

WALNUT GROVE CITY COUNCIL PUBLIC HEARING

MONDAY SEPT 18, 2017

1:00 P.M.

Present:

Mayor Lamar Lee
Carol Witcher
Kevin Shultz
Wayne Dimsdale
Kathy Dimsdale
Katherine A. Glass, City Clerk

I. CALL TO ORDER

Meeting called to order by Mayor Lamar Lee

II. INVOCATION

Invocation given by Jimmy Parker

III. PLEDGE OF ALLEGIANCE

All stood for the Pledge of Allegiance

IV. AGENDA APPROVAL

Kevin Shultz made a motion to approve the agenda, Wayne Dimsdale seconded the motion, opportunity for discussion, motion passed.

V. PUBLIC COMMENT

Ineligible - lives on Habersham Circle. Mr. Dimsdale and Lamar you are the only two in this room who have been to more council meetings than me. If you say you are going to do something Mr. Dimsdale you need to stick by your word. He spoke against the Property Tax.

Marvin Buchanan – 600 Magnolia Drive. I disapprove of the sewer. He explained his reasons for not approving the sewer.

VI. MINUTES APPROVAL: AUGUST 10, 2017 CITY COUNCIL MEETING

Wayne Dimsdale made a motion to approve, Kevin Shultz seconded the motion, opportunity for discussion, motion passed.

VII. VOTE ON PUBLIC HEARINGS DISCUSSED AT COUNCIL MEETING

9/14/17:

- A. **Glenda Y. Bramlett (Variance** – request the 1400 square foot maximum on storage buildings be increased by 200 square feet to allow a building 1600 square feet be built in the City of Walnut Grove)

Kevin Shultz made a motion to approve the variance, seconded by Wayne Dimsdale opportunity to discuss , Wayne Dimsdale – I think we kind of dropped the ball on this when we took that application and didn't fully read it out. People who submitted it thought they had the application and everything. I think we need to cover ourselves in the future by not doing this. Joe Reitman (via cell phone)- Wayne if you would like and all the Mayor and Council I have a more detailed form I can furnish to Ms Kathy. Wayne Dimsdale – That sounds good Joe. Hearing no more comments all in favor? Motion carries.

- B. **Comprehensive Land Development Amendment (Amends Section 602 by adding a new section 602.7G and by updating subsection references)**

Mayor Lee – This is from the EPD and Kathy can tell you more about it. Kathy Glass – It is just to clean up, like housekeeping. They wanted to add some language to section 602 and then just need to update another section. Joe Walter contacted us with Precision Planning and he has submitted this for us to make those amendments. Jimmy Parker – Basically those are State requirements for your MS4 Permit. Wayne Dimsdale – So this will make us in compliance? Mayor Lee – Right. Wayne Dimsdale made a motion we approve the amendments and updates, Kevin Shultz seconded the motion, opportunity for discussion, motion passed.

- C. **Proposed Property Tax Implementation.**

Joe Reitman – first off my heart goes out to the gentlemen who spoke who lost his son. The second gentlemen who spoke I think gave a number of residents and the anticipated amount of tax. I feel it is important that we clarify the precise numbers we received from Walton County Tax Commissioner Derry Boyd was it will give revenue of \$160,000 and a little change and that will not only help with the sewer but the roads. At this stage of the game if there is a motion to approve it would be to approve the resolution. Kathy do you have the resolution I sent to you Saturday afternoon? Kathy – I do not. Joe Reitman – it was attached to my email. Let me give y'all the gist of it. The resolution to impose a tax basically sets forth the State law in the Charter under which you are authorized to impose a tax. It also references the fact that there have been three public hearings. Furthermore it makes reference to the various needs for the tax including not only roads and sewer but other needs in the City like keeping up the Park and the other facilities. Costs of maintenance, insurance upkeep for equipment, personnel costs, for the grounds keeper the guys that do the mowing and repairs for the City. It basically what it says is based upon all that information, the need the legal authority, the three public hearings that you all are approving a resolution that imposes a 3 mill tax. It is important to know that that doesn't come into effect until 2018. Whenever Walton County does the tax collection which will probably be October of 2018 that is when that would implement. If someone has a 100,000 house it would be \$240.00, if they had a \$200,000 house it would be approximately \$480.00 and \$300,000 it would be \$720.00. Those numbers are straight from the Walton County Tax Commissioner Derry Boyd. If you have any questions for me at all I will try to answer them to the best of my ability. Kathy – we do have a copy of that now. Unless you have questions for me the appropriate motion would be to approve or not approve

obviously. My recommendation based upon having represented y'all for almost 10 years and representing seven other cities all of which do have advalorem taxes, except I'm not sure about Bishop. But all the others do. I believe with the obligations you have to repair roads and pay for sewer system and try to get a law enforcement presence and do these various public services in the community I do favorably recommend approval of the resolution of the 6 mil tax. Mayor Lee – Is there a motion to approve? Kevin Shultz made a motion to approve the resolution of the 6 mil tax, Kathy Dimsdale seconded, Mayor Lee – all in favor? Wayne Dimsdale – I abstain. Mayor Lee – All in favor with one abstained. Joe Reitman – Mayor if you had voted which way would you have voted? Mayor Lee – I would have voted for it. Wayne Dimsdale – Mayor I would like to say something. My abstention on that I am a man of my word. I had a good idea it would pass even without me. I know the City needs it. My past experience on here tells me the City needs. This is my last year, I'm down to my last few months and I felt like I need to abstain from voting on this.

VIII. PUBLIC WORKS REPORT

None

IX. FINANCIAL REPORT

Kevin Shultz made a motion to approve the financials as submitted. Carol Witcher seconded the motion, motion passed.

X. CLERK'S REPORT

Activity report given on all business licenses, citations, other permits and park reservations given by Katherine A. Glass, City Clerk.

XI. CODE ENFORCEMENT REPORT

XII. MAYOR'S REPORT

XIII. OLD BUISNESS

VOTE ON THE FOLLOWING ITEMS DISCUSSED AT COUNCIL MEETING 9/14/17:

- A. Amended Intergovernmental Wastewater Reclamation Agreement between Walton County, Georgia and the City of Walnut Grove, Georgia.
Joe Reitman – This is something we have spent months and months fine tuning it. I think after 12 months the County will bow out paying \$3,000 per month \$36,000 over the year. I think in a perfect world we would wait until we have an agreement with the line to the fire station and do them all at one time. But as a gesture of good faith to the county I am ok with recommending you go ahead and pass the amended intergovernmental agreement where the county bows out over the next year paying \$3,000 per month and then the sewer is turned over to you. The form you should have in front of you is the form I drafted that says exactly what I just stated. Is it Kathy and Mr. Mayor? In unison, it is. Then I think that one is ok for a vote today. If someone wants to make a motion to approve that. Wayne Dimsdale made a motion to accept the Amended Intergovernmental Wastewater Reclamation Agreement between Walton

county, Georgia and the City of Walnut Grove, Georgia, seconded by Kevin Shultz, opportunity for discussion, motion passed.

B. Intergovernmental Agreement for Installation of Sewer Main and Allocation of Costs Thereof Between Walnut Grove, Georgia and Walton County, Georgia.

Joe Reitman – I have to take a little time to get my head around this one to make sure the language is fair and balanced for everybody. I got that on Thursday afternoon Kathy and I didn't get a chance to look at it until Saturday afternoon. When do y'all next meet? The second Thursday of October. Are there any special called meetings meanwhile or can we just take a couple of weeks and make sure we dot the I's and cross the t's. Mayor Lee – we can just wait. Wayne Dimsdale – Mr. Parker stated before the meeting we need to do something on this now because the County meets tomorrow. Kathy – Mr. Parker is present. Mr. Reitman – we are just not in a position to do anything on this now because I have not had a chance to go through and revise. I didn't get it till Thursday afternoon and I got a chance to look over it a little on Saturday so could we have a special called meeting pretty soon? Like in the next week and a half to handle this? Mr. Parker wants to speak. Jimmy Parker – Just to recap our last meeting with the County they are sort of in a tight position to go either septic or sewer. So going forward they about to finish the plumbing. The walls are going up. The request the County made to the City last week was just give us a thumbs up or a thumbs down. They can go either way. It is just a question of they just need a yes or no. Joe Reitman – Well Jimmy I understand completely where the County is coming from but they are not in a position to vote on this today. I just got this Thursday afternoon and didn't even realize I had it to a day or two later. I reviewed it some on Saturday. Mayor and Council I'd give you a little write up on the sewer situation but it is something we really need to discuss face to face. Mayor and Kathy when is the earliest we can get together knowing I'm out of town until Wednesday evening. Wayne Dimsdale – Joe can I ask you a question? Would it be possible for us to vote so they can get started on this and we can fine tune the paperwork later? Joe Reitman – I think that would be premature. I just don't see how you can do that because then you get in this really awkward position. It is just going to have to wait till Thursday or Friday late afternoon when I am available or early the next week. This is a really big decision. Basically this contract calls for the City to front money and the County will reimburse half along the way. It calls for the City to do all engineering, calls for the City to do all the construction, be completely in charge of everything to do with it. So we really need to fine tune this to make sure we dot the I's and cross the t's on this. Wayne Dimsdale – ok Joe Reitman – It is the only legal advice I can give you that will adequately protect the city. Jimmy Parker – I know in the meeting it seemed pretty urgent. So I don't know the project design the County already paid for. It is designed and ready to go to bid. You of course would bid it. Because it is going to be your sewer line. But basically the County, I assumed you had this earlier Joe, because the County actually took action on this at their first meeting this month which was two weeks ago. I assumed the County attorney had forwarded it to you. Joe Reitman- no if he did I missed it. About 99% confident I did not receive it. The first time I became aware of it was Thursday when Kathy told me she had sent it to me. I didn't even have a chance to look at it remember I was attending Legal ed all day Thursday and Friday. I didn't even look at it till Saturday. Look we just need to put this off for a week or so. That is the only advice I can give the city. Kathy – To Jimmy -So do you think they can wait? Jimmy Parker – I think it would be appropriate for the Mayor to call the

Chairman. Mayor Lee – I'll call Kevin. Kevin Shultz – what do we need to do make a motion to table this matter? Do you want to try to circle up well before the 2nd Thursday in October I am really good with that. I know ya'll are about slap worn out with meetings but I'm trying to be as accommodating as I can be here so if yall want to come up with a date to do so that would be fine. Do you want to shoot for early next week? Wayne Dimsdale – why don't we just let Lamar call the Chairman and see what he has to say and then we can see what we can do. Kevin Shultz made a motion to table this line item to be heard at a special called meeting no later than the end of the month, Kathy Dimsdale seconded the motion, motion passed.

Joe Reitman – I can stay on and address the next items the Fire Deed. Mayor Lee – no we don't have that on the agenda. Joe Reitman – Kathy it is part of the package of the email I sent you. Kathy – I don't have the document here so we can't add it. Joe Reitman – well if you want to, as a gesture of good faith to the County, go ahead and approve the deed I emailed on Saturday deeding over the Fire Station to them or you can wait and we can handle it at the same time as we handle the other sewer issue. Kevin Shultz made a motion we table this matter to be handled no later than the end of September, seconded by Wayne Dimsdale seconded, motion passed.

XIV. NEW BUSINESS

None

XV. DISCUSSION ITEM

None

XVI. COUNCIL COMMENT

None

XVII. EXECUTIVE SESSION

Wayne Dimsdale made a motion to adjourn, Kevin Shultz seconded the motion, motion passed.

Approved by the Mayor and Council this 12th day of October, 2017.

Mayor Lamar Lee

Katherine A. Glass, City Clerk