

**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 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 ad valorem 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 it. 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 BUSINESS**

##### **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 ~~psotion 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

supplies and things they need. Joe Reitman – Have they given any timetable on that? Jimmy Parker- based on the market. Wayne Dimsdale – in the meantime if we have a grocery store that wants to build here on Hwy 138 we could take and pay them back the allocations. Jimmy Parker - In the mean time you have 88,000 gallons of sewer capacity that you own. They are only purchasing 12%. Joe Reitman - thought it was only 50,000. Jimmy Parker – Permitted for 100,000 it is built for 50,000 but you just add another tank and it takes you to 100,000. Joe Reitman – what does it cost to add another tank? Jimmy Parker – It is just a prefab steel tank. Joe Reitman – What is a rough estimate on that is it under or over 100,000? Jimmy Parker – Probably a little under. After you sold the first 50,000 of your taps then you would build your fund from your tap fees. Wayne Dimsdale – Jimmy if we sell him 42 taps for half the money for the line how much capacity does that take? Jimmy Parker – 12,600 gallons per day, 12.6% Kevin Shultz – how much would a grocery store use? Jimmy Parker – a grocery store like a Kroger would be 4-5,000 gallon per day. A smaller grocery store with a butcher shop would be more like 2,500. Wayne Dimsdale - So basically we can get quite a bit of expansion off that 50,000 before we would have to expand it to 100,000. Joe Reitman – the main thing we need a contract between the folks pre-purchasing capacity and the City saying what contingencies and if they don't use it our right to buy it back. I can't remember if our Sewer Ordinance specifically says that but it needs to be contractually set forth. I need to see what the County attorney has prepared. I have not seen that. You said he email that? Is that pdf or word doc. Jimmy Parker – I believe it is a word doc. Joe Reitman – I may tweak that up a little bit and adapt that. I'll do that between now and Monday. A person in the audience suggested we have a map up showing the City Limits so people could look and see if they are in the City or not. He was told there are maps at City Hall. It was decided we would post a map at the Municipal Building.

**XIV. NEW BUSINESS**

Skipped

**XV. DISCUSSION ITEM**

Skipped

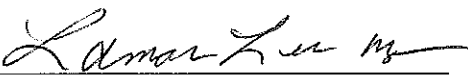
**XVI. COUNCIL COMMENTS**


Skipped

**XVII. EXECUTIVE SESSION**

Kevin Shultz made a Motion the Meeting be adjourned, the motion was seconded, motion passed.

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

  
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Mayor Lamar Lee

  
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Katherine A. Glass, City Clerk