

AGENDA

REGULAR SCHEDULE MEETING OF THE GOVERNING AUTHORITY OF WALKER COUNTY, GEORGIA

Office of the Walker County Commissioner
Courthouse Annex 1, 101 South Duke Street
LaFayette, Georgia 30728

- Date: Thursday, March 9, 2017
- Time: 6:30 P.M
- Invocation:
- Call to Order: Commissioner Whitfield will call the meeting to order
- Pledge: United States Flag
- Pledge: Georgia Flag
- Minutes: Approval of the minutes from the Commissioner's Meeting on Thursday, February 23, 2017
- New Business: A RESOLUTION TO ADOPT THE Walker County Joint Comprehensive Plan (2017-2021) including the Cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville (See Exhibit A)
- Adjournment: The Regular Schedule Meeting will be adjourned.
- Open Discussion: The business on the Agenda being completed, Commissioner Whitfield will open the floor for general discussion.

Walker County Governing Authority
Office of the Commissioner

101 South Duke Street, P.O. Box 445

LaFayette, GA 30728

706.638.1437

Minutes of Called Meeting

February 23, 2017

Opening

The regular meeting of the Walker County Governing Authority was called to order at 6:30 pm by Sole Commissioner Shannon Whitfield.

Staff Members Present

Public Relations Director, Joe Legge, County Clerk Rebecca Wooden, Human Resources Sharleen Robinson, Emergency/Fire Chief Blake Hodge, Planning Office Kristy Parker, Walker County CPA Gregg McConnell, Walker County Landfill Employees Freddy Lowe, Adam Apuli, Helena Nave, Joshua Nave, Randy Nave, Jason Bowman, Walker County Landfill Office Manager Teresa Jackson, Commissioner's Office Joan Fowler, and Chairman of the Planning and Zoning Committee Phillip Cantrell.

Invocation: by Commissioner Shannon Whitfield

Pledge to the American Flag

Pledge to the Georgia Flag

Approval of minutes from last meeting - The minutes of the previous meeting were unanimously approved as distributed to all in attendance.

New Business:

Material Rate Increase for Walker County Landfill effective March 1, 2017. **Exhibit A**, Material rate increase. Most common is Household Municipal Waste (MSW) code going from \$38.50 to \$40.00 per ton, and Construction & Demolition Waste (C& D) going from \$25.50 to \$30.00. The Landfill has been losing over \$500,000.00 per year for the past 16 years. Expansion going on now and they have borrowed \$1,000,000.0 from the State. We are trying to get the landfill operation to a break even status

at least so that we are not having to subsidize the landfill with resident property tax dollars. Outside commercial haulers of C&D that were bringing material into our county and we are subsidizing, they were getting rates as low as \$19.50 per ton when the general rate was at \$25.50. Getting everything at a level playing field charging \$30.00 per ton so that everyone coming into our county is paying the same.

Reduced some overhead annualized savings projected of about \$255,000.00 in operational reductions and efficiencies at the landfill. Still have a large hill to climb in getting approval of C& D expansion. The previous administration said that around \$600,000.00 of the one million dollars is what it would take in environmental work, engineering & drilling the wells. My concern was to bring in someone that had the credentials, familiar with guidelines with the state and knowledge to manage the landfill, the applicant that I have hired is Paine Gilly. He will begin in a few days and his resume far exceeds the job requirements. I am confident we will be able to continue cost savings and so the people do not have to supplement the landfill. It should be able to stand on it's on its set up as a proprietor business unit financial statement according to governmental accounting is supposed to stand on it's on and be self-sufficient. You are not supposed to take money out of general funds to supplement that operation.

Question from audience: "With this increase will the funding be where it should be?" Commissioner Whitfield answered, "We still would be about \$100,000.00 or better short." It's possible that other commercial C&D haulers may elect to take their business elsewhere, and we understand that but the next closest C&D landfill is in Birchwood, and it is in the process of closing because they are at capacity. Our current landfill status is around 18 months from being full to capacity and slowing down the flow wouldn't be a bad issue because we do not have the expansion permit. Our new Manager will have to work on that because we are running against the clock to balance that operation.

Question from audience: "Are we recycling?" Commissioner Whitfield answered, "Yes everything that could be recycled is being recycled."

Question from the audience: "With the expansion how many years would that add to the landfill?" Commissioner answered, "I believe that I read that with the expansion it would allow 18 – 20 years projection with the current flow of the landfill."

Industrial Refuse Service owner Steve Fraker, a Chattanooga based company has a few questions: Mr. Fraker asked, "With \$500,000.00 loss a year that equals to \$41,000.00 per month is that primarily labor, fuel or what exactly is it?" Mr. Fraker stated, "It takes the same amount of labor working daily no matter how many or who brings items to the landfill so where are the losses?"

Commissioner answered, "All of the above. The landfill has been mismanaged, lack of efficiencies, and low rates." Mr. Fraker asked, "How much do we spend per month on labor? I have been in practice since 1995 and this impacts my business. I have brought trash to this landfill since 2003 up and down these roads. If it's loans, fuel, or labor we need to look because it's hard for me to believe we are losing \$41,000.00 per month. Typically C&D material in a landfill is a cost of \$6 – 12 per ton cost. The County is tripling or quadrupling your money. It takes the same amount of labor to fill the hole with trash." He stated that he has discussed with many of the other companies out of Chattanooga, together

at least contribute \$60,000 a month brought from Chattanooga to Walker County Landfill. Another important issue is the foam that is filling up Walker County Landfill; the whole area will be like mattresses if you don't have enough trash to compensate. The other trash mixed with the foam helps prevent ground issues and equipment from rolling over. Mr. Fraker stated, "My Company can save fuel and labor by stopping at the transfer station closer to our business. We cannot pay these new prices and I'm not sure legally you can charge the increase on us coming from across the line. If you want to get rid of the \$60,000 to \$70,000 a month that we bring to Walker County then implement the increase."

Removed Trustees from previous Administration Exhibit B, C and D. Changing to Sole Commissioner Shannon Whitfield, Signees Rebecca Wooden and Sharleen Robinson on the Lincoln 457 B Retirement Plan. Lincoln has advised that we need to execute this so that any employees can make changes to their plan.

Settlement order for Civil Case 16SUCV0771, Walker County, Georgia (Condemnor) vs. Stanley Wright Lowe Jr. and Jill Marie Wyse, (Condemnees). **Exhibit E,** property was taken from private owner for the greater public use of Walker County. After studying and discussing Commissioner Whitfield didn't see any benefit for Walker County to own this property. I do not see that it is in good order to spend thousands of dollars when Walker County is broke. We have come to a mutual agreement, and courts will refund money back to Walker County.

Question from Mr. Perry Lamb: "Is Walker County abandoning the Durham trail completely?" Commissioner Whitfield replies, "We don't have the money and we sure don't want to condemn people's property nor are we going to take people's property. It has come to be determined that Walker County and the previous administration came to see that the County doesn't own the rights to the old Durham lines." Mrs. Wyse stated that the initial property easement right of way was granted to Lula Lake Land & Trust by Gaskey Maloy and the 2nd part was taken by Don Oliver intimidating & browbeating Jackson Wingfield. Mr. Wingfield gave his property because Don Oliver threatened to take the trail right down the middle of his property beside his creek. We have never seen a deed of the railroad bed. The trestle #14 comes across the property and people dump there. There are 70 tires, several car and truck chassis dumped there. When walking the property Mr. Lamb could see that it's not even a trail. We discussed with the previous administration the Walker GIS listed 17.42 acres Mr. Jackson Wingfield donated for the trail when it was originally listed on the deed and was supposed to have shown 1.42 acres of Jackson Wingfield's property donated. Jackson never owned the other property so that was a Don Oliver mistake. This was a pending issue that we came to on an agreement.

Perry Lamb presented a listing to Commissioner Whitfield of questions. Commissioner Whitfield stated, "If you have condemnation of property you cannot use any grant money from Federal or State. I have no intentions of doing any trails in Walker County. We don't have the money nor do we have the money to match any grants." Commissioner Whitfield explained, "EPD fines incurred by the previous administration. We haven't heard anything on this at this time it is an unsettled point. We will get it settled with the EPD to bring a resolution as well. It may or may not include money I haven't heard anything".

Ms. Wyse stated clarification about Vulcan Drive goes thru our property but Vulcan Drive is our drive way and stops at our driveway. It is a private drive that had a road marker probably for 911. Commissioner Whitfield signed Civil Action File No: 16SUCV0771

Settlement Order for Civil Case 16SUCV0770, Walker County Georgia (Condemnor), Nancy S. Chamberlain, William Q. Sheridan Jr., Etna S. James, and Lydia S. Benson, Stanley Wright Lowe Jr., Jill Marie Wyse, (Condemnees), **Please see Exhibit F**. Commissioner Whitfield read the Settlement Order and signed Exhibit F

Acceptance of Resolution R-004-17, Resolution Adopting a Moratorium on Acceptance of Permitting and Related Activities for Hydraulic Fracturing and Commercial Deep Well Drilling. Please see Exhibit G. Commissioner Whitfield read the resolution aloud and stated, "We are trying to be proactive in what is best for Walker County and not for other businesses." No one had any questions or comments on this discussion.

Acceptance of Resolution R-005-17, please see Exhibit F. Resolution Adopting a Moratorium on Accepting Applications Permits Relating to Residential Use of Cargo Container Homes and Tiny Houses. Commissioner Whitfield asked Public Relations Director Joe Legge to show the slideshow of cargo containers of homes and people being creative on what we can do with these. The Video was shown for the attendees to view.

Commissioner Whitfield commented that Planning and Zoning have no regulations on these and this needs to be addressed. Commissioner stated, "Some of these Tiny Homes can be made to look like \$500,000.00 homes. We need to put guidelines into place to protect citizen's property value. We need to increase and not decrease when issuing these permits." Commissioner Whitfield added, "Planning and Zoning Committee will be meeting and working to get these issues in place. This is not final but just to put items on hold until rules are placed to protect and be proactive for the residents." Commissioner explained that this will take time to work several meetings.

Resident commented utility buildings with people living in them. Resident asked to please watch out for the people so that they can protect the elderly they have a very difficult time paying their bills now.

Commissioner replied, "This is just so we will have a plan to be safe, secure and to be consistent for everyone." Currently mobile homes have stickers in the windows showing taxed for mobile homes and other property homes are due in December. Mobile home vs. house will have to be looked at and worked thru. Resident stated, "He appreciates everything Commissioner is doing trying to help. Surrounding areas are trying to combat homeless by using these but please use caution when making the restrictions you make, other people will use homeless projects that they are trying to do." Enter resolution R-005-17, Exhibit H and signed by Commissioner Whitfield.

Resolution R-006-17, Please see Exhibit I, Reducing of County Personnel Costs, Resolution read aloud by Commissioner Whitfield and he stated "This Resolution supersedes any previous documentation. If the former employee wants Cobra which is 102% of cost and can carry up to 18

months. Many of the former employees are Medicare age but still on the County benefits. Certified letters have been mailed 3 weeks ago giving previous employees until April 1st to find other insurance and to notify them of the changes. This allowed plenty of time to go to Medicare or Marketplace to receive services.” Commissioner Whitfield commented, “April 1st employees must be full time and active to receive County Benefits. In the past the retirees were paying the Employee portion of their insurance.”

J.R. Tripp asked, “Any idea of the cost this is saving the County by doing this?” Commissioner replied, “The last spreadsheet I saw was around \$60,000 annually.”

J.R. Tripp asked again, “How many hours considered to be full time?” Commissioner Whitfield answered, “30 hours.” J.R. Trip/Retiree stated, “I didn’t receive a letter but I fall under this. I have dental but will gladly give it up to help the county.”

Adjournment

Commissioner Shannon Whitfield adjourned the meeting at 7:41 pm.

Minutes submitted by: Rebecca Wooden, Walker County Clerk

Minutes approved by:

Shannon Whitfield

Date

Note: These minutes were prepared by Walker County Clerk, Rebecca Wooden

RESOLUTION R 001-17

**A RESOLUTION
TO ADOPT THE**

**Walker County Joint Comprehensive Plan (2017-2021) including the Cities of
Chickamauga, LaFayette, Lookout Mountain, and Rossville**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Walker County Joint Comprehensive Plan (2017-2021) including the Cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Friday, January 13, 2017, at 10:00 am at LaFayette City Hall, 207 South Duke St., LaFayette, GA 30728;

Now Therefore Be It Resolved, that the Sole Commissioner of Walker County hereby officially adopts the **Walker County Joint Comprehensive Plan (2017-2021) including the Cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville**.

Resolved, this ____ day of March, 2017.

BY:

Shannon Whitfield
Sole Commissioner, Walker County

ATTEST:

Rebecca Wooden, County Clerk
Walker County