$7.26	$9.29	$15.13	4,000	$58.00	$8.18	$10.09
1-1/2"	8,000	$78.00	$9.12	$9.50	$15.72	8,000	$92.00	$8.18	$10.21
2"	16,000	$141.00	$9.12	$10.33	$15.72	16,000	$159.00	$8.18	$10.26
3"						50,000	$449.00	$8.18	$10.31
4"						75,000	$660.00	$8.18	$10.37
6"						155,000	$1,339.00	$8.18	$10.42

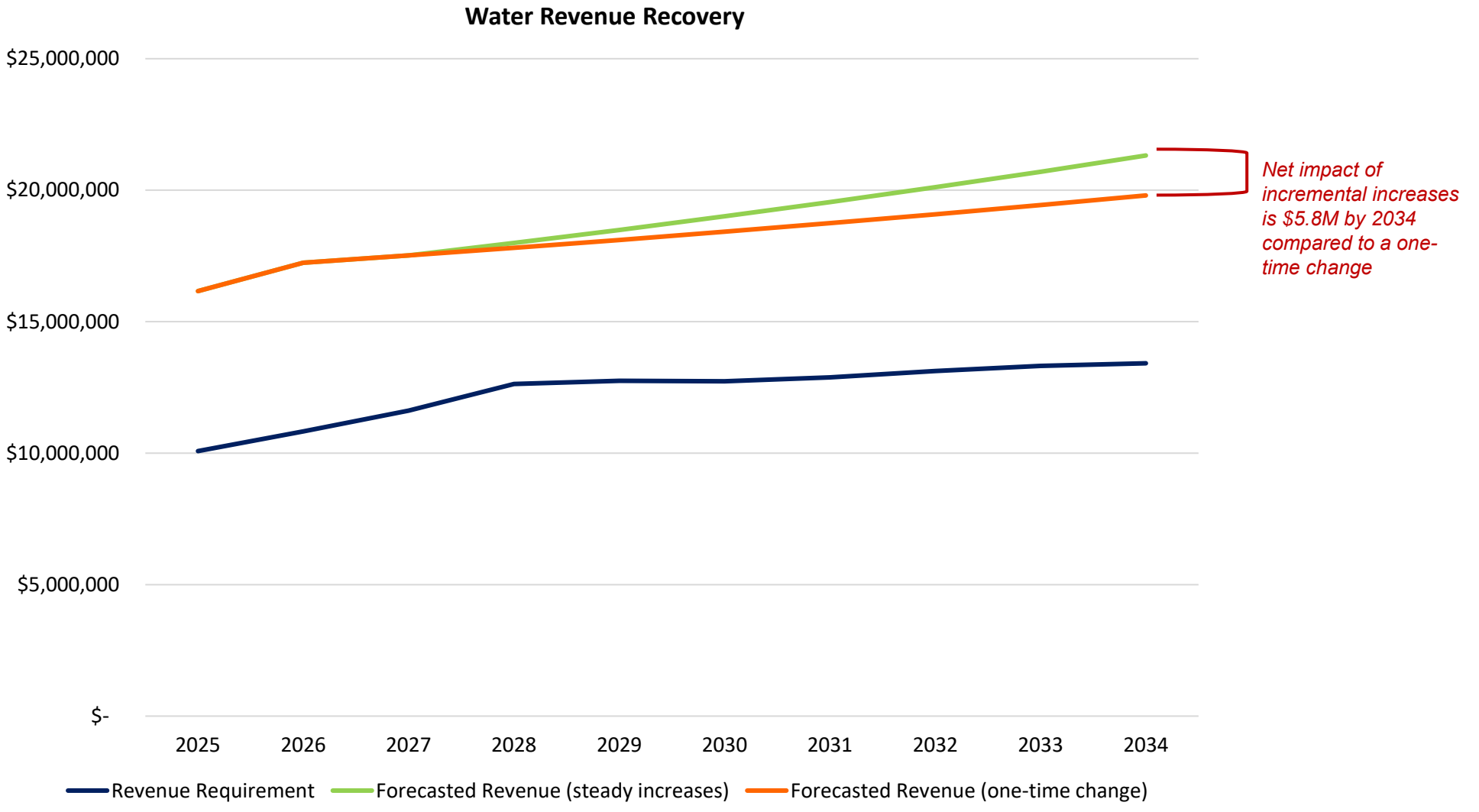
Increasing the minimum bill and a steeper inclining block rate reaches a higher revenue target while limiting impacts on low-volume customers



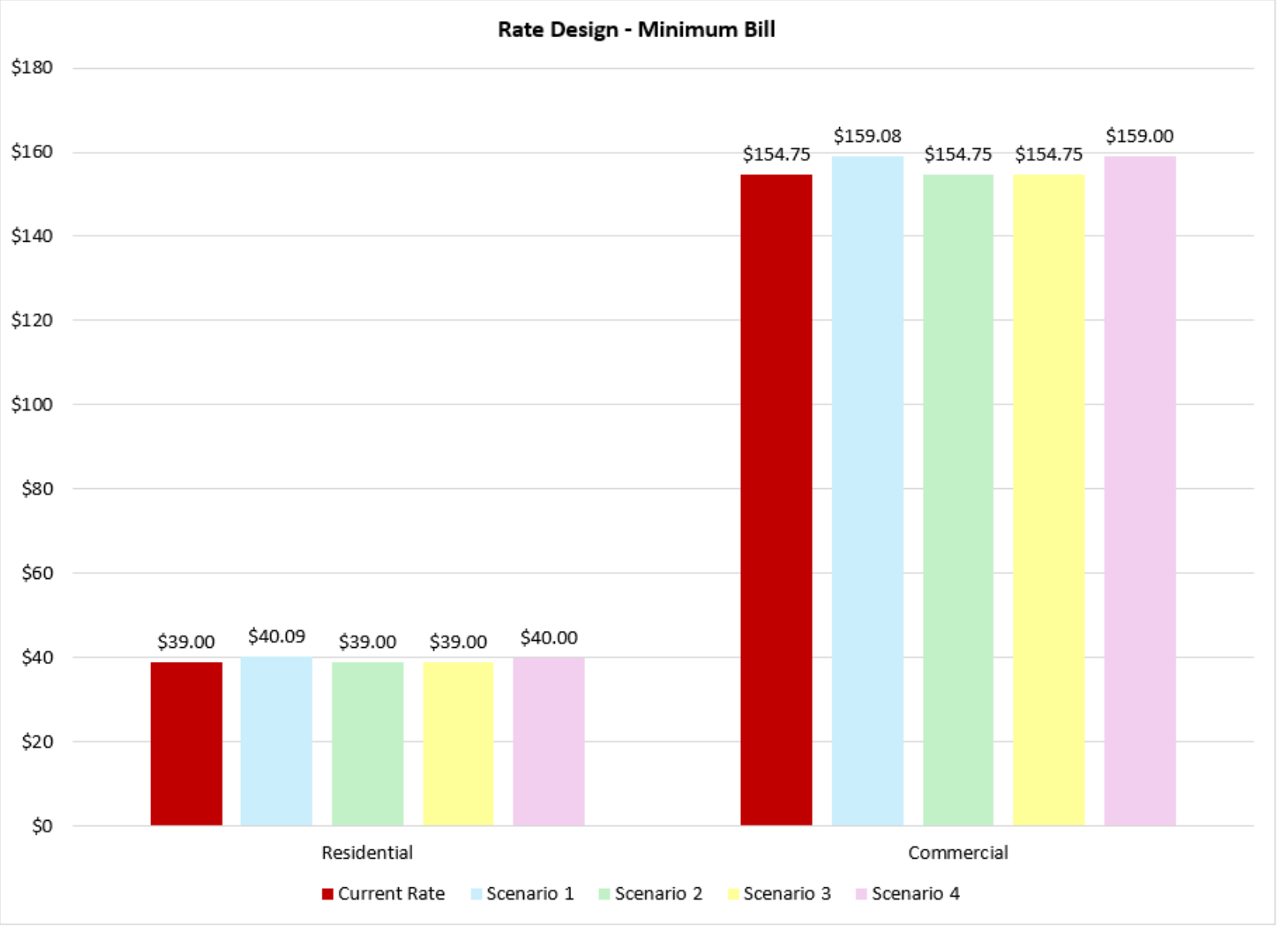
All customers are impacted by this rate change, but customers within the highest usage tiers would be most impacted



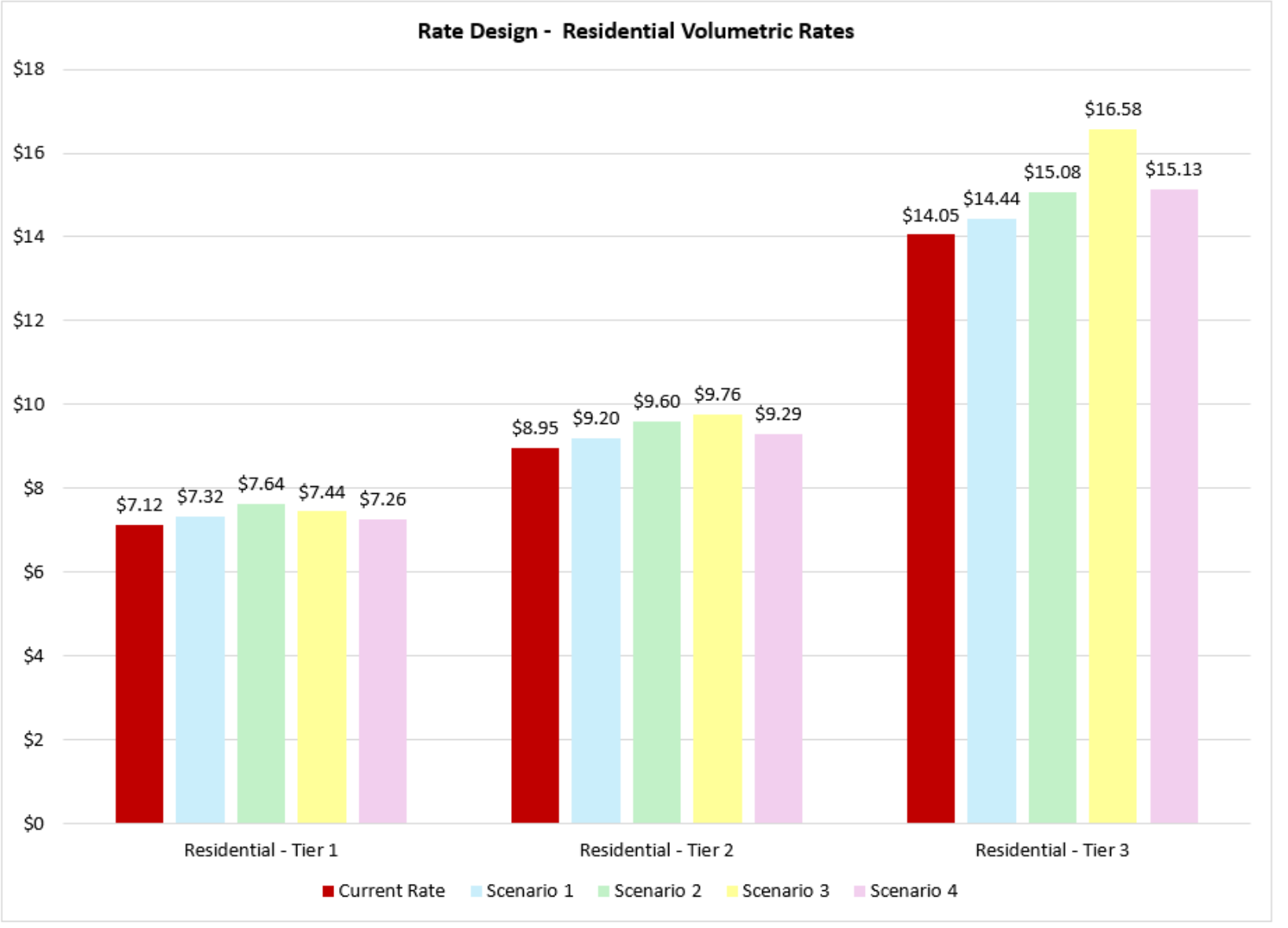
If Walton County chooses to increase rates by 1.2% each year ahead of inflation and rising costs, it would increase forecasted revenue, but margins are healthy enough that a one-time change would be sufficient



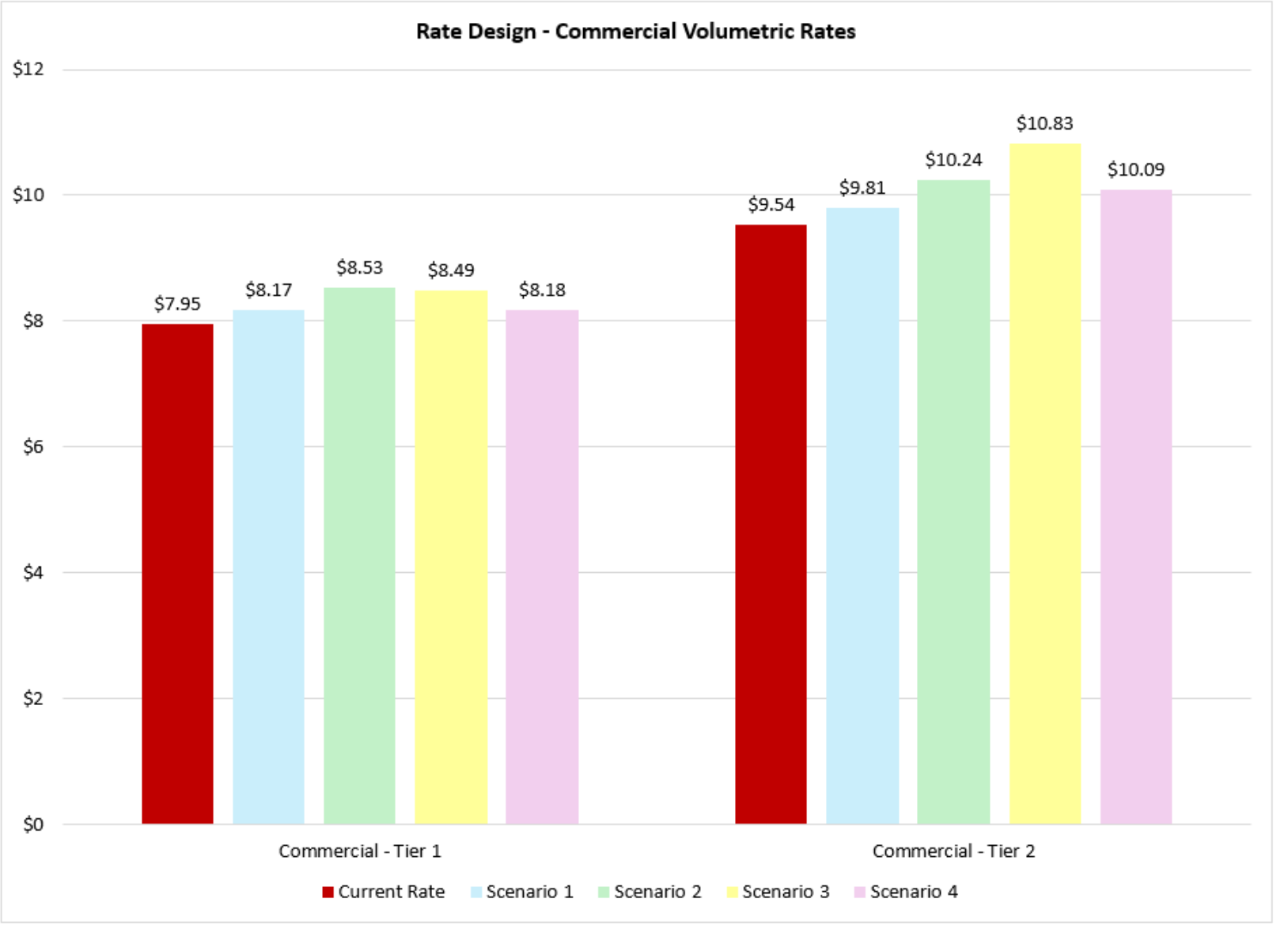
The minimum bill increases the most in Scenario 1



Scenarios 3 and 4 shift costs toward higher-volume users while minimizing impacts on lower-volume customers



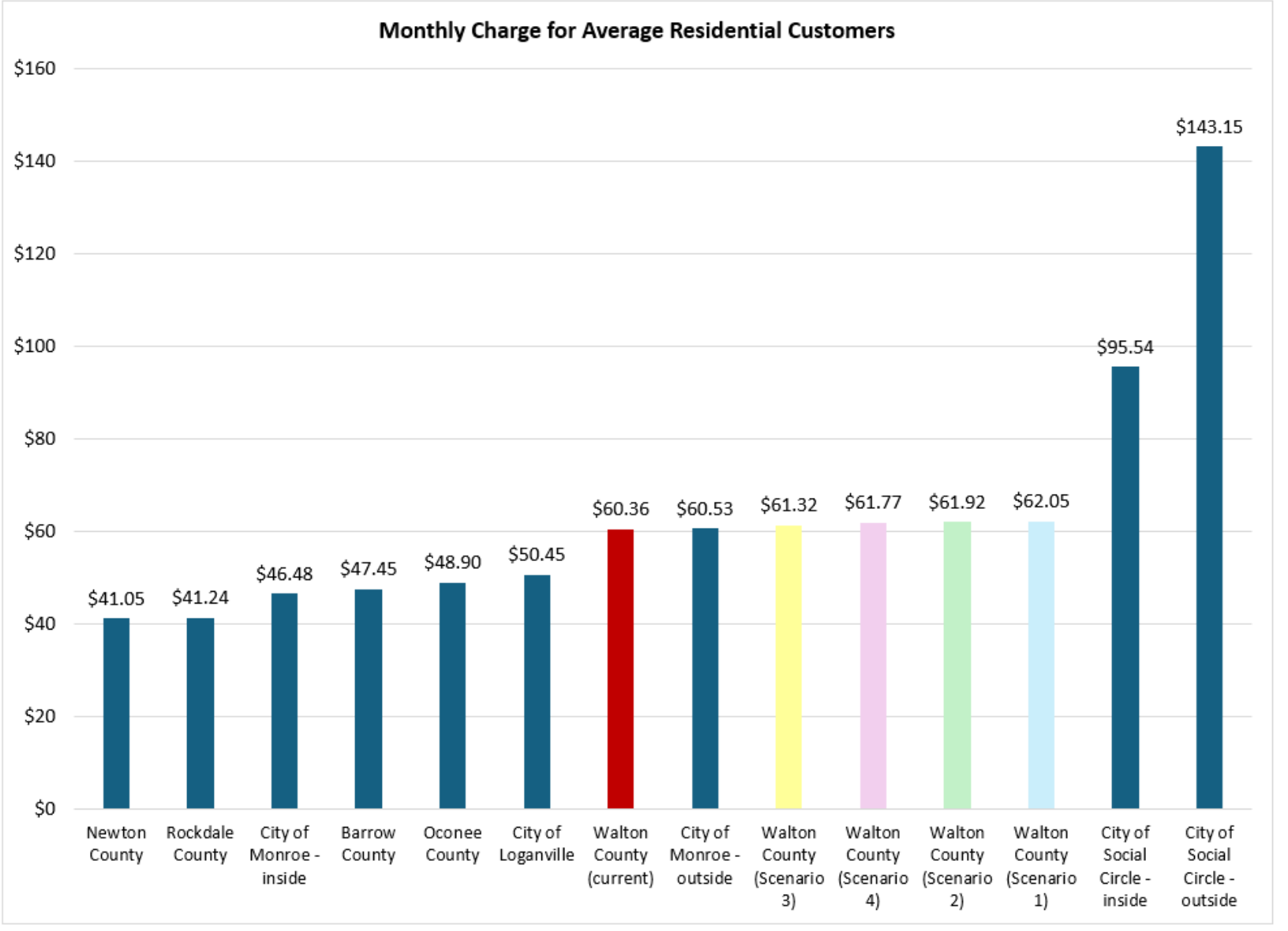
Commercial rate adjustments remain moderate in Tier 1, while larger increases are concentrated in Tier 2 across scenarios



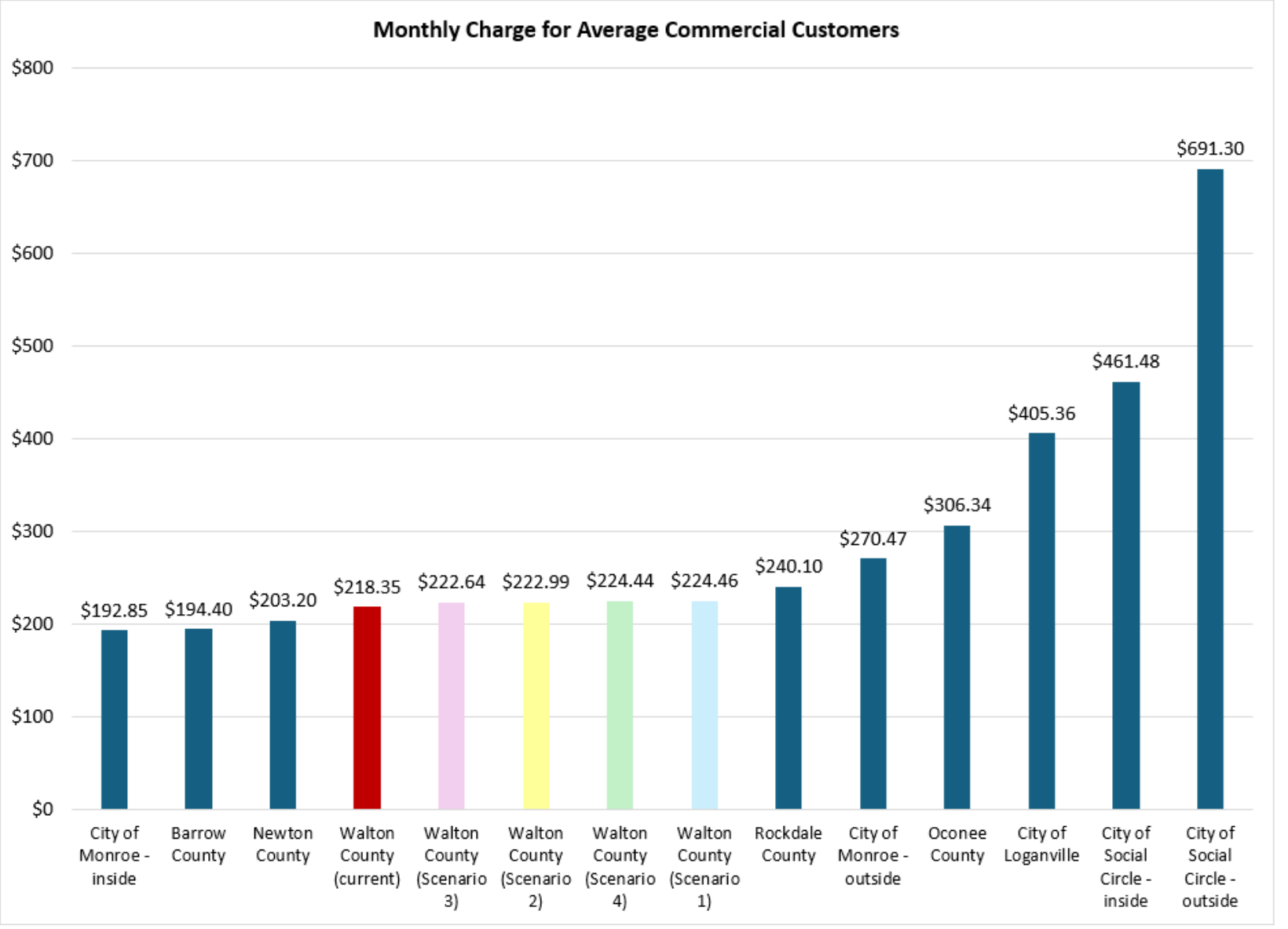
Today's discussion

- Revenue Requirements
- Cost Allocation
- Rate Design
- Benchmarking
- Billing System
- Next Steps

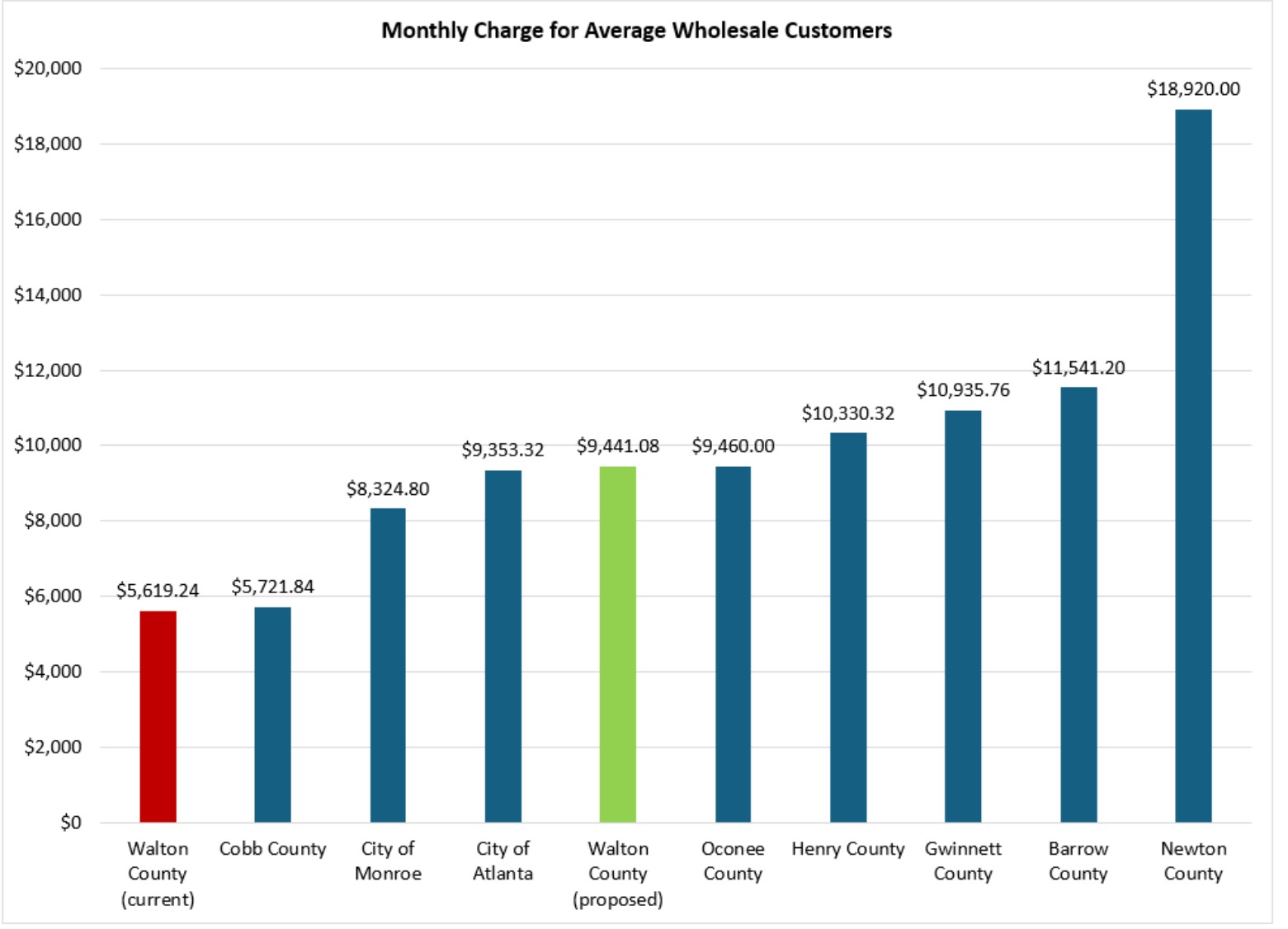
Walton County water residential costs are on the higher range of neighboring water systems



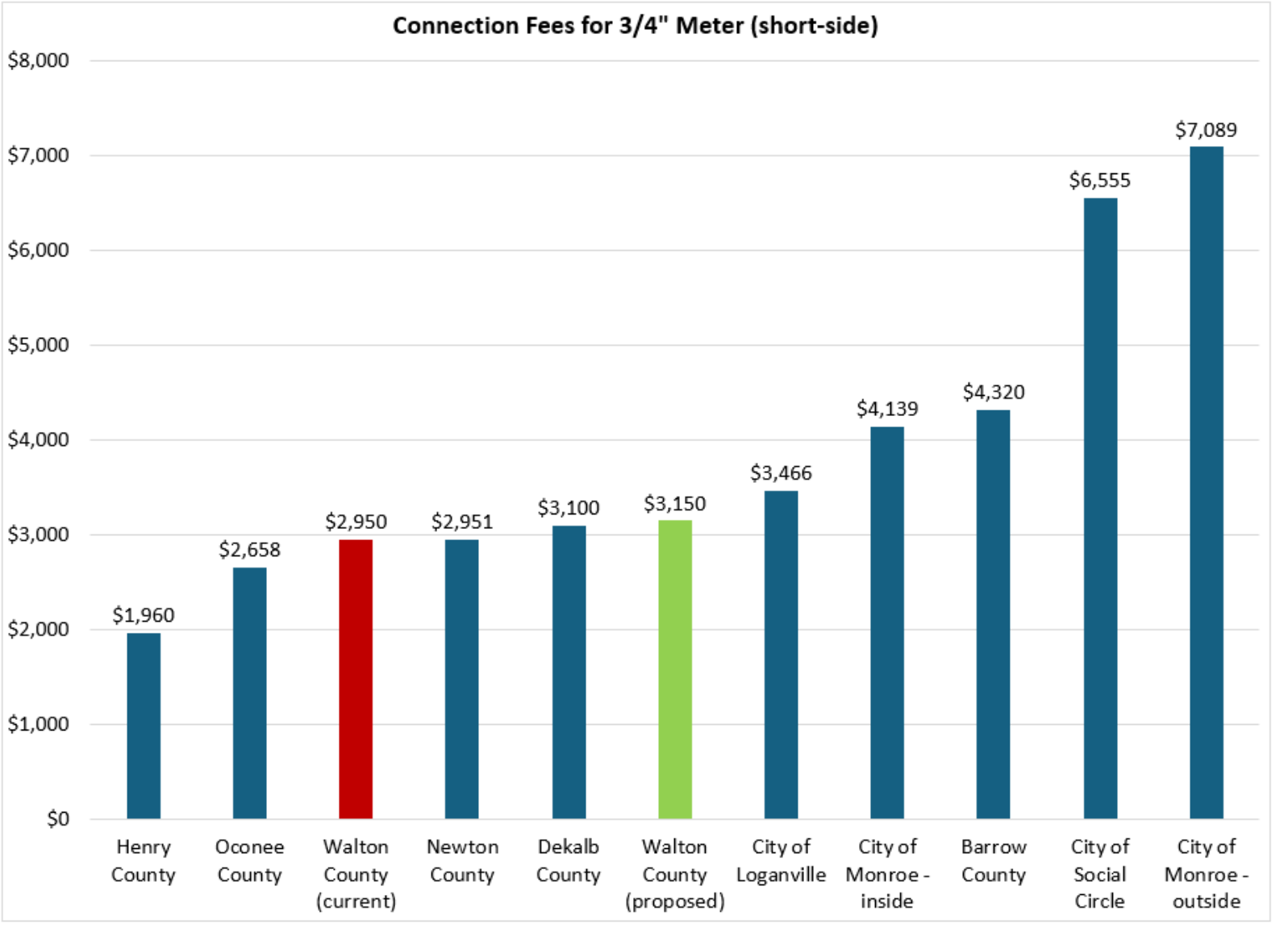
Compared with nearby water systems, Walton County's commercial water costs are in the middle range



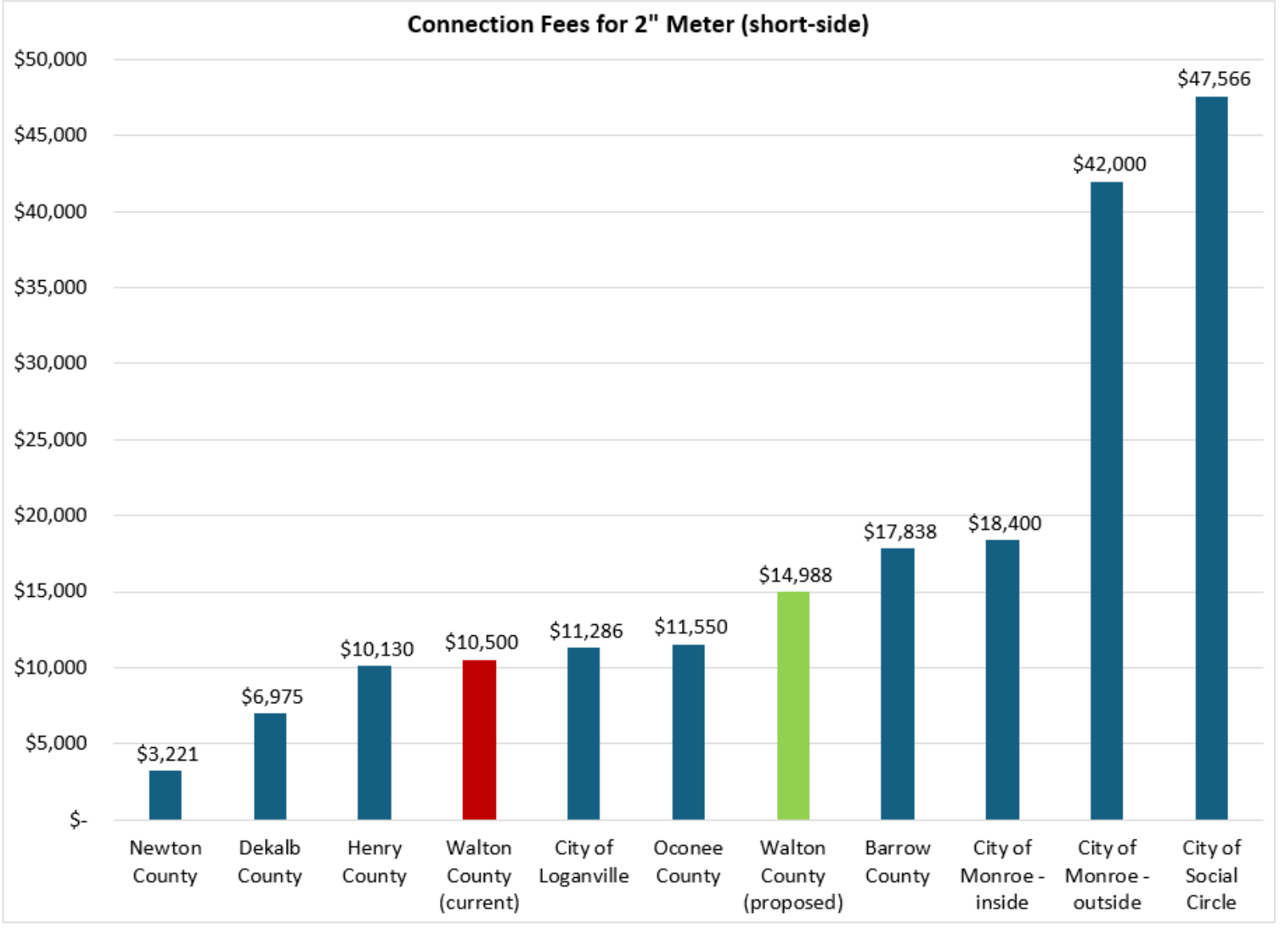
Walton County's wholesale water rates are currently the lowest in comparison with neighboring water systems, but the proposed rate increase would bring it into the middle range



Walton County's connection fees for residential meters are on the lower range compared to neighboring utilities



Walton County's connection fees for commercial meters are in the middle range of neighboring water systems

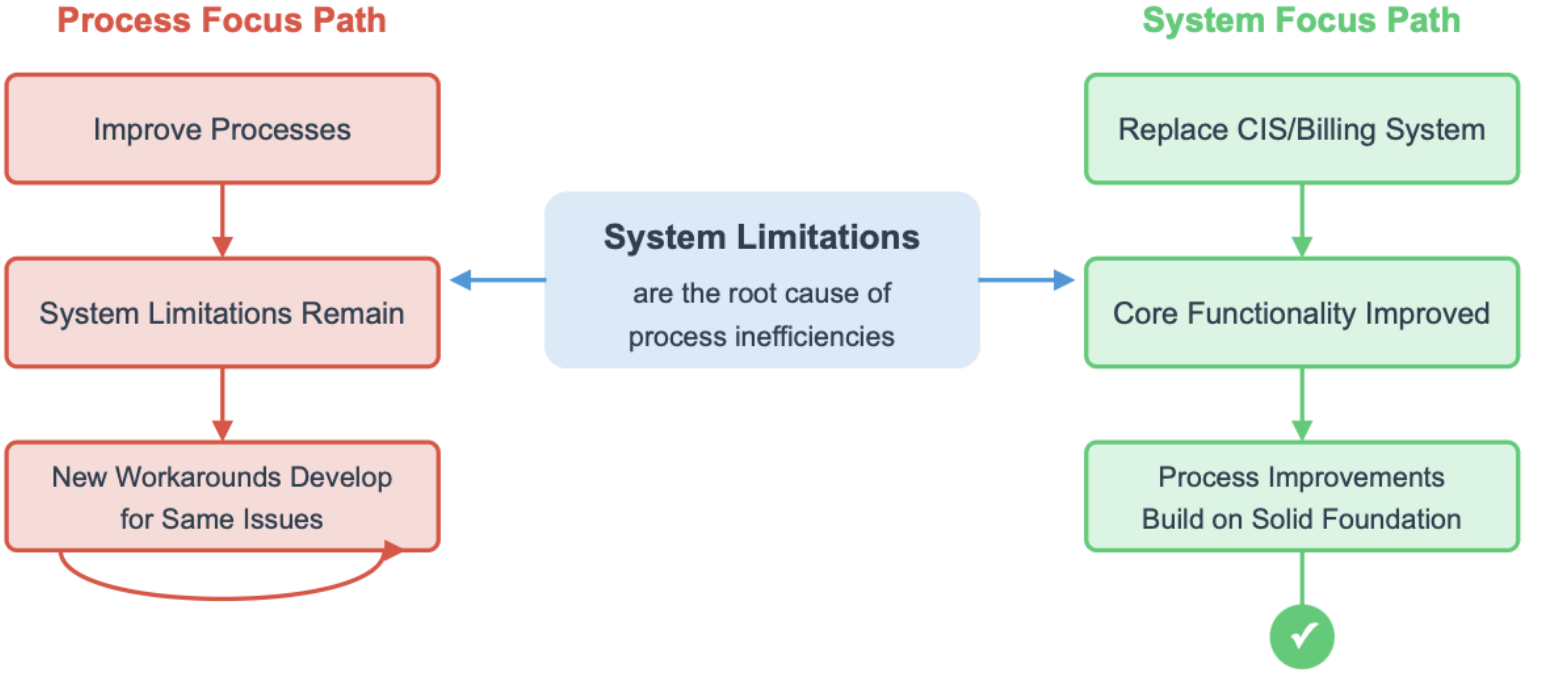


Today's discussion

- Revenue Requirements
- Cost Allocation
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Current billing software limitations create systemic challenges that process improvements alone cannot address

- Findings revealed that manual workarounds stem primarily from CIS functionality gaps rather than inefficient processes, making process review efforts premature
- Process reviews would yield minimal benefits while the underlying system constraints remain, creating a cycle of temporary fixes to the same fundamental problems
- Prioritizing system replacement offers a more direct path to automation, integration, and reliability improvements across all utility functions



CIS/Billing solution requirements stage defines system architecture specifications, integration protocols, and security standards necessary for seamless enterprise deployment

- The requirements stage establishes core functionality, integration capabilities, and security controls needed for an effective CIS/Billing solution while ensuring alignment with utility business processes
- Key evaluation components include customer management, billing accuracy, payment processing, reporting capabilities, and system security to support both operational efficiency and regulatory compliance
- Technical specifications must address data migration requirements, integration with existing utility systems (including AMI), and scalability to accommodate future growth and regulatory changes

Requirement Category	Critical Component	Evaluation Considerations
Core Functionality	Customer management, billing engine, payment processing, service orders	Business process alignment, configurability
Integration Capabilities	AMI, Financial systems, field operations, customer portal	API capabilities, data exchange standards
Security & Compliance	Data protection, access controls, audit trail	Control effectiveness, documentation
Performance & Scalability	Data Transaction volumes, response times, growth accommodations	Load testing parameters
Implementation & Support	Data migration, training, ongoing maintenance	Resource requirements, timeline factors

CIS/Billing RFP process structured evaluation approach ensuring transparent vendor assessment through balanced criteria and defined requirements

- The RFP process establishes a transparent, objective methodology for soliciting and evaluating CIS/Billing solutions while ensuring vendors clearly understand evaluation criteria and compliance requirements
- Key process components include comprehensive requirements documentation, clear evaluation scoring methods, demonstration scenarios, and reference validation to support informed decision-making
- The evaluation framework ensures balanced consideration of functional capabilities, technical architecture, security controls, and implementation approach rather than relying on single-factor assessments

RFP Phase	Key Activities	Evaluation Focus
Internal Evaluation	Requirements gathering, market research, evaluation team formation	Internal alignment on needs and priorities
RFP Development	Documentation of requirements, evaluation criteria, submission guidelines	Clarifying of needs, comprehensive scoring framework
Vendor Response	Q&A session, requirement clarifications, proposal submissions	Transparent communication, equal vendor opportunity
Initial Evaluation	Scoring of written responses, compliance verification, shortlisting	Objective assessment against documented criteria
Demonstration Phase	Demos, technical deep dive, security assessment	Verification of claimed capabilities, fit assessment
Final Selection	Reference checks, detailed security review, contract negotiations	Due diligence, risk mitigation, value confirmation

Functionality capabilities defined by departments to guide vendor review

- Requirements address customer types, record management, and service features based on current utility operations
- Standardized response format allows for direct comparison of vendor solutions

Table of Contents	
Functional Area	**Number of Requirements**
General and Technical	75
Billing	49
Customer Information System (CIS)	70
Customer Portal	40
Cashiering	29
Payment Processing	15
Prepay	86
Meter Data Management (MDM)	47
Automated Workflow Management	33
Work & Asset Management (WAM)	33
General Ledger and Financial Reporting	78
Chart of Accounts	25
Payroll	38
Purchasing	50
Accounts Receivable	30
Capital Asset Accounting	35
Budget Management	30

Sample requirements to consider within key capability categories

General & Technical

- User Interface & Experience
- Workflow & Approval Processes
- Reporting & Analytics

Billing

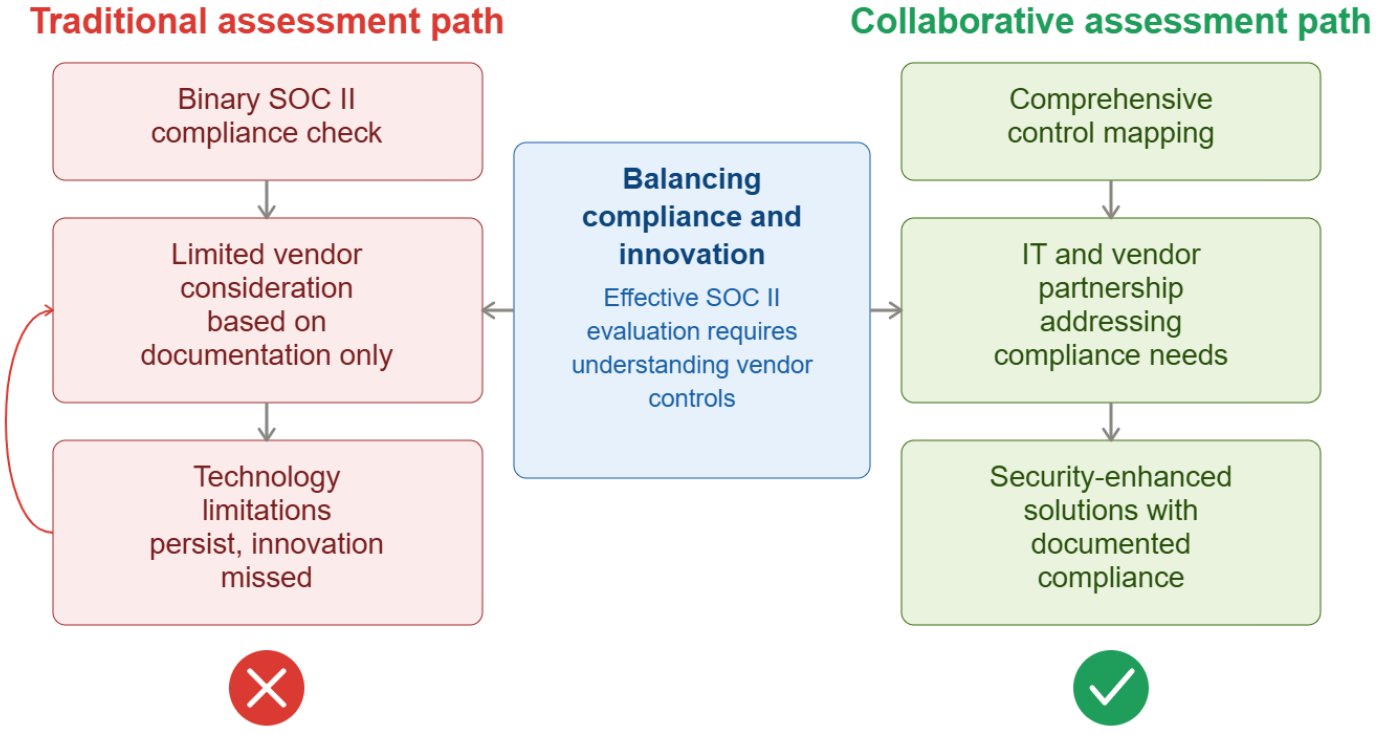
- Integration & Multi-Service Support
- Billing Types & Structures
- Consumption & Metering

Customer Portal

- Usage Analytics & Monitoring
- Billing & Payment Services
- Customer Service & Support

How utilities and IT teams navigate SOC II considerations when evaluating cloud-based solutions

- Many IT and utility organizations work diligently to balance security requirements with innovation, with SOC II compliance being one important factor among several evaluation criteria
- Conversations with successful implementation teams highlight collaborative approaches where IT security professionals and cloud vendors partner to map vendor controls to specific compliance requirements
- Developing a shared evaluation framework that respects compliance obligations while enabling technology advancement creates opportunities for improved functionality without compromising security standards



Effective SOC II evaluation approach includes specific control analysis while maintaining compliance requirements

- The evaluation approach has been refined based on workshop findings which identified the need to move beyond binary SOC II compliance checks toward comprehensive control assessment
- Key evaluation questions now align with proper compliance objectives, ensuring efficient mapping between vendor security controls and SOC II requirements
- The updated framework maintains all compliance requirements while enabling more effective technology assessment through detailed control analysis

Controls	Key Assessment Questions
Data Protection	• How does the solution protect sensitive information? • What encryption standards are permitted? • How are privileged access rights managed?
Access Controls	• What mechanisms ensure appropriate separation of duties? • How are privileged access rights managed and monitored?
Audit Trails	• How comprehensively are system activities logged? How long are logs retained and how are they protected from tampering?
Change Management	• What processes ensure changes are properly authorized, tested, and documented? • How is version control maintained?
Availability & Recovery	• What redundancies exist to prevent data loss? • What is your recovery time objective and recovery point objective?
Third Party Validation	• What independent assessments (SOC 1/2, ISO 27001) verify your control environment? • How frequently are they conducted?
Evidence Collection	• How can we extract necessary audit evidence? • What reports and documentation are available to support our compliance needs?

Billing vendors…



















































Today's discussion

- Revenue Requirements
- Cost Allocation
- Rate Design
- Benchmarking
- Billing System
- Next Steps

The next steps involve finalizing and implementing the new rate structures

- Development of final rate design
- Presentation to Walton County board
- Develop and issue an RFP for a modern utility management software
- Explore potential implementation of Advanced Metering Infrastructure (AMI)

NEWS SHARE ON

< https://www.bluefieldresearch.com/ns/national-water-and-sewer-bills-rise-5-1-outpacing-inflation-as-utilities-face-rising-cost-pressures/>

National Water and Sewer Bills Rise 5.1%, Outpacing Inflation as Utilities Face Rising Cost Pressures

9 Mar 2026 | Press Release

Cost of Water, Drinking Water, US & Canada, Wastewater

09 March 2026, Boston, Massachusetts: U.S. household water and sewer bills hit a five-year high in 2025, rising 5.1% and outpacing inflation, according to Bluefield Research, a leading provider of global water market data and insights. Bluefield's annual ***U.S. Municipal Water & Sewer Rate Index*** < ***https://www.bluefieldresearch.com/research/u-s-municipal-water-sewer-rate-index/***> benchmarks utilities in 50 cities nationwide and reveals a 24.2% cumulative five-year increase—highlighting mounting cost pressures on utilities and ratepayers alike.

Household water and sewer rates are rising at different trajectories—and for different reasons. Water rates rose 6.0%, compared with 4.8% in wastewater rates between 2024 and 2025. Along with higher operating costs and regulatory requirements, drinking water costs are partly driven by supply-related investments—including imported water, reuse initiatives, and source water protection—as well as ongoing efforts to address water loss within distribution systems. In contrast, wastewater rates reflect the scale and complexity of treatment infrastructure, while also facing higher energy and labor costs. Despite rising more slowly, sewer service charges have exceeded those for water by an average of US$19.23 per month over the past five years.

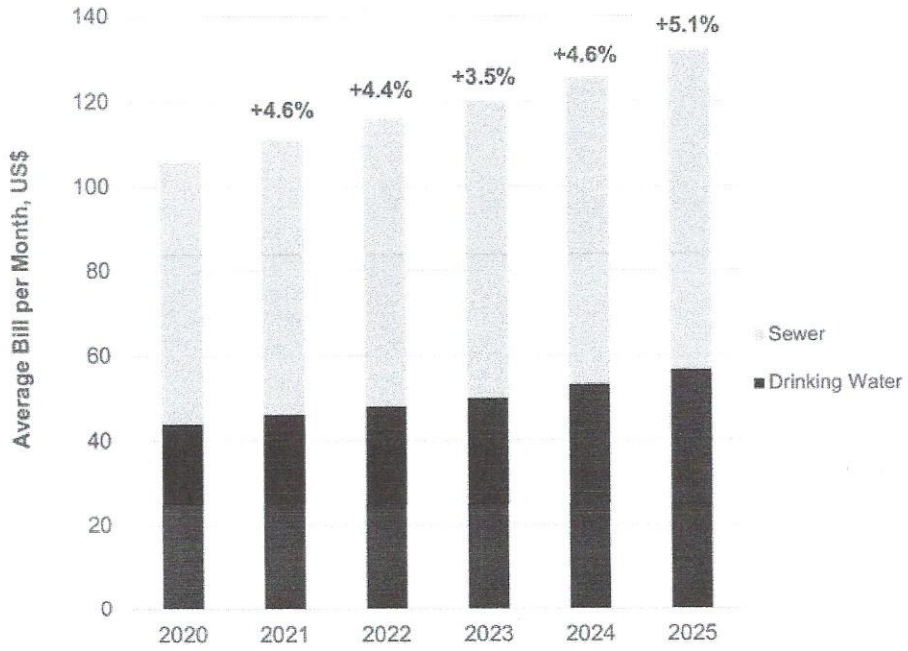
"2025 marks a five-year high for year-over-year increase in combined water and sewer bills," says Megan Bondar, an analyst at Bluefield Research. "Although rates are rising faster than consumer inflation, utilities are facing their own inflationary pressures, which are increasing the cost of maintaining and modernizing outdated infrastructure."

Contact Us < https://www.bluefieldresearch.com/contact-us/> Data Navigator < https://bluefieldnavigator.com/> Register | Login
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municipal utilities, like Houston, Texas, to directly link rate adjustments to inflation.

These trends reflect a longer-term pattern. Since 2000, the cost of water, sewer, and trash collection services has risen far faster than overall consumer prices. Between January 2000 and December 2025, prices for these services increased 207%, compared with 93% for overall inflation during the same period. Rising rates are translating into tangible household strain: covering a monthly water and sewer bill requires an average 11.5 hours of minimum-wage labor.

Exhibit: Household Water and Sewer Bills for 50 U.S. Cities, 2020–2025



Walton County o/o increase from 2022-2025 0%

≤

https://www.bluefieldresearch.com/wp-content/uploads/2026/03/image-1.png>

Source: Bluefield Research

Many utilities are responding proactively to affordability concerns. Cities including Seattle, Washington; San Antonio, Texas; and Philadelphia, Pennsylvania have implemented customer assistance programs (CAPs) offering bill discounts, lifeline rates for essential water use, and temporary financial support targeted by income, age, or veteran status. As a means of greater transparency, Fort Worth, Texas; Cleveland, Ohio; and Portland, Oregon, provide detailed public reporting that shows consumers how ratepayer revenues are allocated.

"Utilities that introduce rate adjustments gradually can help ease public concern and build greater consumer trust," Bondar adds. "It is worth noting that five of the 50 utilities analyzed reported flat or declining rates."

Rate pressures also vary widely across regions. Households in the Northeast (US$147) and West (US$143) face the highest combined monthly water and sewer bills on average. In parts of the West, utilities are increasingly investing in climate resilience measures such as flood protection infrastructure and seismic

requirements, there is no indication that the upward trajectory in rates will change anytime soon."

About Bluefield Research

Bluefield Research supports strategic decision-makers with actionable water market intelligence and data in the global municipal and industrial sectors. With expertise spanning infrastructure, policy, and technology, Bluefield helps companies understand where the market is going—and why.

Bluefield's comprehensive analysis of drinking water and sewer rates for residents in 50 of the largest U.S. cities, representing approximately 20% of the U.S. population, underscores the critical need for innovative strategies to balance financial sustainability, equity, and resilience, ensuring the continued delivery of essential water services in the face of unprecedented challenges. **Register here** ≤ **https://www.bluefieldresearch.com/register/>** to access this complimentary data insight.

Related Water Industry Insights

DATA INSIGHT + DATA

U.S. Municipal Water & Sewer Rate Index < https://www.bluefieldres-municipal-water-sewer-rate-index/>

9 Mar 2026

DATA INSIGHT + DATA

U.S. & Canada Municipal Utility Capital Improvement Plans, 2025–2034 < https://www.bluefieldres-canada-municipal-utility-capital-improvement-plans-2/>

26 Aug 2025

INSIGHT REPORT + DATA

Collaborative Delivery for Water and Wastewater Infrastructure: State Policies, Project Trends, and... < https://www.bluefield delivery-for-water-and-wastewater-infrastructure-state-policies-project-trends-and-market-potential/>

12 Nov 2025

->https://ww-mbhicipal-water-sh-ve-m- ->https://wwwsbluefield-m-ip-l-d-

MEMORANDUM OF AGREEMENT
Walton County GIS SERVICES

This Agreement made and entered into by and between the Northeast Georgia Regional Commission (hereinafter "NEGRC") and The Walton County Board of Commissioners (Water Department), Georgia (hereinafter "LOCAL GOVERNMENT").

Witnesseth:

The LOCAL GOVERNMENT agrees to engage the NEGRC and the NEGRC hereby agrees to provide GIS Services for the LOCAL GOVERNMENT as described below:

1. **Term**: The term of this Agreement shall commence upon execution and shall continue until October 31, 2027.

2. **Project Overview**: The NEGRC will provide GIS services to the LOCAL GOVERNMENT as specified in **ATTACHMENT A.**

3. **Scope of Work**:

   a. **LOCAL GOVERNMENT Responsibilities:**
      i. Promptly provide the NEGRC access to the data and information requested by the NEGRC that is needed for rendering of services herein. The LOCAL GOVERNMENT shall provide to the NEGRC all such information as is available to the LOCAL GOVERNMENT and the LOCAL GOVERNMENT's consultants and contractors, and the NEGRC shall be entitled to rely upon the accuracy and completeness thereof.
      ii. Designate a person (or persons) to act as the LOCAL GOVERNMENT's representative(s) with respect to the services to be rendered under this Agreement. Such person(s) shall have complete authority to transmit instructions, receive information, interpret and define the LOCAL GOVERNMENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to the NEGRC's services.
      iii. Respond to inquiries by NEGRC staff regarding the GIS SERVICES in a timely manner, not to exceed five (5) business days.
      iv. Execute applicable documents regarding the GIS SERVICES.
      v. Purchase and maintain the software licensing necessary to perform the Activities under this agreement, as identified in ATTACHMENT A.
      vi. Perform all Activities assigned to the LOCAL GOVERNMENT as outlined in the project implementation schedule, included as **ATTACHMENT A**.

   b. **NEGRC Responsibilities:**
      i. Designate a person (or persons) to act as the NEGRC's representative(s) with respect to the services to be rendered under this Agreement. Such person(s) shall serve as the primary contact to transmit instructions and receive information pertinent to this Agreement and, with oversight from the Director of Planning & Government Services, shall have the authority to interpret and define the NEGRC's policies and decisions with respect to materials, equipment, elements and systems pertinent to this Agreement.
      ii. Respond to inquiries by the LOCAL GOVERNMENT regarding the GIS SERVICES in a timely manner, not to exceed five (5) business days.
      iii. Assist the LOCAL GOVERNMENT with compliance with any and all federal and state procedural requirements related to the GIS SERVICES.
      iv. Notify the LOCAL GOVERNMENT when 80% and 100% of the allotted contract hours have been expended.
      v. Perform all Activities assigned to the NEGRC as outlined in the project implementation schedule, included as **ATTACHMENT A.** If it becomes evident that the Scope of Work cannot be completed reasonably within the hourly allotment of the GIS Service tier selected by the LOCAL GOVERNMENT, the NEGRC will notify the LOCAL GOVERNMENT in writing with a proposed solution.

4. **Compensation**: The LOCAL GOVERNMENT is selecting Tier 4 as noted in Attachment A of NEGRC's GIS Services and agrees to pay the NEGRC a fee of $18,650.00 for providing the services described herein. Work hours performed by the NEGRC in excess of the tier selected by the LOCAL GOVERNMENT will be billed per hour at an additional formulated rate of the next tier. The NEGRC will invoice the LOCAL GOVERNMENT for services rendered quarterly throughout the contract period A final invoice will be issued at project completion. Payment is expected within 30 days of each invoice.

5. **Changes in the work**: Changes to the work shall be authorized in writing by the Chief Elected Official, be accepted by the NEGRC, and describe, as applicable, the revised scope of work, specifications, schedule, deliverables, and compensation. The provisions of this Agreement shall apply to all such revisions.

6. **Ownership of Work Product**: Unless stated otherwise in work orders or writings, after payment in full of the NEGRC's compensation, the LOCAL GOVERNMENT shall be assumed to own all work products developed herein. The NEGRC retains the right to include work product as part its portfolio.

7. **Termination**: This Agreement may be terminated by either party at any time by written notice at least thirty (30) days in advance of the desired termination date. Upon termination, the LOCAL GOVERNMENT shall pay the NEGRC for all reasonable time and expenses incurred to date whereupon the NEGRC shall furnish to the LOCAL GOVERNMENT all work products completed to date.

8. **Severability and Reformation**: Any provision or part thereof of this Agreement held to be void or unenforceable under any law shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the parties. The parties agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.

9. **Agreement**: This Agreement, including any applicable Attachment(s), constitutes the entire Agreement between the parties and supersedes all prior written and oral understandings between them. This Agreement may not be amended in any respect other than by written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the date written.

Acting for and on behalf of:
Northeast Georgia Regional Commission
305 Research Drive
Athens, Georgia 30605-2795

_____
Eva Kennedy, Executive Director
Northeast Georgia Regional Commission

Date: _____

_____
Shane Short, Chairperson
Northeast Georgia Regional Commission

Date: _____

Acting for and on behalf of:
Walton County Board of Commissioners
111 S. Broad Street
Monroe, GA 30655

_____
David G. Thompson, Chairman
Walton County Board of Commissioners

Date: _____

ATTACHMENT A

INTENDED PROJECT SCHEDULE
Walton County GIS SERVICES

The following tier framework is provided as a general guide for the LOCAL GOVERNMENT to use as a decision-making tool while assessing their GIS needs. Work hours performed by the NEGRC in excess of the tier selected by the LOCAL GOVERNMENT will be billed per hour at an additional formulated rate of the next highest tier.

NEGRC GIS Service Tiers			
Tiers	Hours From	Hours To	Total For Max Tier Hours
Tier 1	0	50	$5,000
Tier 2	50	100	$9,750
Tier 3	100	150	$14,250
Tier 4	150	200	$18,650

Note: GIS Service Tier Hours expire at the end of the agreement term.

Contract Scope of Work

The following items will be completed during the agreement term.

One-Time Tasks

The following specific projects will be completed during the agreement term.

Activity	Description & Deliverable
Setup, training, support	Take existing GIS Data and set up in a usable format. Train staff on use and how to
	Update. Advise on equipment, license, etc. Support staff in keeping GIS Data up to date.

Data Maintenance and General Tasks

The NEGRC will be available to complete the following tasks either periodically or at the request of the LOCAL GOVERNMENT.

Activity	Description & Deliverable
Assist in updating data	Updated Data

Complementary Services

The NEGRC receives funds from the Georgia Department of Community Affairs (DCA) to complete the following GIS tasks at no expense to the LOCAL GOVERNMENT.

Activity	**Description & Deliverable**
US Census Boundary Annexation Survey (BAS)	Submit annual BAS Survey and create GIS deliverables whenever the LOCAL GOVERNMENT experiences a boundary change
Annexation Report to DCA	Create GIS deliverables that the LOCAL GOVERNMENT needs to submit a annexation report to DCA

Printing Costs

The NEGRC includes one (1) complimentary printed map product per annual contract. Additional printing needs of the LOCAL GOVERNMENT will be billed (in addition to shipping costs) at the rates listed below. Shipping costs vary by size and weight.

Item	**Unit Cost**
24”x36” Map	$12.00
36”x48” Map	$25.00

Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International:

Q-932296-46318AS

Issued: 10/23/2026

Quote Expiration: 11/30/2026

Estimated Contract Start Date: 12/01/2026

Account Number: 495997

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
1132 Usher St NW Ste 313 1132 Usher St NW Ste 313 Covington, GA 30014-2411 USA	Alcovy Judicial Circuit (GA) Newton County District Attorney 1132 Usher St NW Ste 313 Covington GA 30014-2411 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Axel Seppala Phone: 781 974 0642 Email: aseppala@axon.com Fax:	Kelly Whire Phone: (770) 784-2070 Email: kwhire@pacga.org Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	$664,513.69
ESTIMATED TOTAL W/ TAX	$664,513.69

Discount Summary

Average Savings Per Year	$215,420.50
TOTAL SAVINGS	$1,077,102.51

Payment Summary

Date	Subtotal	Tax	Total
Dec 2026	$0.00	$0.00	$0.00
Dec 2027	$166,128.43	$0.00	$166,128.43
Dec 2028	$166,128.42	$0.00	$166,128.42
Dec 2029	$166,128.42	$0.00	$166,128.42
Dec 2030	$166,128.42	$0.00	$166,128.42
Total	**$664,513.69**	**$0.00**	**$664,513.69**

Quote Unbundled Price:	**$1,741,756.60**
Quote List Price:	**$755,399.80**
Quote Subtotal:	**$664,513.69**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	Transfer Balance - Software and Services	1	1		$1.00	($90,885.11)	($90,885.11)	$0.00	($90,885.11)
S00031	Justice Premier Plus Plan	78	60	$372.17	$161.41	$161.41	$755,398.80	$0.00	$755,398.80
Total							**$664,513.69**	**$0.00**	**$664,513.69**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Justice Premier Plus Plan	100165	Axon Evidence - Storage - Third Party Unlimited	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	101866	Axon Brief One for Justice	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	101905	Policy Chat	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	101966	Axon Unlimited Smart Detection and Attribute Search	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	102525	Mobile Device Extraction Viewer	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	102610	Axon Community Link	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	11642	Axon Investigate - Third Party Video Support	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	73478	Axon Evidence - Redaction Assistant User License	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	73686	Axon Evidence - Storage - Axon Device Unlimited	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	73838	Axon Evidence - License - Pro for Prosecutor	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	85762	Axon Auto-Transcribe - Justice Access	78	12/01/2026	11/30/2031
Justice Premier Plus Plan	85767	Axon Evidence - Discovery Module Access	78	12/01/2026	11/30/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	1132 Usher St NW Ste 313	Covington	GA	30014-2411	USA

Payment Details

Dec 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	S00031	Justice Premier Plus Plan	78	$90,885.11	$0.00	$90,885.11
Transfer Value	100553	Transfer Balance - Software and Services	1	($90,885.11)	$0.00	($90,885.11)
Total				**$0.00**	**$0.00**	**$0.00**

Dec 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	S00031	Justice Premier Plus Plan	78	$166,128.43	$0.00	$166,128.43
Total				**$166,128.43**	**$0.00**	**$166,128.43**

Dec 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	S00031	Justice Premier Plus Plan	78	$166,128.42	$0.00	$166,128.42
Total				**$166,128.42**	**$0.00**	**$166,128.42**

Dec 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	S00031	Justice Premier Plus Plan	78	$166,128.42	$0.00	$166,128.42
Total				**$166,128.42**	**$0.00**	**$166,128.42**

Dec 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	S00031	Justice Premier Plus Plan	78	$166,128.42	$0.00	$166,128.42
Total				**$166,128.42**	**$0.00**	**$166,128.42**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s): Q-679376

Agency is terminating those contracts effective 12/1/2026. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of -$90,885.11

One-Time Premier Plus Opt-Out Right. Customer may, one time only, elect to convert all 78 licenses of the Justice Premier Plus Plan (S00031) to the Justice Premier Plan ("Premier") effective December 1, 2027 (the "Opt-Out Effective Date"), by written notice to Axon no later than September 1, 2027. It is not a breach or termination, and no early termination fee or cancellation charge will apply to the remaining Premier Plus commitment. If Customer exercises this right, Customer will have uninterrupted access to the Justice Premier Plan through November 30, 2031. Premier Plus-only products and features will cease on the Opt-Out Effective Date. Annual Payment 2 (December 2027) and each subsequent Annual Payment (December 2028, 2029, and 2030) will be $121,180.14, plus applicable tax, in place of the amounts shown in the Payment Details, and Axon will issue an amended Quote reflecting the Premier bundle. If Customer does not timely exercise this right, it lapses and Premier Plus and the Payment Details above continue unchanged. This right is conditioned on Customer not being in material breach, and having no undisputed invoice more than 30 days past due, when the notice is given. All other terms of this Quote and the Agreement remain in effect.

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

10/23/2026



Telephone:
770-784-2070
Fax 770-784-2069
Covington, Georgia 30014
NEWTON COUNTY

Bailey Simkoff Wilkinson
Chief Assistant DA

AMBER DALLY
DISTRICT ATTORNEY
ALCOVY JUDICIAL CIRCUIT

Telephone:
770-267-1355
Fax 770-267-1364
Monroe, Georgia 30655
WALTON COUNTY

W. Cliff Howard
Chief Assistant DA

October 23, 2026

To: Walton County Manager – John Ward
From: Amber Dally – District Attorney
Re: Axon Premier Plus Contract

Mr. Ward,

Currently the Alcovy Judicial Circuit District Attorney's Office has a contract with Axon Justice allowing us the use of their evidence.com database referred to as Axon Premier which has been tremendously helpful in digesting, storing, editing and distributing evidence. The system, as it exists, saves countless hours of work for attorneys, trial assistants and investigators. Axon allowed us to have a free trial of their newly created Axon Premier Plus version this summer. The Axon Premier Plus version of their database allows for even more efficiency. Axon Plus allows for increased translation services for evidence existing in languages other than English, it allows for more user-friendly interfaces for searching through large evidence files and it utilizes AI summaries for large pieces of evidence. For example, it summarizes body worn camera videos and interviews that may be hours upon hours long and highlights key points throughout the video that may be relevant. These three tools alone will contribute to saving hours of work time for attorneys, investigators and trial assistants.

Additionally, while I have not had the chance to beta test this tool myself, Axon Plus will also come with a cell phone extraction viewer. Currently, cell phone extractions are very helpful pieces of evidence but are cumbersome to open and review because they are often larger than a regular computer. Some phones are larger than a terabyte of data these days and I've had phone extractions that when opened in pdf format are over 200,000 pages. Therefore, cell phone extractions must be viewed in special software on a high processing gaming computer. The extraction viewer Axon is developing would allow us to view these extractions in a web-based browser. The ability to view this kind of evidence, without an expensive gaming computer, on any web browser on each person's laptop would be incredibly efficient. However, in the interest of transparency, I am concerned that this feature of Axon Plus will not be ready to be released or fully effective in December 2026 as Axon promises. Therefore, I had concerns signing up for a contract for 5 years without further assurances.

In light of my concerns, Axon has offered a free year trial period with an opt-out provision in the contract. Thus, starting December 1, 2026, our office would get 1 year of Axon Premier Plus without having to pay for the increase that specific year. If the product does not deliver as Axon promises and/or we are unhappy with it for any reason (i.e. the cell phone viewer never fully comes to fruition or is ineffective), we can opt out of the Plus contract and our contract would revert back to its current state without the County having to pay any additional monies. We would have to inform Axon in writing by September 1, 2027, that we are opting out.

The current contract for Axon is $121,180.14 a year (through 2029) divided between both Newton and Walton Counties ($60,590.07 per county). The increase would bring the contract, beginning December 2027, to a total of $166,128.42 a year through 2030 ($83,064.21 per county). This is an increase to each county annually of $22,474.14 if we choose to continue with the contract. While this is an increase to the budget, it is a product that could greatly improve the work efficiency of some of my most expensive employees and, ultimately, reduce future potential personnel costs.

If we do not sign up for Axon Premier Plus at this time, please be aware that the cost beginning January 1, 2027, will double. Thus, in a year's time, the requests would be an increase of over $44,000 a year rather than $22,474.14. Therefore, this contract with the one-year trial period and opt-out provision appears to be a very reasonable offer from Axon.

Again, in transparency, I have not received the official/revised contract from Axon after our most recent meeting. I have included the rough draft version and the opt-out language contemplated as included in the contract from my email correspondence. Upon receiving the revised contract I will promptly forward it.

I am requesting to add my request for the Commission to sign the new contract with Axon contemplated in this memo to the November 10th BOC meeting agenda. Please let me know if you have any questions or concerns.

Thank you,

Amber Dally
District Attorney
Alcovy Judicial Circuit

October 6, 2026

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, October 6, 2026 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Amarie Warren, Pete Myers, Timmy Shelnutt, Lee Bradford, and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Kristi Parr, Sheriff Keith Brooks and Kim McCord, 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. Commissioner Jeremy Adams was not present.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:06 p.m. and led the Pledge of Allegiance. Commissioner Shelnutt gave the invocation.

ADOPTION OF AGENDA

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Warren, to adopt the agenda. The motion passed 6-0 with all district commissioners voting in favor.*

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board.

PLANNING & DEVELOPMENT

Planning & Development Director Kristi Parr presented the Planning Commission recommendations.

LU26-0188 & Z26-0187 - Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision - Applicant/Owner: Mark Sanchez - property located on Locklin Road - Map/Parcel C1780012Z00 - District 4 (Tabled 9/1/26)

Planning Commission recommended denial.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant Mark Sanchez spoke in favor. Mr. Sanchez presented a site plan for the proposed 5-lot subdivision which included two letters of support from nearby residents. Mr. Sanchez stated that he believed it was denied by the Planning Commission due to no decel lanes being shown on the original site plan. He stated that the subdivision would have a decel lane and county water. Kecia Fischer spoke in opposition stating she lives adjacent to the proposed development but was not approached concerning the development. In rebuttal, Mr. Sanchez stated that he did not have enough time to speak with everyone. Attorney Ferguson closed the public hearing on the matter.

Motion: *Commissioner Bradford made a motion to accept the Planning Commission recommendation to deny. Commissioner Dixon seconded the motion. Commissioners Warren, Myers, Bradford and Dixon voted in favor with Commissioner Shelnutt opposing the motion. The motion carried 4-1.*

At 6:26 p.m., Chairman Thompson took a break from Planning & Development issues and recognized the arrival of Sheriff Keith Brooks. At this time, Sheriff Brooks and County Manager John Ward presented a retirement plaque to Charlie Dalton for 32 years of service. Michael Stamey (who was not in attendance), was also recognized for his service at the Walton County Sheriff's Office.

At 6:29 p.m., the regular meeting resumed.

Z26-0222 - Rezone 6.15 acres from A1 to A to grow and sell fruits and vegetables - Applicant: Ravishankar Doejode/Owners: Ravishankar, Rahul and Shreyas Doejode and Sunitha Rao - property located at 440 Mt Vernon Road - Map/Parcel C1790096 - District 4

Planning Commission recommended approval as submitted.

County Attorney Chip Ferguson opened the public hearing on the matter. Applicant owners Ravishankar and Shreyas Doeiode spoke in favor of the rezone. There was no opposition present. Attorney Ferguson closed the public hearing.

Motion: *Commissioner Shelnutt made a motion to approve per the Planning Commission recommendation. Commissioner Myers seconded the motion; all district commissioners voted in favor. The motion carried.*

ADMINISTRATIVE CONSENT AGENDA

1. Approval of September 1, 2026 Meeting Minutes
2. Contracts & Budgeted Purchases of $25,000 or Greater
3. Declaration of Surplus
4. Acceptance of Grant - Juvenile Court - Criminal Justice Coordingating Council for Children in Need of Services - Truancy Intervention Program and Consulting Contract with Break the Cycle Consulting
5. 2027 Holiday Schedule
6. Hazard Mitigation Plan Update
7. Appointment - 2026 Legislative Leadership Conference Voting Delegate - Lee Bradford (for the record)
8. Acceptance of Donated Equipment from Takeda for Fire Rescue
9. Acceptance of Donated Equipment from Deputies Beyond the Badge - 2027 Ford Expedition to Walton Co. Fire Rescue
10. Contribution Agreement - Amendment #1 - Georgia Association of Conservation Districts (for the record)

Motion: *Commissioner Bradford made a motion, seconded by Commissioner Myers, to approve the Administrative Consent Agenda. All district commissioners voted in favor. Commissioner*

Bradford thanked Takeda and Deputies Beyond the Badge for their donations.

FINANCE

Resolution - Amendment to Walton County Fiscal Policy

Motion: *Chairman Thomson made a motion to adopt the amendment to the Walton County Fiscal Policy. Commissioner Warren seconded the motion. All voted in favor.*

Resolution - FY27 Budget Amendment and Summary

Motion: *Commissioner Warren made a motion, seconded by Commissioner Dixon to adopt the FY27 Budget Amendment and Summary. All district commissioners voted in favor.*

FY27 Capital Funding Request - Vehicles/Equipment/Site Improvements

Motion*: Commissioner Warren made a motion to approve the FY27 Capital Funding Requests in the amount of $2,990,063.00. Commissioner Myers seconded the motion and all district commissioners voted in favor.*

SHERIFF

LeadsOnline, LLC - Total Track Investigation System

Motion: *Commissioner Bradford made a motion seconded by Commissioners Myers to approve the software application. All district commissioners voted in favor.*

BIDS/PROPOSALS

Precision Planning, Inc. - Alternate Solution for Space Needs

Motion: *Commissioner Shelnutt made a motion, seconded by Commissioner Warren to approve the amendment to the space needs contract with Precision Planning, Inc., not to exceed $8,000. All district commissioners voted in favor.*

ADJOURNMENT

Motion: *Commissioner Dixon made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 6:55 p.m.*

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

_____
DAVID THOMPSON, CHAIRMAN

_____
RHONDA HAWK, COUNTY CLERK

Walton County Board of Commissioners
Purchases $25,000.00
Meeting November 10, 2026

Department		Fund	Description	Payee	Amount
Budget Year FY27					
		100	Premium for November 2026-For the Record	One America	**$48,841.30**
		Various	Replenish Funds In Workers Comp-For the Record	Walton Co BOC Workers Comp Trust Fund	**$40,684.00**
		Various	PTSD Insurance-For the Record	ACCG-IRMA PTSD Insurance	**$36,806.00**
Finance					
	1510	**100**	Audit Services for FY26-For Year End June 30,2026-For the Record	Mauldin & Jenkins, LLC	**$56,600.00**
Law					
	1530	**100**	General Legal Fees-September 26-For the Record	Atkinson/Ferguson	**$26,419.81**
Data Processing					
	1535	**100**	Community Development Annual Renewal12/1/26-11/30/27	CivicPlus LLC	**$43,575.00**
	1535	**100**	County Website Renew DocAccess Renewal 12/19/26-12/18/27	CivicPlus LLC	**$45,874.88**
	1535	**100**	Data Storage	Shi International	**$126,125.44**
	1535	**100**	Microsoft M365	Shi International	**$92,795.20**
Tax Assessors					
	1552	**100**	2026 Ford Maverick	Loganville Ford	**$28,990.00**
Public Facilities					
	1565	**100**	2 Vehicles: 2027 Ford F250 and 2027 Ford E350	Loganville Ford	**$131,000.00**
Jail					
	3325	**100**	Inmate Meals Weeks Ending: 9/11/26, 9/18/26, 9/25/26 and 10/2/26-For the Record	Summit Food Service, LLC	**$97,041.83**
	3325	**100**	Inmate Medical-September 2026	MedTrust, LLC	**$434,370.87**
	3325	**100**	November 2026 Complex Maintenance	TKC Management Services	**$84,934.00**

Department		Fund	Description	Payee	Amount
EMS					
	3610	**531**	Equipment-2nd payment on Cardiac Monitors-For the Record	Zoll Medical Corporation	**$86,838.24**
	3610	**531**	2026 Ford Bronco	Loganville Ford	**$43,380.00**
Animal Control					
	3910	**100**	Adoption/Rescue Trailer	Jackson Creek MFG., Inc	**$65,430.00**
Recycling					
	4550	**540**	Bobcat skid steer loader & bucket grapple	Bobcat of Athens	**$68,300.00**
Parks & Rec					
	6220	**100**	Mini Track loader with bucket, auger, forks and trencher	Berry Companies, Inc	**$41,892.28**
	6220	**100**	2027 F-150 4x4x Supercrew XL	Loganville Ford	**$46,980.00**
	6220	**100**	Criswell Park Paving	E. R. Snell Contractor, Inc.	**$160,000.00**
Splost 2019					
	6220.19	**323**	Retainage Release-The Grove Park-For the Record	Reeves Young, LLC	**$92,389.11**
	6220.19	**323**	Meridian Pickleball Court Fencing & Contingency	Dans Fence Co.	**$56,980.00**
Library Admin					
	6510	**100**	Allocation for the O'Kelly Memorial Library-General Fund-For the Record	Azalea Regional Library System	**$339,673.80**
	6510.75	**355**	Allocation for the O'Kelly Memorial Library-Impact Fees-For the Record	Azalea Regional Library System	**$422,145.72**
County Extension Service					
	7132	**100**	2026 Ford Maverick	Loganville Ford	**$28,990.00**
Water Operations Distribution					
	4446	**507**	Water Testing-For the Record	Cornish Creek Water Fund	**$261,614.00**
	4446	**507**	Water Use from Rosebud Rd-For the Record	Gwinnett Co Dept of Water Resources	**$68,194.17**

Department		Fund	Description	Payee	Amount
	4446	**507**	Water Use from Ozora Rd-For the Record	Gwinnett Co Dept of Water Resources	**$126,588.94**
HLC Water Treatment Facility					
		504	Professional Engineer September 26-For the Record	Archer Western Construction	**$5,313,193.98**
		504	Water Transmission Main Phase 1 Augus 5th to September 23rd-For the Record	Mid-South Builders, Inc	**$851,426.67**
		504	Water Transmission Mail Phase 2-September 2026 - For the Record	Legacy Water Group, LLC	**$161,863.67**
	257	**504**	HLC Management- Water Treatment- For the Record	Precision Planning INC	**$46,762.74**
Hard Labor Creek					
	4405	**508**	Daily Monitoring of Traps & Removal of Animals September 2026, Bi-Annual Relocation/Reinstallation of Traps for Mowing Activities-For the Record	Alan D Barton	**$2,750.00**
	4405	**508**	Clearing & Mowing Vegetation at HLC Reservoir & Damn-For the Record	GroundsMen LLC	**$8,898.75**
		508	September 2026 Apalachee River Intake Professional Services-For the Record	Reeves Young, LLC	**$698,820.00**
		508	Apalachee River Intake-For the Record	Precision Planning, Inc	**$8,273.89**
	4405	**508**	HLC O & M-For the Record	Precision Planning, Inc	**$1,511.88**
					$10,296,956.17

Walton County Department Agenda Request

Department Name: **Facilities/Risk Mgmt.**

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **November 3, 2026**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Surplus**

Wording For Agenda: **Declaration of Surplus property**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Declare items surplus and give permission to sell on Gov Deals and/or to metal company whichever is of greater value or if there is no value permission to discard of unusable/unsaleable items.**

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:
Approved in current budget?
Budget information attached?
Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Walton County Miscellaneous Surplus

Items released as County Surplus Property on the 3rd day of November, 2026

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
1	Finance	Standing Mat	
1	Finance	Rolling Black chair w/ arms	
3	Finance	Rolling Desk Chari w/o arms	
1	Finance	5 Drawer Filing cabinet	
1	Finance	Canon Calculator	
2	Finance	Monroe Calculator	
23	IT	Monitor	VS15453, VS13642, Va2456-mhd
4	IT	Scanners	M111241, 6130050
2	IT	Bytespeed 410	Valve H410M
2	IT	Fujitsu Scanner	Fi-6110, SP-1130NE
1	IT	Epson Scanner	DS-530
6	IT	HP Printers	4001dn, M404dn, E40040, P1606dn, M402dne
1	IT	Dell Monitor	Ax510
1	IT	Acer Monitor	AL1916C
1	IT	Samsung monitor	Gm43c
2	IT	HP Pro 3500 Computer	
1	IT	Brother Fax 2840	
2	IT	Sonicwall T2 105	
2	IT	HP Procurve Switch	2626, 2610
1	IT	Switch	6920
5	IT	APC Back Ups	ES 725, 550, ES 750, 1500
1	IT	Router	
1	Juvenile	Black Leather high back desk chair w/ arms	
1	Juvenile	Burgandy cloth desk chair w/o arms	
1	Public Works	Super Gill SU-660-72	9212407
1	Public Works	2004 Caterpillar AP-900B	AP900PAGT00143
1	Public Works	Terex Wheel Loader Forks	1508
2	Public Works	Gradall Buckets	
1	Public Works	Bulldozer winch	
1	Sheriff's Office	2016 Dodge Charger	2C3CDXATXGH347574
1	Sheriff's Office	2013 Dodge Charger	2C3CDXAT4EH164040
1	Sheriff's Office	2016 Dodge Charger	2C3CDXAT3GH188297
1	Sheriff's Office	2016 Dodge Charger	2C3CDXAT5GH347578
1	Sheriff's Office	2016 Dodge Charger	2C3CDXAT8GH347573
1	Sheriff's Office	2002 Ford F-150	1FTRF17W02NA33627
1	Sheriff's Office	2016 Dodge Charger	2C3CDXAT5GH347577
1	Sheriff's Office	2014 Dodge Charger	2C3CDXAT8EH164042
1	Sheriff's Office	2014 Dodge Charger	2C3CDXAT6EH164041
1	Sheriff's Office	2014 Dodge Charger	2C3CDXATXEH164043
1	Sheriff's Office	2014 Dodge Charger	2C3CDXAT9EH164034
2	Water Dept	Modular Office 14X32	DBI-01196, DBI-01362

Summary of Actions Taken at Friday, October 23, 2026
Meeting of the Walton County Water and Sewerage Authority

- Consider Adoption of Meeting Agenda – **APPROVED**
- WCWSA Review/Approval of September 1, 2026 Meeting Minutes – **APPROVED**
- Consider approval for application to Owner Contingency for Archer Western PCI#0080 - Field Order No. 52 – Install Alternate 4 MGD High Service Jockey Pump for initial/low flow conditions in an amount not to exceed of $317,641.27 – **APPROVED**
- Consider approval of Contract Change Order No. 1 with Legacy Water Group for the addition of a 30" x 20" tee and connection to the existing 20" DIP Water Main along Monroe-Jersey Road in the amount of $29,700.00 – **APPROVED**
- Consider approval of supplemental agreement to with LJA, Engineering, Inc. (formerly BM&K, Inc.) for Phase 3 Property Appraisal Services at $1,800 per parcel and Land Acquisition Services at $1,800 per parcel for 20 additional parcels. ($72,000.00) – **APPROVED**
- Consider approval of Jacobs Engineering Contract Agreement for Water Treatment Facility Transition Services in the amount of $754,233.00 – **APPROVED**
- Consider approval of Jacobs Engineering Contract Agreement for Operations, Maintenance and Management Services (Two Year Term) in the amount of $1,843,065 (First Year) – **APPROVED**
- Alcovy Mountain Grand Haven Fence Request from Michael Hughes, Facilities Manager at Alcovy Mountain Grand Haven deferred to the Walton County Water Department. – **APPROVED**

Walton County Department Agenda Request

Department Name: **Walton County Sheriff's Office**

Department Head/Representative: **Kim McCord**

Meeting Date Request: **11/10/2026**

Has this topic been discussed at past meetings? **Yes**

If so, When? **January 2026**

TOPIC: **(HEAT Grant) GA Governor's Office of Highway Safety Grant FY2027**

Wording For Agenda: **Award letter for the GA Governor's Office of Highway Safety Grant (HEAT) FY2027**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Acceptance**

Department Comments/Recommendation:

Additional Documentation Attached? **Award Letter from Governor's Office of Highway Safety**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney?

Date forwarded to County Attorney:

Has the County Attorney review been completed?

If this request involves the expenditure of county funds, please answer the following:
Approved in current budget?
Budget information attached?
Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Governor's Office of Highway Safety
James H "Sloppy" Floyd Veterans Memorial Bldg.
2 Martin Luther King Jr. Drive SE. • Suite 370, East Tower • Atlanta, GA 30334
Telephone: 404.656.6996 or 888.420.0767 • Facsimile: 404.651.9107
www.gahighwaysafety.org

Brian P. Kemp
GOVERNOR

Allen Poole
DIRECTOR

October 1, 2026

Keith Brooks
Walton County Sheriff's Office
350 Georgia Ave
Monroe, Georgia 30655

Re: Application #: GA-2027-WaltonSO-166-APP
Grant #: GA-2027-WaltonSO-166
Project Title: High Visibility Enforcement, Walton County

Dear Keith Brooks,

Congratulations! It is my pleasure to inform you that your application in the amount of **$72,032.80** federal funds has been approved. The effective date of the grant is October 1, 2026, through September 30, 2027. Allowed costs incurred within this period are reimbursable at a rate of 100% of the approved federal funds allocated above.

*The Grant Terms and Conditions** have been updated and can be found within your grant application in the GOHS Grant Management System (GMS) or on the GOHS website. *Special Conditions**, **LAW ENFORCEMENT**, associated with your grant can also be found on the GOHS website and both contain important information from GOHS. These documents clearly identify the guidelines and requirements governing your grant. Please note under Grant Terms and Conditions **all grant awards are contingent upon the availability of federal funds** and must be identified separately in your agency's account system.

GOHS and the National Highway Traffic Safety Administration (NHTSA) must provide written approval prior to the purchase of any equipment item costing $10,000.00 or more. If applicable and approval is granted, you will receive notification of the equipment approval from GOHS. Please ensure your agency follows its local procurement policy as well as the Buy America Act requirements. If local policies are not available, your agency must use the State of Georgia procurement procedures. By policy, GOHS is required to maintain inventory of any item that costs $10,000 or more. For purposes of this policy, "equipment items $10,000 or more" include any item that has the capability of storing data, such as desktop computers, laptops, and I-pads. The $10,000 threshold also includes items that may physically cost less than $10,000 but with taxes and shipping costs added will equal over $10,000.

If your project allows for **Safety Items for Public Distribution**, such as bike helmets, reflector belts, or similar items whose sole purpose is to improve highway safety, you will be required to read, sign, and submit the document titled *Acknowledgement form for Non-Motorized Projects** to your grant manager at GOHS prior to distributing those items. This document should be signed by the project director and will be included in the grant file. If the Acknowledgement for Safety Items for Public Distribution document is not received prior to distribution, GOHS reserves the right to deny reimbursement.

GOHS is required to complete *Risk Assessments** on each grantee prior to the award and notify the grantee of the outcome. The Risk Assessment is based upon prior grants, audit reports, and/or interaction during the application process. Your agency's Risk Assessment score for the FFY 2027 grant year is **LOW**.

If your jurisdiction/agency (combined) receives federal funds of $1,000,000.00 or more in a year, an audit is required in accordance with 2 CFR Part 200, Subpart F. A copy of the audit report must be submitted to the Governor's Office of Highway Safety (GOHS) prior to September 30, 2027.

Agencies awarded federal funds through GOHS are required to receive their reimbursement payments electronically. If your Agency received funds in FFY 2026, please review the information previously submitted to GOHS with your supplier information. If no changes are needed, GOHS will continue to use this information to reimburse electronically. If you are a new Grantee, you will need to become approved supplier with the State of Georgia. New Suppliers must register in DOAS GA@Work Marketplace. This is the link needed to register; this link is also listed on our website along with a Job Aid with step-by-step instructions.

https://app01.jaggaer.com/apps/Router/SupplierLogin?CustOrg=Georgia

Once the Grantee registers and receives an email with a supplier number, the next step is to log into GA@Work and follow the instructions, answer the questions and upload the required documents. The State of Georgia will review the documents for accuracy so be sure to upload the documents that are required or it could delay your approval.

Award packet documents discussed above and identified in *red and an asterisk (*),* **are all located on the GOHS website at http://www.gahighwaysafety.org/current-grantees/.**

Organization Legal Name (as listed in SAM.gov): Walton County Sheriff's Office
SAM Unique Entity Identifier: DF1LJCB7WK48
Assistance Listing Number: 20.600
Assistance Listing Title: State & Community Highway Safety
FAIN: 69A37526300004020GA0
Subaward Period of Performance State and End Date: October 1, 2026 – September 30, 2027
Subaward Budget Period State and End Date: October 1, 2026 – September 30, 2027

Should you have questions regarding the content of this letter, please contact your assigned grant manager, **Emerson Lundy** at (404) 656-6996. GOHS looks forward to your partnership in helping to make Georgia's roadways safer.

Sincerely,

Allen Poole
Director

AP

cc: Scott Whisnant, Project Director
Kim Mccord, Financial Officer
Emerson Lundy, Planner/Grant Manager

Walton County Department Agenda Request

Department Name: **Walton County Fire Rescue**

Department Head/Representative: **Kevin Haney**

Meeting Date Request: **11/03/2026**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Physical Agility and Training Equipment**

Wording For Agenda: **Request to apply for Physical Agility equipment grant from Walton County Health Care Foundation**

This Request: Informational Purposes Only **yes** Needs Action by Commissioners* **yes**

*What action are you seeking from the Commissioners? **approval**

Department Comments/Recommendation: **This is a 100% grant no matching funds. Grant request letter and Justification letter attached.**

Additional Documentation Attached? **Yes**

Is review of this request or accompanying documentation by the County Attorney required? **no**

If so, has a copy of the documentation been forwarded to County Attorney?

Date forwarded to County Attorney:

Has the County Attorney review been completed? **no**

If this request involves the expenditure of county funds, please answer the following:
Approved in current budget?
Budget information attached?
Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Walton County Fire Rescue
Training Division

GRANT REQUEST

Firefighter Physical Agility and Operational Readiness Training System

September 21, 2026

Walton County Health Care Foundation, Inc.
Grant Review Committee

Re: Equipment Grant Request - $57,265

Dear Grant Review Committee:

I am requesting $57,265 on behalf of Walton County Fire Rescue to purchase the Firesled Fitness and Training FPAT system. We plan to use this equipment for firefighter physical agility testing, recruit training, and ongoing training to keep our firefighters physically prepared for the job.

Walton County Fire Rescue provides fire protection, basic life support medical response, hazardous materials response, technical rescue, water rescue and dive operations, severe-weather response, fire prevention, and public education. We operate 12 stations serving the unincorporated areas of Walton County. The county's estimated population was 112,696 as of July 1, 2025, and our department must continue preparing to meet the needs of a growing community.

This equipment is designed around the work our firefighters actually do. It allows us to train and evaluate hose pulls, ceiling breach, victim drags, ladder carries, forcible entry, crawling, carrying weight, and climbing. We can also use it in recruit school, SCBA and air-management drills, firefighter survival and RIT training, company training, and officer development.

Based on our review, Firesled Fitness and Training is the only company we have identified that offers this equipment in the specific combined design we need. For that reason, we are including one vendor quote along with an explanation of why three bids are not being submitted. The total cost is $57,265, which includes $52,465 for equipment and training and $4,800 for freight.

I believe this purchase would be a good investment for our department because it will be used for much more than a single physical agility test. We can put it to work throughout a firefighter's career, from recruit school through continuing training. Thank you for considering our request and for your support of the firefighters who serve Walton County.

Respectfully,

Patrick McCullough
Training Chief
Walton County Fire Rescue
1000 Heritage Parkway
Monroe, Georgia 30655
Training Division: 770-267-1311

Walton County Fire Rescue
Training Division

EQUIPMENT NEEDS ASSESSMENT & PURCHASE JUSTIFICATION

Physical Agility and Firefighter Training Equipment

Purpose

As the Training Division, we need equipment that lets us evaluate our firefighters' physical abilities and train them on the same tasks they will face on the fireground. Firefighting is physically demanding, especially when working in full gear and SCBA. Strength and endurance matter, but so does being able to move, work, and make good decisions when tired. Regular gym equipment does not give us a good way to measure all of that. The proposed Firesled equipment would give us a consistent way to conduct physical agility evaluations while also providing equipment we can use for pre-hire certified physical agility testing, recruit school, firefighter training, fitness, and everyday operational readiness.

Identified Department Need

Right now, we need a more consistent way to conduct physical agility evaluations without putting together a course from different pieces of equipment each time. We should be able to set up the same course, use the same equipment, and hold everyone to the same expectations. I also want this equipment to be useful beyond the evaluation itself. We can use it during recruit school, company drills, remedial training, officer development, and physical fitness training. It allows us to work on hose pulls, ladder movement, forcible entry, ceiling breaches, victim drags, crawling, carries, and climbing.

Proposed Equipment

The quote dated September 17, 2026, includes a Firesled Multi Purpose Trainer for hose pulls, ceiling breaches, victim drags, and ladder carries; a Punisher forcible-entry trainer with adjustable resistance and a dead-blow hammer; and an adjustable Firesled Edition Laddermill with a mobility package. The testing package also includes 20-, 25-, and 45-pound kettlebells, weight plates, a crawl mat, 24-inch and 36-inch stands, a Firesled Jr., three sections of simulated charged hose, gloves in multiple sizes, helmets, cones, delineator tubes and bases, and two 30-pound training packs with added weights up to 50 pounds. Two days of vendor instruction are included for equipment use, maintenance, FPAT course setup, and training.

Primary Use - Physical Agility Testing

The main reason I am requesting this equipment is to give WCFR a standardized physical agility course. We need to evaluate people on movements that are related to the work we actually do, not just general exercises. With this system, we can set up a course and have each participant complete the same tasks under the same conditions. It could be used for applicants, recruits, and other approved department evaluations. Before using any results for hiring or promotions, we would work with county Human Resources and legal counsel to make sure the process is appropriate and defensible.

Recruit School

This equipment would be a great addition to our recruit school. We could start recruits on individual movements and build up to more demanding evolutions as they progress. They would get practice pulling hose, carrying ladders, striking a forcible-entry prop, breaching ceilings, dragging victims, crawling, carrying weight, and climbing. It would also help our instructors see early on where a recruit is struggling so we can work on that skill before it becomes a bigger problem during live training or on the fireground.

Incumbent Firefighter Fitness and Readiness

I do not want this to be equipment that only gets used when we conduct an agility test. Our firefighters could use the stations for regular fitness training and company-level drills. We could set up circuits that simulate actual work and give personnel a way to track their progress. This would help us focus on maintaining the physical ability needed to do the job throughout a firefighter's career.

Fireground Skills Training

Another major benefit is that the equipment can be worked into the training we already conduct. We can use it for hose advancement, forcible entry, ladder handling, victim removal, overhead work, crawling, and moving tools. We can also put several stations together to make firefighters complete multiple tasks while fatigued. That gives us an opportunity to reinforce proper technique and safe work habits under more realistic physical demands.

SCBA and Air-Management Training

We can also use this equipment for SCBA and air-management drills. Firefighters could work through a set course while wearing SCBA, and instructors could monitor their work time, air use, and recovery. The weighted packs would help add resistance when appropriate. This gives us another way to teach personnel to manage their air, recognize fatigue, and understand how their work pace affects how long they can operate.

Officer Development and Promotional Applications

The equipment can be used for officer development as well. We could build scenarios where an officer has to assign work, communicate with a crew, keep track of progress, and recognize when firefighters are getting fatigued. It could also support practical exercises during promotional testing if those exercises are properly developed and approved. This allows us to evaluate leadership and decision-making while crews are completing physical tasks.

Remedial and Return-to-Training Applications

One thing I like about this system is that we can train on one task at a time. If someone needs additional work on hose movement, ladder handling, forcible entry, victim drags, or endurance, we can focus on that specific area instead of making them complete an entire course. It could also be useful for gradually bringing someone back into training after an injury, once they have been cleared and all medical, HR, workers' compensation, and department requirements have been met.

Instructor Development and Standardization

The quote includes two days of training from the vendor, which will help our instructors learn the proper setup, use, and maintenance of the equipment. I would have the Training Division establish a standard course layout and written procedures so the course is run the same way regardless of who is instructing. We would also identify who is responsible for inspections, participant safety, scoring, and documentation.

Additional Department Uses

- New-hire orientation and baseline familiarization
- Recruit academy physical training and skills development
- Annual firefighter fitness/readiness activities
- Company-level physical training
- Hose-handling and advancement drills
- Forcible-entry training
- Ladder-handling drills
- Victim rescue and firefighter-drag exercises
- SCBA endurance and air-management drills
- Mayday/RIT and firefighter-survival training circuits
- Work/rest and rehabilitation demonstrations
- Officer-development and promotional practical exercises, where appropriate
- Training competitions and crew-building activities
- Remedial skills training

• Continuing education, skills maintenance, and instructor-development exercises

Cost and Utilization

The equipment subtotal is $52,465, with $4,800 in freight, bringing the total requested purchase to $57,265. This is a substantial purchase, but it would not be limited to one test or one group of employees. We could use the same equipment for applicants, recruit school, current firefighters, company training, officer development, and ongoing fitness and skills training. The individual pieces can be used on their own or combined into a full training course, giving us several ways to put the equipment to work.

Implementation

If approved, I recommend that the Training Division oversee the equipment and its use. We would need to establish procedures for setup, safe operation, inspections, maintenance, instructor responsibilities, and recordkeeping. Any agility test or promotional evaluation used to make personnel decisions would be coordinated with county Human Resources and legal counsel before use.

Recommendation

I recommend that Walton County Fire Rescue move forward with purchasing the proposed Firesled Fitness and Training FPAT system for the quoted total of $57,265, following the county's normal purchasing and budget process. This would give us a consistent way to conduct physical agility evaluations while also improving the training opportunities we can provide across the department. In my opinion, the value is in how often we can use this equipment and how many different areas of firefighter training it can support, from new applicants and recruits to experienced firefighters and officers.

Training Chief / Date

Fire Chief / Date

Walton County Public Works

1407 South Madison Avenue
Monroe, Georgia 30655
Telephone (770) 267-1350
Fax (770) 267-1310

John Allman
Director of Public Works

Ray Johnson
Asst. Director of Public Works

October 7, 2026

TO: Board of Commissioners
FROM: John Allman, Public Works Director
RE: Recommendation to Accept Bid

The Public Works Department recommends that Walton County Board of Commissioners accept the low bidder, MHB Paving, Inc., for the additional 2026 Milling & Deep Patching Contract for the low bid of $205.92 per ton.

Please feel free to contact me if you have any questions.

Thank you,

John Allman

AMBER BENNETT DALLY
DISTRICT ATTORNEY

CLIFF HOWARD
CHIEF ASSISTANT DISTRICT ATTORNEY
WALTON COUNTY

BAILEY SIMKOFF WILKINSON
CHIEF ASSISTANT DISTRICT ATTORNEY
NEWTON COUNTY

OFFICE OF THE DISTRICT ATTORNEY
ALCOVY JUDICIAL CIRCUIT

October 27, 2026

To: Walton County Board of Commissioners

From: Kim Kelly, Victim Services Director

Re: VOCA Grant Awards

I am seeking the Board of Commissioners' approval to receive the VOCA Grant federal funds the Walton County District Attorney's Office has been awarded for the grant year beginning October 01, 2026 through September 30, 2027. I have attached an email from the Georgia Prosecuting Attorney's Office stating the award amount our office will receive in grant funds will be $88,165.00. This grant year the VOCA funds will be used towards Victim Services Director Kim Kelly and Victim-Witness Advocate Bailey Myers.

The match funds for the VOCA Grant will continue to be waived this year.

Please give me a call at 770 266 1793 if you have any questions regarding this request.

Newton County District Attorney's Office
1132 Usher Street
Room 313
Covington, GA 30014
Phone: 770-784-2070
Fax: 770-784-2069

Walton County District Attorney's Office
303 South Hammond Drive
Suite 334
Monroe, GA 30655
Phone: 770-267-1355
Fax: 770-267-1364

Appendix B

Walton County Department Agenda Request

Department Name: Walton County District Attorney's Office

Department Head/Representative: Amber Dally

Meeting Date Request: November 03, 2026

Has the topic been discussed at past meetings? No

If so, when? _____

Topic: Approval for Renewal of the VOCA Grant

Wording for Agenda: Renewal of the VOCA Grant

This Request: Needs Action by Commissioners*

*What action are you seeking from the Commissioners? Approval for submitting the renewal and acceptance of the VOCA Grant administered by the Criminal Justice Coordinating Council.

Department Comments/Recommendation: _____

Additional Documentation Attached?: Yes

Is review of this request or accompanying documentation by the County Attorney required? No

If so, has a copy of the documentation been forwarded to the County Attorney? ____

Date forwarded to the County Attorney: _____

Has the County Attorney review been completed? _____

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget? Yes

Budget information attached? No

Comments: VOCA Grant Renewal to receive federal funding in the amount of $88,165.00.

Purchasing department Comments: _____

County Attorney Comments: _____

FARM LEASE AGREEMENT

THIS FARM LEASE AGREEMENT (this "Agreement") is made as of the 6th day of January, 2026 (the "Effective Date"), by and between **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("Landlord"), and **WILLIAM PAUL JONES, JR.**, an individual resident of the State of Georgia ("Tenant"). The Landlord and Tenant shall also be referred to herein each as a "Party," and collectively as the "Parties."

R E C I T A L S

WHEREAS, Landlord desires to lease the Property to Tenant to be used pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby covenant and agree as follows:

1. Property. The property consists of approximately 30 acres located at 3866 Anglin Road, Loganville, GA 30052, Walton County, Georgia. The land is currently undeveloped and suitable for agricultural operations such as row crops, hay production, or other approved farming uses.

2. Lease. The Landlord hereby leases the Property to Tenant, subject to the terms and provisions of this Agreement.

3. Term. The term of this Agreement shall commence on the Effective Date and terminate at 11:59 p.m. on December 31, 2026. At the expiration of the original term, the Agreement may renew for an additional three (3) years, unless one of the parties notifies the other sixty (60) days prior to the expiration of the original term or any renewal term of their intention to terminate the Agreement.

4. Rent. Tenant shall pay to Landlord the sum of One Thousand Five Hundred Dollars ($1,500.00) as rent for the Property for the Term provided in Section 2 hereof. Payment shall be made within ten (10) days of the Effective Date.

5. Use of Premises. Tenant shall only use the Property for an Agricultural Purpose. Agricultural Purpose shall mean the raising, harvesting, and storing crops. Tenant shall be responsible for the cost of providing any electric power service to the Property, and Landlord agrees not to interfere with Tenant's power supply.

6. Landlord Access. From and after the Effective Date and throughout the term of this Lease, Landlord and its agents, representatives, or designees shall have the right and privilege of going upon the Property for any purpose. Further, Landlord specifically reserves the right to build an access road through the Property. If such access road is built during the term of this Lease, Landlord shall not be responsible for any damage to Tenant's crops resulting therefrom.

7. Landlord's Right of Early Termination. Notwithstanding anything herein to the contrary, Landlord reserves the right to terminate this Agreement at any time during the term of this Agreement upon 30 days' written notice. If Landlord exercises such right of early termination, Landlord agrees to reimburse the actual and direct out of pocket costs incurred by Tenant in conducting his farming operations on the Property. Landlord shall not be responsible for any lost profits of Tenant.

7. Maintenance. At all times during the term of this Agreement, Tenant shall maintain the Property in good condition free from debris, bottles, and trash.

8. Insurance. Tenant shall cause Landlord to be added as an additional insured on Tenant's liability insurance policy covering the Property.

9. Compliance with Law. Tenant, at Tenant's sole cost and expense, shall comply with all laws, statutes, regulations, and orders of federal, state and local authorities, and with all directions of all public officers that shall impose any duty upon Tenant with respect to the Premises or the use or occupancy thereof. Tenant shall also refrain from contaminating the Premises or creating noxious odors that would be offensive to neighboring property owners or the public.

10. Indemnification. Tenant shall indemnify and hold harmless Landlord from any damages or other liability resulting from Tenant's use of the Property.

11. Notice. Notices or demands may be given to either party by the other, in addition to any method provided by law, by depositing such written notices or demands in the United States mail in a postage pre-paid envelope addressed as follows:

If to Landlord:	If to Tenant:
Walton County, Georgia Attn: Rhonda Hawk, County Clerk 111 South Broad Street Monroe, GA 30655	William Paul Jones, Jr. 2961 Old Hwy 138 SW Monroe, Georgia 30655

12. Entire Agreement. This Agreement incorporates all prior negotiations, interpretations, and understandings between the Parties and is the full and complete expression of their agreement.

13. Severability. The invalidity or unenforceability of any term or condition of this Agreement shall not invalidate, render unenforceable, or adversely affect the remaining terms and provisions.

14. Modifications. Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in the form of a written modification signed by both Parties.

15. Governing Law. This Agreement is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first above written.

TENANT:

WILLIAM PAUL JONES, JR.

By: _____(Seal)
William Paul Jones, Jr.

LANDLORD:

WALTON COUNTY, GEORGIA

By: _____(Seal)
David G. Thompson, Chairman

Attest: _____(Seal)
Rhonda Hawk, County Clerk

FARM LEASE AGREEMENT

THIS FARM LEASE AGREEMENT (this "Agreement") is made as of the 6th day of January, 2026 (the "Effective Date"), by and between **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("Landlord"), and **CHARLIE PITTMAN**, an individual resident of the State of Georgia ("Tenant"). The Landlord and Tenant shall also be referred to herein each as a "Party," and collectively as the "Parties."

R E C I T A L S

WHEREAS, Landlord desires to lease the Property to Tenant to be used pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby covenant and agree as follows:

1. Property. The property consists of approximately 40 acres located along Baker Street, Walton County, Georgia. The land is currently undeveloped and suitable for agricultural operations such as row crops, hay production, or other approved farming uses.

2. Lease. The Landlord hereby leases the Property to Tenant, subject to the terms and provisions of this Agreement. At the expiration of the original term, the Agreement may renew for an additional three (3) years, unless one of the parties notifies the other sixty (60) days prior to the expiration of the original term of their intention to terminate the Agreement.

3. Term. The term of this Agreement shall commence on the Effective Date and terminate at 11:59 p.m. on December 31, 2026.

4. Rent. Tenant shall pay to Landlord the sum of Two Thousand One Hundred Fifty-Five Dollars ($2,155.00) as rent for the Property for the Term provided in Section 2 hereof. Payment shall be made within ten (10) days of the Effective Date.

5. Use of Premises. Tenant shall only use the Property for an Agricultural Purpose. Agricultural Purpose shall mean the raising, harvesting, and storing crops. Tenant shall be responsible for the cost of providing any electric power service to the Property, and Landlord agrees not to interfere with Tenant's power supply.

6. Landlord Access. From and after the Effective Date and throughout the term of this Lease, Landlord and its agents, representatives, or designees shall have the right and privilege of going upon the Property for any purpose. Further, Landlord specifically reserves the right to build an access road through the Property. If such access road is built during the term of this Lease, Landlord shall not be responsible for any damage to Tenant's crops resulting therefrom.

7. Landlord's Right of Early Termination. Notwithstanding anything herein to the contrary, Landlord reserves the right to terminate this Agreement at any time during the term of this Agreement upon 30 days' written notice. If Landlord exercises such right of early termination,

Landlord agrees to reimburse the actual and direct out of pocket costs incurred by Tenant in conducting his farming operations on the Property. Landlord shall not be responsible for any lost profits of Tenant.

8. Maintenance. At all times during the term of this Agreement, Tenant shall maintain the Property in good condition free from debris, bottles, and trash.

9. Insurance. Tenant shall cause Landlord to be added as an additional insured on Tenant's liability insurance policy covering the Property.

10. Compliance with Law. Tenant, at Tenant's sole cost and expense, shall comply with all laws, statutes, regulations, and orders of federal, state and local authorities, and with all directions of all public officers that shall impose any duty upon Tenant with respect to the Premises or the use or occupancy thereof. Tenant shall also refrain from contaminating the Premises or creating noxious odors that would be offensive to neighboring property owners or the public.

11. Indemnification. Tenant shall indemnify and hold harmless Landlord from any damages or other liability resulting from Tenant's use of the Property.

12. Notice. Notices or demands may be given to either party by the other, in addition to any method provided by law, by depositing such written notices or demands in the United States mail in a postage pre-paid envelope addressed as follows:

If to Landlord:	If to Tenant:
Walton County, Georgia Attn: Rhonda Hawk, County Clerk 111 South Broad Street Monroe, GA 30655	Charlie Pittman P.O. Box 65 Monroe, Georgia 30655

13. Entire Agreement. This Agreement incorporates all prior negotiations, interpretations, and understandings between the Parties and is the full and complete expression of their agreement.

14. Severability. The invalidity or unenforceability of any term or condition of this Agreement shall not invalidate, render unenforceable, or adversely affect the remaining terms and provisions.

15. Modifications. Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in the form of a written modification signed by both Parties.

16. Governing Law. This Agreement is being entered into with the intent that the laws of the State of Georgia shall govern its construction and enforcement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first above written.

TENANT:

CHARLIE PITTMAN

By: _____(Seal)
Charlie Pittman

LANDLORD:

WALTON COUNTY, GEORGIA

By: _____(Seal)
David G. Thompson, Chairman

Attest: _____(Seal)
Rhonda Hawk, County Clerk