

The following constitutes the agenda for the regular scheduled meeting of the Board of Commissioners of Walker County, Georgia to be held at 6:00 p.m. on May 1, 2025

### REGULAR SCHEDULED MEETING

- **Invocation & Pledge**
- **Chairwoman Teems will Call to Order the Regular Meeting**
- **Clerk to Establish a Quorum is present**

- **Approve Agenda**

- **Approve Minutes**

Minutes for the Regular Scheduled Meeting Held on April 3, 2025 at 6:00 p.m.

- **Ceremonial**

Proclamation for Walker County Senior Citizen Day

Proclamation for Historic Preservation Month

Recognition of the Walker County Valedictorians and Salutatorians

- **Chairwoman's Report**

- **Committee Reports**

Litter Task Force Update - Paine Gily, Director of Solid Waste & Environmental Management

- **Department Reports**

- **Presentation from Terracon on Brownfield Grant EPA**

- **Public Hearing - Planning & Zoning**

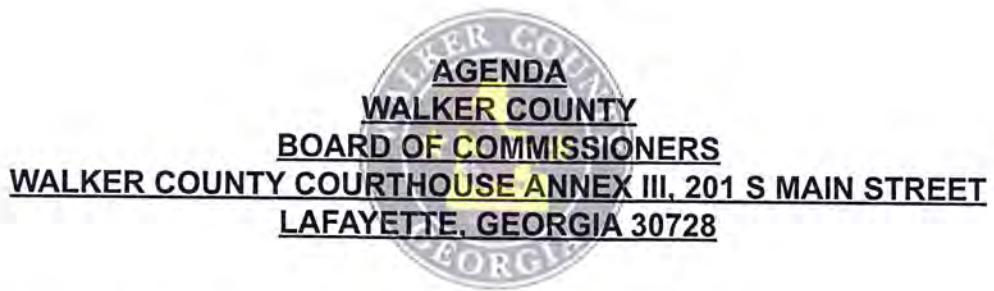
*Per Walker County Code Chapter 22-109(c), all comments concerning a proposed zoning decision under consideration by the Board of Commissioners shall be in writing prior to the commencement of the hearing. The only exception will be the applicant who has filed the zoning request. The applicant shall be allowed five minutes to address the Board, unless the Board allows additional time.*

Walker County Development Authority: Requests a rezone from A-1 (Agricultural) to I (Industrial) for property located at 157 Glass Road LaFayette, GA. 30728. Tax map & parcel number 0-320-036.

Walker County Development Authority: Requests a rezone from A-1 (Agricultural) to I (Industrial) for property located at 0 Glass Road LaFayette, GA. 30728. Tax map & parcel number 0-320-037.

Robert & Carlene Pruett: Requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 0 Kay Conley Road, Rock Spring, GA. 30739. Tax map & parcel number 0-326-3-054.

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- **Public Comment**

- **Consent Agenda**

*The Consent Agenda is a special rule of order providing for non-controversial matters to be considered in gross or without debate or amendment. Should a Board member object to any item being in the Consent Agenda, it is restored to the place it would have otherwise been considered on the regular agenda.*

Resolution R-031-25 to use Opioid Settlement Funds for Unified in Recovery

Resolution R-032-25 to use Opioid Settlement Funds for Walker County Sheriff's Office

- **New Business**

Resolution R-033-25 to re-appoint Jamie Bennett to the Board of Assessors

Resolution R-034-25 to Award a Contract for the 2025-2026 Road Paving List

Resolution R-035-25 to Award a Contract for Lofton Lane Bridge Repairs

Resolution R-036-25 to Accept Terms and Conditions of the Georgia Department of Natural Resources for a Recreational Trails Program Project (This is the resurfacing of the trail at the Civic Center)

Resolution R-037-25 Authorizing and Approving the Fifth Amendment to the Pension Plan for Employees of Walker County, Georgia

Approval of the Georgia Opioid Crisis Abatement Trust Grant to LMJC Accountability Courts

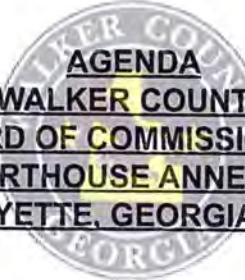
Purchase Order 2025-00001629 for \$230,665.60 to Yancy Bros Co. for buy-out of lease for D4 Caterpillar Track Dozer at landfill.

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**AGENDA**  
**WALKER COUNTY**  
**BOARD OF COMMISSIONERS**  
**WALKER COUNTY COURTHOUSE ANNEX III, 201 S MAIN STREET**  
**LAFAYETTE, GEORGIA 30728**

Robert & Carlene Pruett: Requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 0 Kay Conley Road, Rock Spring, GA. 30739. Tax map & parcel number 0-326-3-056.

- **Commissioner Comments**
- **Executive Session (if necessary)**
- **Adjourn**

Next Regular Meeting - Thursday, June 5th, 2025 at 6:00 p.m. There will be a Work Session for departments to present their FY2026 budget requests to the Board on Monday, June 2, 2025 at 9:00 a.m. at the Board of Commissioners Office on S. Duke Street.

*As set forth in the Americans with Disabilities Act of 1992, Walker County does not discriminate on the basis of disability, and will assist citizens with special needs, given proper notice. Please contact the Office of the County Clerk for assistance prior to each meeting. We can be reached at 706-638-1453.*

Walker County Governmental Authority  
101 South Duke Street, P.O. Box 445  
LaFayette, GA 30728

Minutes of the Regular Meeting of the Board of  
Commissioners

April 3, 2025 - 6:00 PM

**I. Call to Order:**

Chairwoman Angie Teems called to order the Regular Meeting of the Board of Commissioners held at Courthouse Annex III, 201 S. Main Street, LaFayette, Georgia at 6:00 PM on April 3, 2025.

**II. Attendees:**

The following were present: Chairwoman Teems, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Gene Wilson, County Clerk Lisa Richardson, Chief Financial Officer Angela Buettnner, Communications & Community Development Director Joe Legge, Compliance Officer Aleks Jagiella-Litts, Human Resources Director Hugh Delacruz, Planning and Zoning Director Jon Pursley, Public Works Director Carlen Bowers, Director of Solid Waste and Environmental Management Paine Gily, and Probate Judge Christy Anderson. Other guests signed in at the meeting as well. Please see the attached sign in sheet.

**III. Approval of Agenda:**

Commissioner Blakemore made a motion to approve the Agenda of the Regular Scheduled Meeting held on April 3, 2025 at 6:00pm. Seconded by Commissioner Hart. 4 ayes and 0 nays, motion carried. Agenda approved.

**IV. Approval of Minutes:**

Commissioner Askew made a motion to approve the minutes of the Regular Scheduled Meeting held on March 6, 2025 at 6:00pm. Seconded by Commissioner Hart. 4 ayes and 0 nays, motion carried. Minutes approved.

**V. Ceremonial:**

**Proclamation for Public Safety Telecommunicators Week**

The Walker County Board of Commissioners proclaimed April 13 - 19th, 2025 to be Public Safety Telecommunicators Week in Walker County. This is in honor of the women and men whose diligence and professionalism keep our county and citizens safe.

**VI. Chairwoman's Report:**

Chairwoman Teems spoke on staff still bringing value to the bottom line and successfully continuing to look for ways to keep our operation efficient and sustainable. She also

advised on Quarterly Financial Status and plans for future actions the county administrative office will be taking.

The Chairwoman renegotiated a previous rental agreement with a government entity, increasing the revenue for the county from \$300,000 to \$427,000 annually. The office is in the process of reviewing a list of properties and identifying vacant lots and buildings that can be sold. This is an ongoing effort to better utilize our assets and streamline operations.

The governing body is actively pursuing better investment opportunities with banks and has achieved \$10,000 in annual savings through cost-cutting measures. The current budget year runs from October 1, 2024 to September 30, 2025, and the county is currently in its third quarter, reviewing expenditures. Department heads are preparing the budget for commissioner review in May.

Chairwoman Teems presented a verbal overview of the first quarterly report. She explained that a more detailed and public-friendly version will be available for the July 10th end-of-quarter report. Based on the period from October 1, 2024, to March 31, 2025, the county's spending aligns with the projected expenditures. Total revenue, including SPLOST, amounts to \$48,446,386.00, with the bulk of income generated in October, December, and January due to property taxes. The current balance in the general fund fluctuates around \$20.5 million, while the SPLOST balance stands at \$8.1 million.

The monthly cost to operate the county for the past 7 months has been \$2.4 million. The Chairwoman stated that a determination on whether this is typical monthly activity will not be possible until the full year is complete. SPLOST is expected to exceed the 2020 estimates through December 2026. While SPLOST funds are received from the state each month, no funds will be spent on any project until the full amount is received.

The county has 70,000 residents so a sample survey to residents across the county will be sent out to better understand how we perform and gain insight into the needs of our community. By listening directly to the people we serve we can better assess their priorities and make informed decisions as a board.

## VII. Committee Reports:

Solid Waste & Environmental Management Director Paine Gily reported on the March 17th litter task force meeting, where community members discussed the litter problem and brainstormed solutions. He acknowledged Tina Groce's efforts in organizing a community litter pickup day.

Director Gily also announced that the landfill will distribute notices to customers throughout April, warning that citations for non-compliance with county codes for tarping/unsecured loads will be issued starting May 1st. He then read the statement that will be included in the notices. Chairwoman Teems advised we are giving the community fair warning of compliance with having the secured loads.

## VIII. Department Reports:

No department reports at this time.

## IX. Presentation:

### **Presentation of the Fiscal 2024 Audit by Rushton, LLC:**

Julie George, CPA, presented the financial statement and overview of Walker County's financial position as of September 30, 2024. The audit, which was conducted in accordance with U.S. auditing standards and Government Auditing Standards issued by

the Comptroller General of the United States, was presented to the public on April 3, 2025. The full report was made available on the Walker County Government website on April 4, 2025.

When asked by Commissioner Hart about Walker County's standing compared to other counties, Ms. George explained that they evaluate the government's financial health by examining the fund balance at the end of the fiscal year. Walker County currently has an 86% fund balance, which represents unrestricted funds in the general fund account. This means the county could operate for approximately 10 months without any incoming revenue, indicating that the county is in a very healthy financial position.

Commissioner Wilson asked about the financial graph, specifically how some expenditures were shown exceeding the balance. The auditor explained that this was due to debt defeasance. They elaborated that a final bond was paid off during the year, and the transfer to defease those bonds was reflected on the graph. This payout increases the expenditure number, but it's positive since it means paying off debt in advance.

Chairwoman Teems inquired about investment opportunities for the county's funds and if Ms. George and her team would be available to advise on legal investment options. Ms. George confirmed their availability to assist with investment-related questions.

**Update on Pension Plan for Employees of Walker County Government:**  
Probate Judge Christy Anderson provided a status update on the Pension Plan for Walker County Government. She reported that amendments to the plan were necessary and a pension specialist was consulted to ensure the accuracy of the language before final approval. A data analysis, covering the period since the freeze date and analyzing salary and employee status, was pending and is very hopeful that it can be finalized and brought to the Board in the next meeting.

## X. Public Hearing - Planning & Zoning:

*Per Walker County Code Chapter 22-109(c), all comments concerning a proposed zoning decision under consideration by the Board of Commissioners shall be in writing prior to the commencement of the hearing. The only exception will be the applicant who has filed the zoning request. The applicant shall be allowed five minutes to address the Board, unless the Board allows additional time.*

1. Raymond Keith Murdock requested a variance for less than five acres in an A-1 (Agricultural) zone for property located at 643 Kensington Road, Chickamauga, GA 30707. Tax map & parcel number 0-282-009. (*Planning Commission recommended this variance be denied*)
  - a. No one in attendance to speak on variance request
2. Michael Letson requested a variance for less than five acres in an A-1 (Agricultural) zone for property located at 1307 Lee Mason Road, LaFayette GA 30728. Tax map & parcel number 0-514-011. (*Planning Commission recommended this variance be denied*)
  - a. Michael Letson stated he was told that a 1-acre plot would be allowed and offered to increase his request to 1 acre for approval.
  - b. Chairwoman Teems advised variance decisions would be made at the end of the meeting.
3. Safe Future Real Estate Investments, LLC. requested three lots size variances for property located at 20, 36 & 86 Braxton Lane, Rossville, GA. 30741. (*Planning Commission recommended this variance be denied*).
  - a. No one in attendance to speak on variance request

## XI. Public Comment:

1. Jamie Hulsey inquired about enforcing the resolution regarding public comment on Planning and Zoning matters. Chairwoman Teems clarified that it was a county code, not a resolution. Hulsey sought clarification on whether the public could speak on behalf of a zoning change and if this applied only to the current meeting. Chairwoman Teems explained that public comment is allowed at Planning and Zoning Commission meetings, but not at Board of Commissioners meetings. Mr. Hulsey stated that this ordinance has not been enforced in 20 years and asked if our legal council had reviewed and verified it can be enforced. Mr. Hulsey argued that the current policy stifles public comment and lacks transparency. Chairwoman Teems defended the policy as legally valid and necessary for efficient meetings, while noting that public input is still allowed at Planning and Zoning meetings.

Mr. Hulsey stated that the financial audit presentation was not in a public-friendly format and should have included a screen projection of the information for public viewing. Chairwoman Teems agreed and advised that the audit will be available by the end of business day on Friday, April 4th.

2. Tina Gross, part of Operation Outreach, expressed gratitude to the Board of Commissioners for their positive attitude and transparency. On March 22, 2025, the first litter detail took place, with Randy Pitman (Walker County Georgia Media Group), Atlas Bolt and Nuts, Commissioners, Sheriff's Department, and Director Paine Gily collaborating to collect 1.33 tons of garbage in 2 hours on Foster Mill Road and Marble Top Road. Gross suggested that Walker County residents consider donating 2 hours of their time once a quarter to give back to the community.
3. Ned Yates expressed his disappointment with the lack of transparency in the administration and questioned why the commissioners hadn't overturned the newly reinforced planning and zoning code. He criticized the commissioners for enforcing a code that limits public input to written submissions, stating that Walker County citizens are vocal and not "pencil-pushing geeks." Mr. Yates referred to the commissioners as "scallywags" if they don't change the public speaking code.

Commissioner Askew and Chairwoman Teems interjected, advising Mr. Yates to watch his language and that his time was up. Mr. Yates left the meeting, stating that the commission is "transparent as hell," to which Commissioner Askew responded that he needs to be mindful of his language in public meetings. Chairwoman Teems concluded by emphasizing the importance of decorum and respect.

4. Randy Pittman and Travis Middleton, representing The Walker County Chamber 2024-2025 Leadership Team, identified a need at Ridgeland High School for senior sponsors. Their "Dress for Success" project aims to assist graduating seniors at Ridgeland High School by helping to purchase a cap and gown, dress attire, or both. Mr. Pittman highlighted the issue that many seniors are unable to participate in the graduation ceremony due to the cost of the required cap and gown. Commissioner Blakemore asked how much did the cap and gown cost and Mr. Pittman responded \$50.00 per set.

## XII. Unfinished Business:

1. Ordinance O-03-24 to Amend Chapter 6 (Animal Code) of Walker County. *(Tabled at the December 9, 2024 meeting).*
  - a. Chairwoman Teems advised it was tabled in December to allow the new spay and neuter voucher program to work and give our Animal Services Director time to have input.

- b. Commissioner Hart asked how long it needs to be tabled.
- c. Commissioner Blakemore asked that we invite our Director of Animal Services up to speak.
- d. Commissioner Wilson made a motion to table the Ordinance for 6 months, seconded by Commissioner Blakemore
- e. Bailey Clements, Director of Animal Services, was called to the podium by Commissioner Blakemore.
- f. Commissioner Hart welcomed Clements back from her armed services training at Fort Jackson. He inquired about her opinion on the timeframe for implementing necessary changes to the spay and neuter program ordinance, given the allocated funds for collaboration with local veterinarians. He specifically asked if she believed six months would be sufficient.
- g. Director Clements explained that the proposed ordinance aims to reduce the number of surrendered animals at the shelter by requiring impounded pets to be spayed or neutered. The shelter's budget is strained by the increasing number of surrendered animals, and this ordinance would help to address this issue. In 2024 they had 1500 pets surrendered and that increased to 2300 in 2025, most of these being habitual surrenderers.
- h. Commissioner Hart asked if the spay and neuter program had started.
- i. Chairwoman Teems stated that she believes it starts next week, April 7th, 2025.
- j. Director Bailey said there are currently over 200 names on the list for the voucher program at this time.
- k. Commissioner Hart inquired of the 200 names on the list, how many will the program assist?
- l. Bailey responded with the \$60,000 currently in the budget it should sustain the program for 4 months.
- m. Commissioner Wilson inquired about how the spay and neuter vouchers are being awarded to people.
- n. Director Clements indicated it was "first come, first serve basis" by list.
- o. Chairwoman Teems clarified that if a family has multiple pets, they are allowed to list one pet at a time. The family can re-list for their second pet, then their third, and so on.
- p. Director Bailey ended thanking the current commission for their support and transparency.
- q. Chairwoman Teems asked for the vote to table the ordinance for 6 months.
- r. 4 ayes, 0 nays to re-visit in the October 2025 meeting.

2. Purchase Order 2025-00000923 for \$99,998.00 to Estes Equipment Company for a Fuel System Upgrade for the County Public Works Department. (*Tabled at the February 6, 2025 and March 6, 2025 meeting*) - Secondary bid received from First Choice Services, Inc. for an estimated amount of \$85,069.22. (Funding from 2020 SPLOST).

- a. Chairwoman Teems reported that only two of the four companies responded to the request for quotes. While the 2020 SPLOST will fund the project, she emphasized the importance of selecting a fiscally responsible option. Estes Equipment and its supporting equipment is the current system and has been used for the past 20 years.
- b. Rick Carr, Shop Manager, was asked by Commissioner Hart to explain the recommendation and justification between bids.
- c. Carr recommended Estes Equipment because they are familiar with the county's existing equipment, having installed and serviced it, and are therefore less likely to encounter unforeseen issues than a company less familiar might have.
- d. Commissioner Hart inquired whether items had been omitted from the First Choice bid.
- e. Shop Manager Carr responded that the new chips and chip reader were left off the original quote from First Choice and Estes had all equipment included.
- f. Chairwoman Teems asked if there was a motion to approve one of the quotes for the Fuel System for the Road Department.
- g. Commissioner Hart made the motion to approve the Estes Equipment quote of \$99,998.00
- h. Commissioner Blakemore seconded the motion.

- i. The motion to approve Estes Equipment was passed, 4 ayes and 0 nays.

## XIII. Consent Agenda:

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Resolution R-022-25 to Adopt a Policy for Employee Conflict Resolution & Grievance Reporting

Resolution R-023-25 to Adopt a Progressive Disciplinary Procedure for Undesirable Employee Behavior & Performance Issues

Resolution R-024-25 to Adopt a Formal Separation Policy for Employees.

- a. Chairwoman Teems explained that the resolutions on the agenda are state policies concerning county employees. The board has had the opportunity to review and discuss these new policies prior to today's meeting. This is a new agenda item being implemented in an effort to increase efficiency and streamline processes.
- b. Chairwoman Teems made the motion to approve all three resolutions
- c. Commissioner Askew seconded the motion.
- d. No discussion required, 4 ayes 0 nays all three policies approved.

## XIV. New Business:

1. Resolution R-025-25 to Amend the Fiscal 2025 County Budget
  - a. The finance team has advised that we modify the fiscal year 2025 budget to allocate previously approved funding that was not added to the budget. This resolution aims to move the funds to the correct entity, as there were monetary resolutions and approvals from the previous board term that were not passed on to the finance department. The total amount to be amended is \$1,015,093.00.
  - b. Chairwoman Teems asked for a motion from the board to open the amendment for discussion.
  - c. Motion made by Commissioner Wilson
  - d. Seconded by Commissioner Askew
  - e. Commissioner Hart inquired if the funds were simply being transferred between accounts, rather than increased, and if a resolution was required for this action.
  - f. The Chairwoman clarified that the majority of the funds were being reallocated, with the exception of \$30,000, which was new funding to pay the former CFO to train the current CFO, Angela Buettner. She also noted that the \$15,000 allocation to Chattooga County was new, while the remaining amounts were simply being transferred between accounts.
  - g. Commissioners discussed whether a resolution was required to approve the Chattooga MOU \$15,000.00, or if the current discussion served as approval.
  - h. Commissioner Wilson asked for clarification if the \$30,000.00 and \$15,000.00 was the only additional funding.
  - i. CFO Angela Buettner clarified that the discussed budget items are additions to the 2025 budget. These items, which the board previously approved, were not included in the original budget and require an additional budget resolution.
  - j. Chairwoman Teems stated that most of the items were from the prior year but never put into the budget.
  - k. CFO Buettner said the largest one was the Adventure Acres Project that was originally \$500,000.00 to put into the budget.
  - l. Commissioner Askew asked if this was the budget that was to match the grant.
  - m. CFO Buettner confirmed that while the grant was received, it was not added as a budget amendment and has been overlooked for 2 years. Since the budget is a legally binding agreement, it needs to be amended to correct this oversight.

- n. Commissioner Wilson asked if the 2024 budget will increase \$1,015,093.00 and CFO Buettner corrected that it would be the 2025 budget.
- o. Commissioner Hart inquired whether these one-time expenditures would not transfer to the 2026 budget. Angela Buettner confirmed her belief that this was correct.
- p. Commissioner Hart explained that while the million dollars will be added to this year's budget, most of it should not transfer to next year's budget. The money was allocated but not transferred, so it will not cause an increase in next year's budget.
- q. Chairwoman Teems inquired if there was any further discussion.
- r. 4 ayes, 0 nays. A motion to amend the budget was approved.

2. Resolution R-026-25 to Participate in the Georgia Department of Transportation Local Bridge Replacement Program for East Armuchee Road over East Armuchee Creek

- a. Commissioner Hart addressed Madam Chairman to recuse himself from this item due to ownership of property on discussed resolution.
- b. The local bridge, built in 1973, will be replaced under a program that requires the locality to cover right of way acquisition. Due to concrete deterioration, the bridge currently has load restrictions. The project will cost approximately \$888,000.00, with the State covering \$838,000.00 and the county responsible for \$50,000.00. The bridge will be raised 3 feet, and the improvements will include widened lanes and a bicycle shoulder. The county's portion will be funded in the state's FY2027 budget.
- c. Chairwoman Teems asked for a motion on the floor.
- d. Commissioner Blakemore made a motion to approve
- e. Commissioner Wilson seconded.
- f. 4 ayes, 0 nays. Motion was approved.

3. Resolution R-027-25 to Appoint Randy Pittman as Chair of the Walker County Planning Commission

- a. Chairwoman Teems announced to the Board that Planning Commission chair Michael Haney had recently resigned. She expressed gratitude for his many years of service. Ms. Teems then offered the position of chairman to Randy Pittman, the current vice chair.
- b. Chairwoman Teems asked for a motion from the floor.
- c. Commissioner Hart made a motion to appoint Randy Pittman.
- d. Commissioner Blakemore seconded.
- e. 4 ayes, 0 nays. Motion was approved.

4. Resolution R-028-25 to Authorize the Issuance of a Purchase Order for New Dump Trucks for the Walker County Public Works Department (*funding from 2020 SPLOST*)

- a. Chairwoman Teems clarified that the purchase would be funded by the 2020 SPLOST funds, not the general fund. The Public Works Department requested to add two new dump trucks to their fleet to replace some aging equipment. Three quotes were received for three different trucks. She then called for a motion to open discussion on the resolution..
- b. Commissioner Hart made a motion to approve one of the three types of dump trucks.
- c. Commissioner Askew seconded. Discussion opened.
- d. Commissioner Hart asked Carlen Bowers, Director of Public Works to come forward and make recommendations on the purchase.
- e. Mr. Bowers confirmed that 3 quotes were received from McMahon Truck Center, The Pete Store, and National Truck Center/Kenworth. The Kenworth and Peterbuilt trucks are both class 7 and cost \$187,392.00 and \$185,000.00 per truck, respectively. The Road Department's current trucks are class 6 and over 20 years old. McMahon Truck Center quoted Mack Maverick trucks, which are class 7, at \$234,876.00 per truck.
- f. Commissioner Blakemore asked about the mileage on the current trucks. Director Bowers replied that each vehicle has around 180,000 to 190,000 miles. Both are

53,000 lb trucks, class six, and very weak. Newer models would have approximately 50 more horsepower and a larger capacity.

- g. Commissioner Hart inquired about Bowers' recommendation from the 3 proposed vehicles. Mr. Bowers responded that he would recommend the Peterbuilt, as those vehicles could be obtained within 2 days.
- h. Chairwoman Teems inquired if the warranties on all the vehicles were the same at which Bowers confirmed.
- i. Commissioner Blakemore questioned if the Peterbuilts and Kenworth trucks had high lift gates, and Director Bowers confirmed they did not; they had standard gates. Mr. Blakemore stated that the Mack vehicles had lift gates, which would be better for weather incidents, brush removal, and overall functionality. He added that the Mack trucks had a longer lifespan and were better built than the other options, requiring less maintenance.
- j. Commissioner Wilson stated that the Mack truck had an extended warranty included in their quote. Director Bowers responded that the warranties were included on the spec sheets submitted to the board.
- k. Commissioner Blakemore mentioned he would like the board to consider the Mack truck due to the high lift gate when making their decision.
- l. Commissioner Hart inquired about the class of the current and new trucks. Carlen explained that the current trucks are class six, while the Peterbilt and Kenworth models are class seven, and the Mack trucks are class eight..
- m. Commissioner Askew commented that the gate and multi-purpose functionality of the vehicle increases its value and usability.
- n. Chairwoman Teems made a motion to approve the purchase of two dump trucks.
- o. 4 ayes, 0 nays. Motion was approved for the purchase of 2 dump trucks
- p. Chairwoman Teems requested a motion to determine which brand of dump truck to purchase.
- q. Commissioner Wilson moved to purchase the Mack trucks, citing his research and the longevity of the heavy-duty trucks for county use.
- r. Commissioner Blakemore seconded the motion.
- s. Commissioner Hart and Commissioner Wilson discussed the value of medium vs. heavy duty trucks, noting a \$100,000.00 difference. Mr. Wilson shared his research and conversations with other trucking companies, who recommended the high lift gauge. Mr. Blakemore explained the operation of different truck beds and the tailgate requirements of the new ordinance. Commissioner Askew asked Carlen Bowers about the difference between class 6, 7, and 8 trucks. Carlen replied that there is approximately a 6,000lb weight difference between the classes.
- t. The motion to purchase the two Mack trucks passed with 3 ayes and 1 nay from Commissioner Hart.

## 5. Resolution R-029-25 to Award a Contract for Walker Rocks Park Phase 3 Playground Expansion.

- a. The first of two projects included in the previously approved Land and Water Conservation Fund grant is a playground expansion at Walker Rocks (located at the Civic Center). The board is presented with two options for approval, both containing playground expansions with the only difference being the size of the footprint and the type of spinning equipment included. Option 1 has a smaller footprint and contains a SWURV which spins and can hold approximately 3 people. Option 2 has a larger footprint and contains a SWIRL and can hold 5-8 people. Pictures for the different options were included in the commissioner packets.
- b. Commissioner Wilson made the motion to approve the SWIRL.
- c. Commissioner Blakemore seconded the SWIRL option.
- d. Chairwoman Teems opened the discussion on the playground and Mr. Hart inquired about the budget amendment and if the earlier transfer of funds was part of the playground amendment. Chairwoman Teems confirmed that it was.
- e. No further discussion required.
- f. Option 2 with the SWIRL approved, 4 ayes, 0 nays

6. Resolution R-030-25 to Award a Contract for Walker Rocks Park Phase 3 Pickleball Courts.

- a. This project is part of the Land and Water Conservation Fund grant, and bids were received for both 2 new pickleball courts and 4 new courts with lighting. The Chairwoman believes that the community's needs will be best met by the construction of 4 additional pickleball courts with lighting.
- b. Motion from Commissioner Blakemore to approve the 4 pickleball courts with lighting.
- c. Seconded by Commissioner Wilson.
- d. Discussion opened and Commissioner Hart asked for confirmation that this was also part of the earlier budget amendment with our CFO. This was confirmed by Chairwoman Teems.
- e. 4 ayes, 0 nays. Motion was approved.

7. Purchase Order 2025-00001108 for \$46,980.00 for a 2024 Hydroseeder purchased from Dobbs Equipment for the Landfill (funding from 2020 SPLOST)

- a. Director Paine Gily addressed the Board to discuss the purchase of a 1-year-old hydro seeder for use at the landfill. This has been an ongoing project since 2023 and was directed by the Georgia EPD to groom and clean the slopes at the landfill. Bids from contractors to do the job ranged from \$49,000 - \$189,000.00 with different levels of service. Overall, it would be less costly to the county to purchase our own equipment and utilize it versus bidding out the work.
- b. Commissioner Hart asked if the Hydroseeder was 600 gallons with a gas covered motor. Director Gily confirmed and added it also has a platform and a roll-up reel hose with a mounted nozzle. The hydroseeder can provide nutrients and fertilizer to the soil to improve the soil condition at landfill.
- c. Commissioner Askew asked how often we have a leachate discharge at the landfill and Director Gily advised it can happen at any time and there is currently one at this time. This means the hydroseeder would have a continual use at site.
- d. Commissioner Hart inquired about when Mr. Gily would be seeding the open slopes at the landfill. Director Gily responded that he was looking at doing it this Spring due to an upcoming inspection. Mr. Hart inquired about the rental cost for the D4, which will be proposed at the May board meeting. Director Gily responded that the balance would be \$229,000.00 after the rental fee is deducted from the machinery cost.
- e. Commissioner Wilson inquired about the D4 costs. Commissioner Hart explained that the equipment was rented last year with the option to purchase.
- f. Commissioner Blakemore made a motion to approve the purchase.
- g. Seconded by Commissioner Askew.
- h. 4 ayes, 0 nays. Motion was approved.

8. Purchase Order 2025-00001344 for \$32,887.50 for Installation of a Firewall at the Forthcoming Walker County Board of Elections Building

- a. The county has received two bids for the installation of a required firewall in the old Family Dollar building, before it can be transitioned into the new elections building. The bids are from RT Newby Construction, LLC. for \$32,887.50 and Masonry Specialists Corporation for \$33,907.53.
- b. Commissioner Hart made a motion to approve the bid from RT Newby Construction.
- c. Commissioner Wilson seconded the motion.
- d. Commissioner Wilson inquired about the wall specifications. Commissioner Hart provided the specifications and Chairwoman Teems explained that the wall's purpose was to safeguard the voting machines and government equipment stored within the building. Commissioner Askew asked if this was a State requirement in having the fire protection.
- e. Fire Marshall Scott Forrest was addressed and he stated that this is a National fire code requirement
- f. 4 ayes, 0 nays. Motion approved for RT Newby as contractor.

9. Purchase Order 2025-00001358 for \$39,800.00 for Capital Building Improvements for siding replacement on the Walker County Health Department Building

- a. The county received two bids for the siding replacement project. M & W Investments submitted a bid of \$39,800.00, while Tate & Culpepper Enterprise, LLC. bid \$46,862.05. The project entails removing the existing siding and materials and replacing them with new vinyl siding and metal coil.
- b. Commissioner Hart made a motion to approve the \$39,800.00 bid with M&W,
- c. Commissioner Wilson seconded the motion.
- d. No further discussion, Motion approved with 4 ayes, 0 nays.

10. Raymond Keith Murdock requested a variance for less than five acres in an A-1 (Agricultural) zone for property located at 643 Kensington Road, Chickamauga, GA 30707. Tax map & parcel number 0-282-009.

- a. Director of Planning and Zoning, Jon Pursley stated that based on property size Mr Murdock does have enough acreage for a 2nd dwelling if he will allocate 5 acres to be in compliance with A1 agriculture zoning he is in. Mr. Murdock is requesting a variance to reduce the allocation to 1 acre.
- b. Chairwoman Teems stated the Planning Commission denied variance because he has the ability to stay within the current comprehensive plan.
- c. Commissioner Askew made a motion to deny variance in accordance with the Planning Commission.
- d. Commissioner Blakemore seconded the motion.
- e. No further discussion, Variance Denied with 4 ayes, 0 nays.

11. Michael Letson requested a variance for less than five acres in an A-1 (Agricultural) zone for property located at 1307 Lee Mason Road, LaFayette GA 30728. Tax map & parcel number 0-514-011.

- a. Director Pursley stated that Mr. Letson originally asked the Planning Commission for a variance to divide ½ acre for a family member. The commission explained that 1 acre would be needed to meet the comprehensive plan for residential. Mr. Letson agreed to the 1 acre and the Planning Commission had a mixed vote to deny the variance even though it met the requirements.
- b. Chairwoman Teems verified we are voting on the 1 acre variance and this was confirmed by Director Pursley.
- c. Commissioner Blakemore made a motion to approve the variance with a 1 acre variance.
- d. Commissioner Wilson seconded the motion.
- e. Paperwork was amended to reflect the 1 acre variance and the Planning Commission did vote on the 1 acre per Director Pursley.
- f. No further discussion, Variation approved with 4 ayes, 0 nays.

12. Safe Future Real Estate Investments, LLC. requested three lots size variances for property located at 20, 36 & 86 Braxton Lane, Rossville, GA. 30741.

- a. In the past several variances have been given for this property but this variance was denied due to the lot sizes even though it does meet the comprehensive plan. The Planning Commission made a recommendation to deny the variance request.
- b. Commissioner Blakemore inquired whether Safe Future's request aligns with the plan. Director Pursley confirmed that it does align with the comprehensive plan for the area. Commissioner Askew verified that Safe Future had previously requested and been approved for a lot size variance. Mr. Pursley advised that while the building meets the joint comprehensive plan, the lot sizes do not comply with the county ordinance. Commissioner Wilson asked whether the surrounding lot sizes were comparable and was informed that most lots in the neighborhood are larger.
- c. Commissioner Hart made a motion to deny based on the recommendation of the Planning and Zoning Board.
- d. Commissioner Askew seconded the motion.
- e. No further discussion, Variance Denied with 4 ayes, 0 nays.

## XV. Commissioner Comments:

1. Commissioner Blakemore thanked everyone for coming out and getting involved. He appreciates all of our employees and the hard work they do daily to keep the county running. If he can help with anything, call, text or reach out.
2. Commissioner Askew expressed his gratitude to all departments and employees for their hard work. He values all input, regardless of agreement, as it fosters a forum for open discussion and decision-making that benefits the majority of the county. He commended Operation Outreach and the litter pickup crew, highlighting how a small group can make a significant difference in a short time. He challenged everyone to take action and work together as a community to become more involved.
3. Commissioner Hart recognized the 911 responders who do not receive a lot of recognition for what they do on a daily basis for our community. He also expressed that he is looking forward to working with Bailey (Animal Services) and her team on the new animal ordinance. He also gave condolence to Bailey, as she lost her dad who was a positive influence on our community for many years.
4. Commissioner Wilson expressed his appreciation for 911 responders, acknowledging the difficulty of their job and the unrecognized nature of their work. He also informed the community that low-flying aircraft will begin dropping oral rabies vaccines in Northwest Georgia starting April 7th. While these vaccines are safe for pets, he advised residents to leave them alone if found on the ground.

## XVI. Adjournment:

With no further business on the agenda, Chairwoman Teems adjourned the meeting at 8:11 P.M.

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Angela Teems  
Chairwoman/CEO  
Walker County Georgia

Date

Minutes prepared by: Walker County County Clerk, Lisa Richardson

Sign In SheetRegular Scheduled Board of Commissioners MeetingApril 3, 20256:00 PMNameAddress

Andy Richardson	
Travis Q Middleton	Flatstone
Ruby Austin	
Ben Rhine	
Jeff Conley	Flatstone
Landy Pittman	Rossville
Chris Warren	ALBANY
Tina Groce	Flatstone
Michael Marsh	
Roy Hambrick	Lafayette
Allan Goffard	Lafayette
Costen Bowers	Road
Gary Ramsey	Chickamauga
Buddy Chastain	Lafayette



## Sign In Sheet

## Regular Scheduled Board of Commissioners Meeting

April 3, 2025

6:00 PM

Name

### Address

McNamee

McCarter, G.W.

Bobby V. Dieder

Red Dot

Rich Carr  
New VATES

Road Dept

NEIL YATES  
Johnny Hasley

Citizen  
Country

Pawnee City  
Dakota Center

## Low Price

**Regular Scheduled Board of Commissioners Meeting****Walker County Annex III****April 3, 2025****6:00 PM****Roll Call** **Present/Absent**

Commissioner Blakemore Present

Commissioner Askew Present

Chairwoman Teems Present

Commissioner Hart Present

Commissioner Wilson Present



## Proclamation

### BY THE WALKER COUNTY BOARD OF COMMISSIONERS *SENIOR CITIZEN DAY 2025*

WHEREAS: The U.S. Census Bureau estimates 13,868 Walker County residents are age 65 or older; and

WHEREAS: May is "Older Americans Month" in the state of Georgia and residents are encouraged to "Flip the Script on Aging" by focusing on transforming how society perceives, talks about, and approaches aging; and

WHEREAS: Walker County recognizes the impact of contributions made by older adults to the current fabric of our community; and

WHEREAS: We honor the contributions of older adults and encourage them to explore purposeful opportunities to stay active and engaged; and

WHEREAS: Walker County supports organizations like North Georgia Community Action, which operates Senior Life Centers in Chickamauga and LaFayette, to assist older adults with daily nutritional needs, health education and general wellness;

THEREFORE: I, Angela Teems, on behalf of the Walker County Board of Commissioners, do hereby proclaim May 10<sup>th</sup> as SENIOR CITIZENS DAY in Walker County and encourage our older adults to attend a special event at the Walker County Civic Center at 10:00 a.m. on May 10<sup>th</sup> as the community pays tribute to those who helped build Walker County.

This year's theme is patriotic. Those attending are encouraged to show off their red, white and blue.

Signed and sealed this 1<sup>st</sup> day of May in the year 2025.

Chairwoman Angela Teems



## Proclamation

### BY THE WALKER COUNTY BOARD OF COMMISSIONERS *HISTORIC PRESERVATION MONTH*

WHEREAS: Walker County is home to 17 sites on the National Register of Historic Places, including Cavendar's Store in Villanow, the John Ross House, Rock City Gardens and a number of architecturally significant structures; and

WHEREAS: The National Trust for Historic Preservation established May as Historic Preservation Month in 1973 to promote historic places for the purpose of instilling community pride, stimulating heritage tourism and showing the social and economic benefits of historic preservation; and

WHEREAS: Historic preservation can raise awareness of historically significant landmarks and buildings, connecting us to our shared history in ways that help shape our future; and

WHEREAS: We recognize the importance of the role played by the Walker County Historic Preservation Commission, Walker County Historical Society, Walker County African American Historical and Alumni Association, and other organizations in our community; and

THEREFORE: I, Angela Teems, on behalf of the Walker County Board of Commissioners, do hereby proclaim May as *Historic Preservation Month* in Walker County.

Signed and sealed this 1<sup>st</sup> day of May in the year 2025.

Chairwoman Angela Teems

**FY2022 Walker County EPA Brownfield Assessment Grant  
Project Update - May 2025**

**Date: 5/1/25**

**EPA Brownfield Grant Program**

**A. Community Outreach**

- ❖ May Commissioners Meeting – Dallas will give an update on the Brownfield Grant EPA

**B. Assessment Activities**

- ❖ Site 1: Former Texaco Bulk plant, Lafayette, GA
  - Phase I ESA completed
- ❖ Site 2: Former Dry Cleaner, Lafayette, GA
  - Phase I ESA completed
- ❖ Site 3: Former Crystal Springs Print Works Site, Chickamauga, GA
  - Phase I and Phase II ESA completed
  - Groundwater – No groundwater samples were collected. Rock borings will be required to access the groundwater table.
  - Additional activities proposed
    - Additional site sampling to delineate contaminated soils and install borings for groundwater samples
    - Site reuse plan proposed
    - ABCA – site cleanup plan proposed
- ❖ Site 4: Peerless Mill Site
  - Phase I and II ESA Report completed

**C. Site Inventory List**

- Cherokee Avenue, Lafayette, GA – reviewed for GA Brownfield Program requirements

**D. Document Updates – Community Involvement Plan and Grant contact lists updated with new government leaders**

**E. Quarterly/Annual Reporting**

- Quarterly report, next due 4/30

8001	Juvenile/Youth/Family	8005	Adoptions	8025	Debtors and Creditors	8030	Divorce	8075																																														
<p>named child and will not be allowed to object to the termination of his rights to such child unless, within 30 days of receipt of notice, you file a petition to legitimate the child as well as a notice of the filing of the petition to legitimate with the Walker County Juvenile Court where the termination proceeding is pending. Additionally, the court may enter an order terminating all the parental rights of a biological father, including the right to object thereafter to such proceedings if the biological father fails to timely legitimate the child named above.</p> <p>The general nature of the allegations are: the parents have failed to complete their case plans for reunification. All concerned parties are informed that they are entitled to have an attorney represent them, and if a party is entitled to Counsel during the proceedings, the Court will appoint Counsel, at no cost if the party is unable, without undue financial hardship, to employ Counsel.</p> <p>If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is 706-935-4231. WITNESSETH the Honorable McCracken Poston, Judge of said Court. This 21<sup>st</sup> day of February, 2025 @ 9:20AM</p> <p><b>KIM EARNEST,</b> Deputy Clerk, Juvenile Court, Catoosa County, Georgia 3:19,26;4:2,9,2025</p>	<p>Wm1071 gpn05</p> <p><b>NOTICE AND ADVERTISEMENT FOR CONTRACT OPPORTUNITY</b> WALKER COUNTY BOARD OF EDUCATION RENOVATIONS TO WALKER COUNTY COLLEGE &amp; CAREER ACADEMY</p> <p><b>1.1 SOLICITATION</b> A. Sealed Proposals from General Contractors will be received by Walker County Board of Education the Owner in the Facilities and Operations Department at 298 Culberson Avenue, LaFayette, GA 30728 until 2:00 P.M. on Thursday, April 17, 2025 for construction of:</p> <p><b>RENOVATIONS TO WALKER COUNTY COLLEGE &amp; CAREER ACADEMY</b> 265 BICENTENNIAL TRAIL, BLDG. 500, ROCK SPRING, GA 30739</p> <p>B. A Mandatory Pre-Proposal Meeting will be held on Thursday, April 3, 2025 at 10:00 A.M. onsite of project address. Any person or entity that fails to attend the mandatory pre-proposal meeting will not be permitted to submit a Proposal for the Project and any Proposal submitted by a person or entity that did not attend the mandatory pre-proposal meeting will be returned unopened.</p> <p>C. No extension of proposal will be made. Interested parties are invited to attend.</p> <p><b>1.2 REQUEST FOR PROPOSAL DOCUMENTS</b> A. Request for Proposal RFP documents may be examined at Southern A &amp; Es office at 7951 Troon Circle, Austell, GA 30168 or by calling 770-819-7777 to request a password and link to Southern A &amp; Es online plan service to view the documents. Upon further request, construction documents may be downloaded for printing or hard copies may be ordered through the online plan service. Only complete sets will be provided for downloading or as hardcopies.</p> <p>B. Proposals shall be submitted in accordance with the RFP Instructions to Offerors.</p> <p>C. No deposits are required and no refunds will be made.</p> <p>D. Proposal documents will not be sent to plan rooms.</p> <p><b>1.3 CONDITIONS</b> A. No proposal may be withdrawn for a period of sixty (60) days after proposals are opened.</p> <p>B. Bid bond in the amount of five (5%) percent of the base proposal is required and must be submitted with the proposal. A bid bond is the only acceptable form of bid security. No personal check, cashiers check, certified check or cash will be accepted in lieu of the bid bond.</p> <p>C. Performance and payment bonds in the amount of one hundred percent (100%) of the contract price will be required prior to commencement of construction.</p> <p>D. All bonds shall be written by a surety licensed to conduct business in Georgia, listed on the Federal Register and acceptable to the Owner.</p> <p>E. Offeror shall attach a Contractor Affidavit and Agreement demonstrating compliance with O.C.G.A. 13-10-91, Georgia Security and Immigration Compliance Act. Offeror shall also comply with provisions of O.C.G.A. 50-3-1, Verification of Lawful Presence Within United States through the use of the Systematic Alien Verification for Entitlements (SAVE) Program and shall provide verification of compliance with executed affidavits which are a part of the proposal packet.</p> <p>F. Owner reserves the right to waive technicalities and irregularities and to reject any or all proposals. The proposals will be evaluated and awarded to what is most advantageous for Walker County Board of Education.</p> <p>G. By submitting a proposal, the Offeror agrees to sign the Owners STANDARD FORM OF FIXED PRICE CONSTRUCTION CONTRACT, which is one of the proposal documents, and will not be modified.</p> <p><b>1.4 SOLICITED BY:</b> Chris Wallace, Director of Facilities and Operations Walker County Board of Education 3:26;4:2,9,2025</p>	<p>Wm1051 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Velma Elizabeth Henson, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 8<sup>th</sup> day of May, 2024</p> <p><b>William Daniel Henson,</b> 393 Gate St. Rossville, Georgia 30741. 3:19,26;4:2,9,2025</p>	<p>Wm1058 gpn07</p> <p><b>NOTICE TO CREDITORS AND DEBTORS</b> STATE OF GEORGIA COUNTY OF WALKER</p> <p>All the creditors and debtors of the estate of Evelyn L. Leming, deceased, late of Walker County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 13<sup>th</sup> day of March, 2025</p> <p><b>Executor of the Estate</b> John Leming Ann Willard Fiddler, Esq. 110 Howard Street Rossville, GA 30741 (706) 866-2630 3:19,26;4:2,9,2025</p>	<p>Wm1063 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Charlene Long, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 6<sup>th</sup> day of March, 2025</p> <p><b>Erin Arthur,</b> 6 Morgan Circle, Fort Oglethorpe, Georgia 30742 3:19,26;4:2,9,2025</p>	<p>Wm1066 gpn07</p> <p><b>NOTICE TO CREDITORS AND DEBTORS</b> WALKER COUNTY, GEORGIA</p> <p>All creditors of the estate of ROY GENE BARTON, deceased, late of WALKER County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the CO-EXECUTORS of the Estate, SONYA BRAZIELL,</p> <p>711 MARY AGNES DRIVE, ROSSVILLE, GA 30741, and PHILLIP PRESSLEY, 1510 WATERHOUSE STREET, CHATTANOOGA, TN 37412. 3:26;4:2,9,16,2025</p>	<p>Wm1069 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Linda J. Morgan, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 18<sup>th</sup> day of March, 2025</p> <p><b>Deborah A. Blaylock,</b> 283 Grove St. Rossville, Georgia 30741 3:26;4:2,9,16,2025</p>	<p>Wm1073 gpn07</p> <p><b>NOTICE TO DEBTORS/CREDITORS</b> GEORGIA, WALKER COUNTY</p> <p>All creditors of the estate of Barbara Sue Hollis, late of said County, deceased, are hereby notified to render their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to me.</p> <p>This 20<sup>th</sup> day of March, 2025</p> <p><b>Dean Hollis aka</b> Harold Dean Hollis, Executor c/o Benjamin T. Bradford, Attorney for Estate 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1073 gpn07</p> <p><b>NOTICE TO DEBTORS/CREDITORS</b> GEORGIA, WALKER COUNTY</p> <p>All creditors of the estate of Theresa Lindsey, late of said County, deceased, are hereby notified to render their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to me.</p> <p>This 20<sup>th</sup> day of March, 2025</p> <p><b>Billy Joe Lindsey, Executor</b> c/o Benjamin T. Bradford, Attorney for Estate 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1073 gpn07</p> <p><b>NOTICE TO DEBTORS/CREDITORS</b> GEORGIA, WALKER COUNTY</p> <p>All creditors of the estate of Marilyn Jo Ransom, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Patricia J. Carmody,</b> 249 Shell Midden Ct., Osprey, FL 34229. 3:5,12,19,26,2025</p>	<p>Wm1088 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Marilyn Jo Ransom, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Patricia J. Carmody,</b> 249 Shell Midden Ct., Osprey, FL 34229. 3:5,12,19,26,2025</p>	<p>Wm1098 gpn07</p> <p><b>NOTICE TO DEBTORS/CREDITORS</b> GEORGIA, WALKER COUNTY</p> <p>All creditors of the estate of Deborah Lee Phillips, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Deborah Lee Phillips,</b> 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1098 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of CAROLYN DIANA BARTON, deceased, late of WALKER County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Deborah Lee Phillips,</b> 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1098 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Deborah Lee Phillips, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Deborah Lee Phillips,</b> 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1098 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Deborah Lee Phillips, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Deborah Lee Phillips,</b> 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1098 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Deborah Lee Phillips, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of February, 2025</p> <p><b>Deborah Lee Phillips,</b> 120 East Patton Street LaFayette, Georgia 30728 3:26;4:2,9,16,2025</p>	<p>Wm1098 gpn07</p> <p><b>NOTICE TO DEBTORS AND CREDITORS</b></p> <p>All creditors of the estate of Deborah Lee Phillips, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 26<sup>th</sup> day of 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Walker County Planning Commission  
Minutes

April 17, 2025  
Walker County Civic Center  
6:00 PM

**ATTENDEES:**

**Planning Commission Members**

Cindy Askew  
Randy Pittman  
Will Ingram  
John Morehouse  
Stan Porter  
Jon Hentz

**Walker County Planning Staff**

Jon Pursley, Planning Director  
Kristy Parker, Planning Commission Secretary

**I. CALL TO ORDER:**

Chairman Pittman called the meeting to order at 6:00 P.M.

**II. ROLL CALL:**

**III. ELECTION OF NEW VICE CHAIRPERSON:**

Chairman Pittman stated that since he had been appointed the new Chairman that the Board would need to elect a new Vice Chairperson. Chairman Pittman made a motion to elect Cindy Askew for the 2025 Vice Chairperson. John Morehouse seconded the motion for Cindy Askew as the new Vice Chairwoman. The vote was unanimous. The motion carried.

**IV. READING & APPROVAL OF MARCH 20, 2025 MEETING MINUTES:**

Chairman Pittman asked if there was a motion to approve the March 20th minutes. Will Ingram made a motion to approve the minutes as is. Stan Porter seconded the motion to approve. The vote to approve was unanimous. Motion to approve carried.

## **V. MOTION TO OPEN THE PUBLIC HEARING:**

Chairman Pittman asked if there was a motion to open the public hearing. John Morehouse made a motion to open the public hearing. Will Ingram seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

## **VI. PUBLIC HEARING:**

### **New Business:**

**1. Walker County Development Authority:** Chairman Pittman stated that the Development Authority was requesting two rezones that were beside each other so we would hear both at the same time. He asked if someone was present to represent these rezones. Stephanie Watkins with the Walker County Development Authority came forward and stated that they were requesting these rezones from the current zone to industrial to expand the existing Industrial Park. Jon Pursley stated that if you look at the current comprehensive plan the area does show future industrial use. Chairman Pittman asked when the Development Authority purchased these properties and Ms. Watkins stated in October 2022. Cindy Askew asked if there was a reason for the expansion. Ms. Watkins said that when they bought the property the intent was to expand the current park, and they have had some interest from different companies for the site. Jon Hentz asked what type of industrial interest they had. Ms. Watkins said it has just been different ones. Will Ingram asked how large the first tract was. Ms. Watkins stated that both tract combined would be one hundred acres. Will Ingram asked if they plan on putting up some type of buffers and Ms. Watkins said they would be looking at adding buffers. Cindy Askew asked if there was consideration of using the property as agricultural until something was built and Ms. Watkins said yes that someone currently cuts it for hay. Ms. Askew asked about where the entrance would be, and Ms. Watkins said that the main entrance was coming off at Hwy 27. Ms. Askew said there would not be access off Glass Road and Ms. Watkins said not for industrial trucks. Chairman Pittman had the list of names that signed up to speak and called Diane Hudson up. Ms. Hudson came forward and stated that she lives on Glass Road and is not in favor of this rezone because she thinks it will have a negative impact on the area. She was concerned about the setbacks and buffers. She also wanted to know what the plans were for noise and light pollution. Ms. Hudson was also concerned about the hazardous material that some plants could have along with traffic and the number of railcars that Audia currently has. James Spurgeon came forward and stated that he bought his property for the view and does not want to look at an industrial plant. He also had concerns about the well and ground water and the fact that there is already a noise nuisance coming from Audia. Linda Owens came forward and spoke next and her concerns were also about the noise, water and toxic chemicals that might come with new plants. Olivia White came forward and stated that the way their property sits that there would be no way to have a buffer so that they would not see any new plants. Jeremy White came up and stated that he bought his property because it was in a good location for his physical and mental health due to his military background. He stated that due to the noise from when the reenactment that took place on the industrial property he had to leave his house and that they have filed noise complaints on Audia regarding their noise. He spoke on his concerns also about the noise, lights and odor from the current plant. Jon Pursley talked about how there would be guidelines that would have to be met and that any hazardous plants would have to meet special guidelines from the state and would monitor any water issues. Lori Johnson asked if she could speak because she came in a little late and did not sign the form. She stated that she too was concerned about the lights and noise and that they were already not using all the land that was zoned industrial now so why rezone more. Jon Hentz asked if the City of LaFayette Mayor Andy Arnold who is part of the Development Authority could give her an explanation

on her question about rezoning more property. Mr. Arnold stated that they have many businesses that reach out to them for specific information and that just because there is nothing there now does not mean that they are not working with businesses to locate in the old part of the park along with the new part.

**2. Robert and Carlene Pruett:** Chairman Pittman stated that they were asking for rezones for three parcels side by side so the Board would hear all these at one time. Chairman Pittman asked if there was anyone present for the Pruett's. Nathan Neal came forward and stated that he is looking at purchasing the property from the Pruett's if the rezone passes and building residential structures. Stan Porter asked if it would be rentals and Mr. Neal said it would be multi-family structures. Cindy Askew brought up the drainage area through the property and Mr. Neal stated that was one reason they were buying all three parcels so there would be more room. Jon Hentz stated that he feels like the rezone would be good, but he would like to see a vertical plan. He said that after the rezone there is no one that reviews any type of vertical plans. Jon Pursley stated that the Planning Office does the inspections and makes sure it meets the current codes, but the County does not have a say in what a structure looks like. Mr. Hentz said he has a problem with that. Mr. Pursley stated that right now the Overlay District was the only area in the County that has guidelines on what the structure looks like.

**VII: MOTION TO CLOSE PUBLIC HEARING:**

Chairman Pittman asked if there was a motion to close the public hearing. John Morehouse made a motion to close the public hearing. Will Ingram seconded the motion. The vote was unanimous. The motion to close the public hearing carried.

**VIII: MOTION TO OPEN NEW BUSINESS:**

Chairman Pittman asked if there was a motion to open the new business. Stan Porter made a motion to open new business. Cindy Askew seconded the motion. The vote was unanimous. The motion to open new business carried.

**IX: NEW BUSINESS:**

**1. Walker County Development Authority:** Chairman Pittman asked if there was a motion. Cindy Askew made a motion to deny due to the way the land lays and the fact that the existing industrial park is already not being utilized. Jon Hentz seconded the motion to deny. The vote was unanimous. The motion to deny carried.

**2. Robert & Carlene Pruett:** Chairman Pittman asked if there was a motion on these rezones. Stan Porter made a motion to approve. John Morehouse seconded the motion to approve. Will Ingram abstained from the vote. The vote was unanimous. The motion to approve carried.

**XIV: ADJOURNMENT:**

Chairman Pittman asked if there was a motion to adjourn. Stan Porter made a motion to adjourn. Will Ingram seconded the motion. The vote was unanimous. Motion to adjourn carried.

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Date Submitted: Planning Commission Chairman

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Date Submitted: Planning Commission Secretary

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Date Submitted: Planning Commission Director



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone  Conditional Use Variance  Variance

Current Zoning:	Requested Change:	
A-1	I	
Map & Parcel	Date:	Fee:
0-320-036	3-12-25	

Walker County  
Applicant/Owner & Phone: Development Authority 706.924.0099

Street Name & Number: 101 S. Duke St.

Mailing Address: P.O. Box 445

City, State, Zip Code: La Fayette, GA 30728

Request: Rezone property on Glass Rd which  
was purchased to expand existing  
industrial park.

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
4-17-2025  DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page, please furnish the following information;

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Stephen Watkins, Exec. Dir. 3-12-25  
APPLICANT/OWNER DATE

Cindy Askew made a motion to deny due to the lay of the land and the fact that the existing park is not being utilized. Jon Hentz seconded the motion to deny. The vote was unanimous. Motion to deny carried.

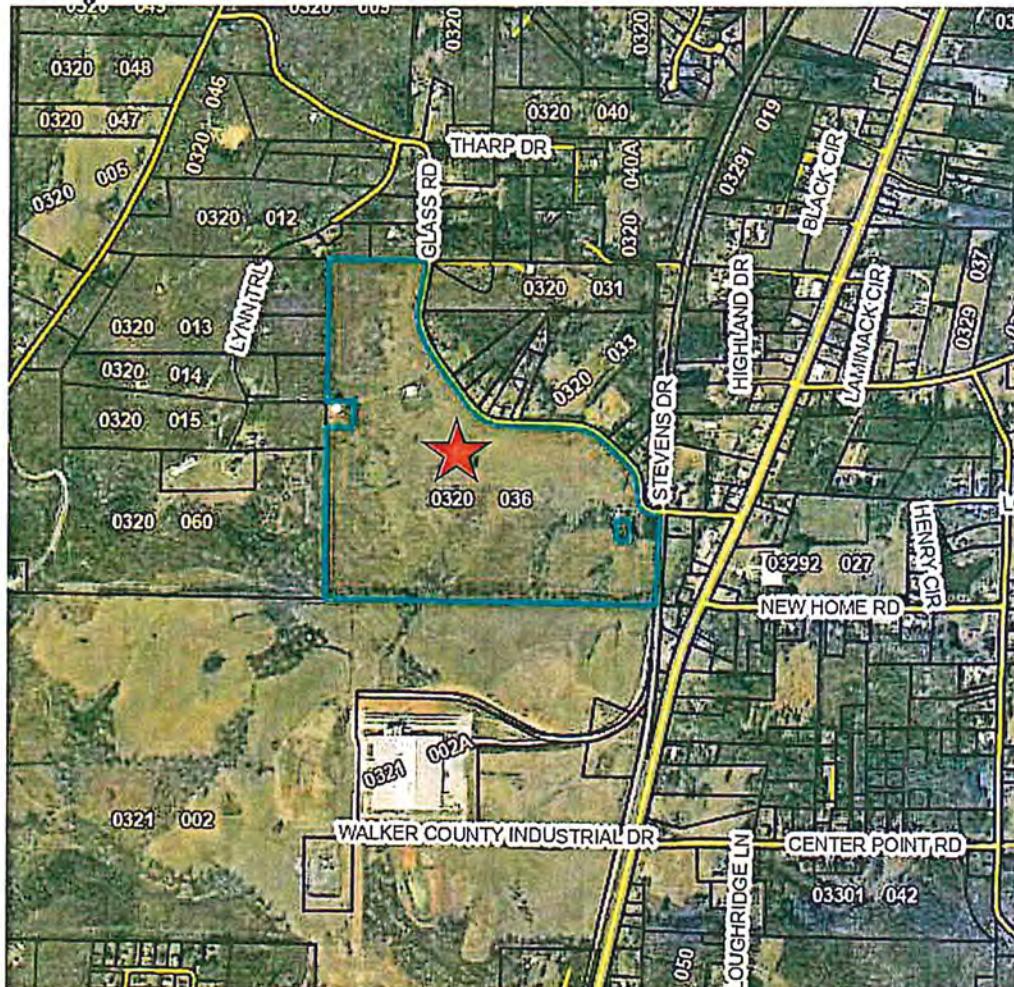
**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

Owner: Walker County Development Authority  
 Petitioner: same  
 Location of Property: 157 Glass Road  
 LaFayette, GA. 30728

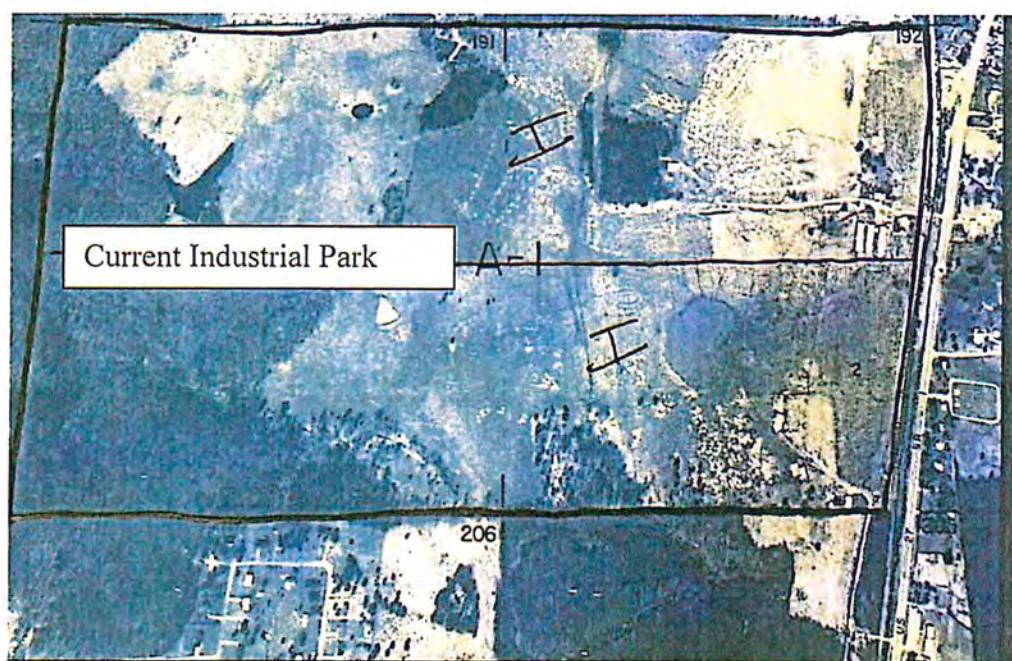
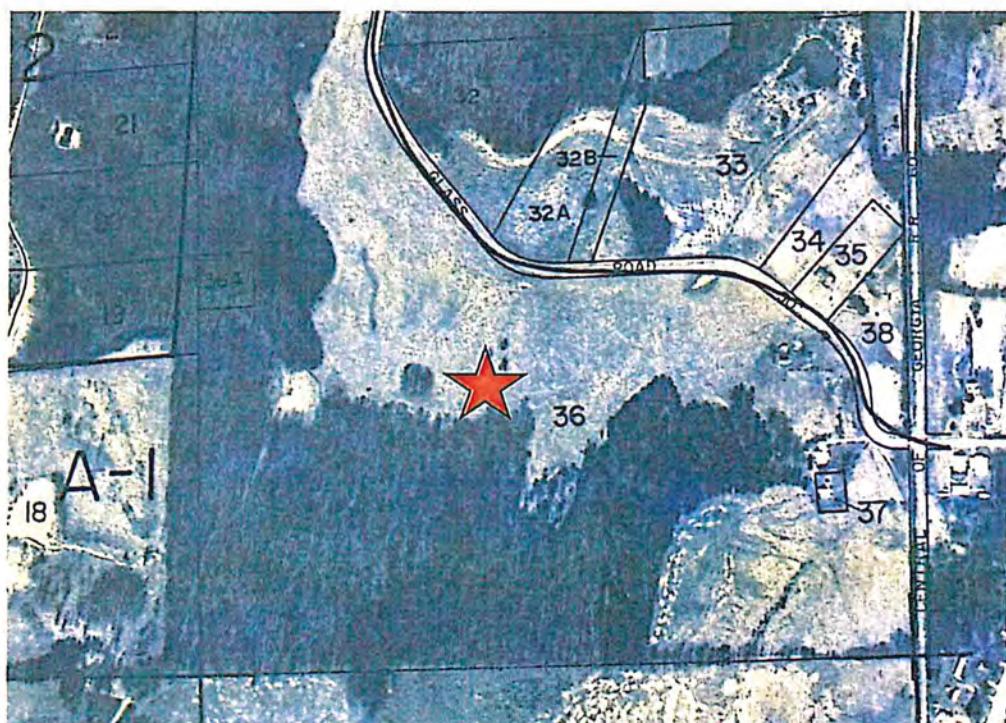
**Tax map & parcel number 0-320-036**

	PC Meeting Date:	4/17/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a rezone from A-1 (Agricultural) to I (Industrial) to expand the industrial park	
DETAILS OF REQUEST:	The Comprehensive Plan shows Industrial within the Crossroads area so this would meet the future use.	

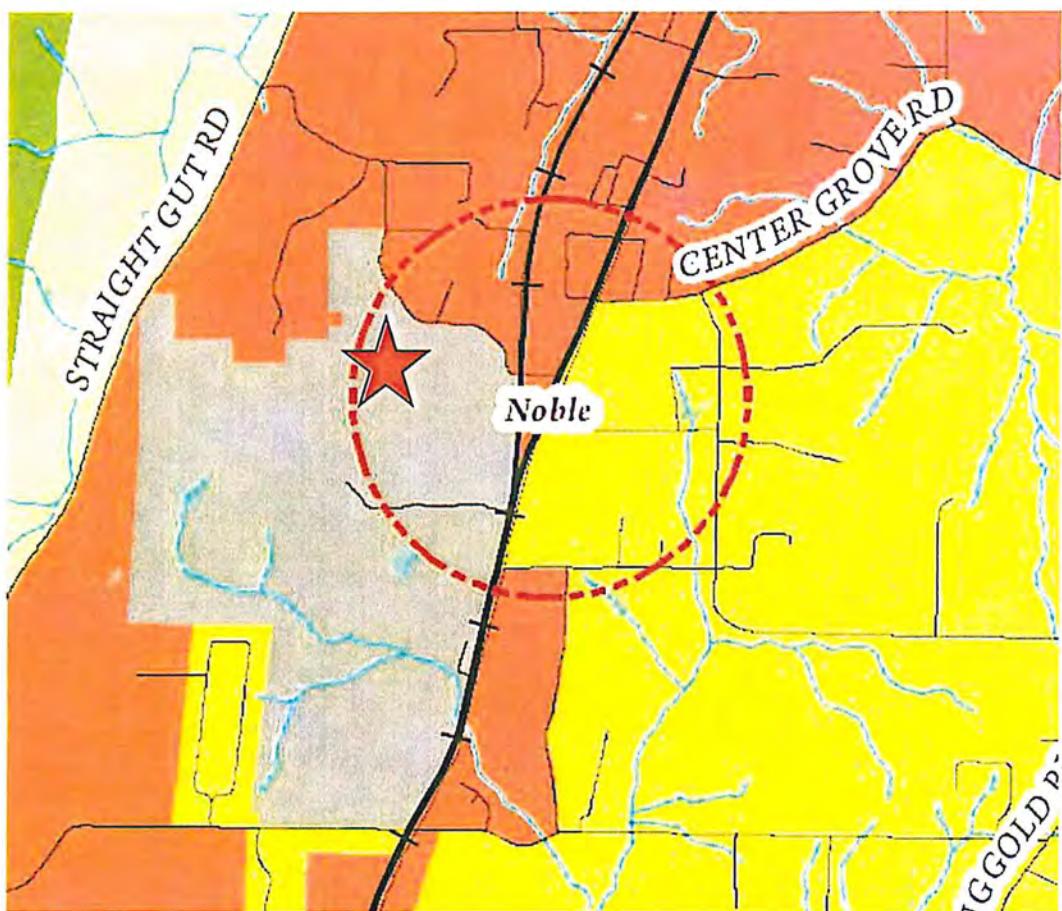
**Projected Area:**



## Zoning Map:



## Future Land Use Map:



— Roads —+— Railroads ——— Lakes & Ponds ——— Crossroad Community  
— Highways —+— Rivers & Streams ——— City Limits

### Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairytale Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



**Industrial: Chickamauga, LaFayette, Rossville, Walker County**

**Description:** Land use that may be a single building or a concentration of buildings for the purpose of manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance not contained on-site alone.

Figure 76. Industries off of Highway 27, Walker County

**Suggested Development Strategy:**

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities.
11. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

**Land uses:**

- Manufacturing
- Technology parks/campus and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing



Figure 50. Villanow Community, Walker County Georgia

### Crossroads Community: Chickamauga and Walker County

**Description:** Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services

#### **Suggested Development Strategy:**

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

#### **Land uses:**

- Commercial
- Residential
- Public/Institutional

**Key Word Objectives:** Main throughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.

## **CONSIDERATION OF ZONING CRITERIA**

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential), A-1 (Agricultural) & I (Industrial)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** More industry to the area would mean more jobs.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Walker County Development Authority since October 2022.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It could increase traffic.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This would expand the current industrial park to the south.



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone     Conditional Use Variance     Variance

Current Zoning:	Requested Change:	
A-1	I	
Map & Parcel	Date:	Fee:
0-320-037	3-12-25	

Walker County  
Applicant/Owner & Phone: Development Authority 706.924.0099

Street Name & Number: 101 S Duke St

Mailing Address: P.O. Box 445

City, State, Zip Code: LaFayette, GA 30728

Request: Rezone property on Glass Rd which  
was purchased to expand existing  
industrial park.

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
4-17-2025       DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

Cindy Askew made a motion to deny due to the lay of the land and the fact that the existing park is not being utilized. Jon Hentz seconded the motion to deny. The vote was unanimous. Motion to deny carried.

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Sylvia Walker, Exec. Dir. 3-12-25  
APPLICANT/OWNER      DATE

**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:**

**Walker County Development  
Authority**

**Petitioner:**

**same**

**Location of  
Property:**

**0 Glass Road  
LaFayette, GA. 30728**

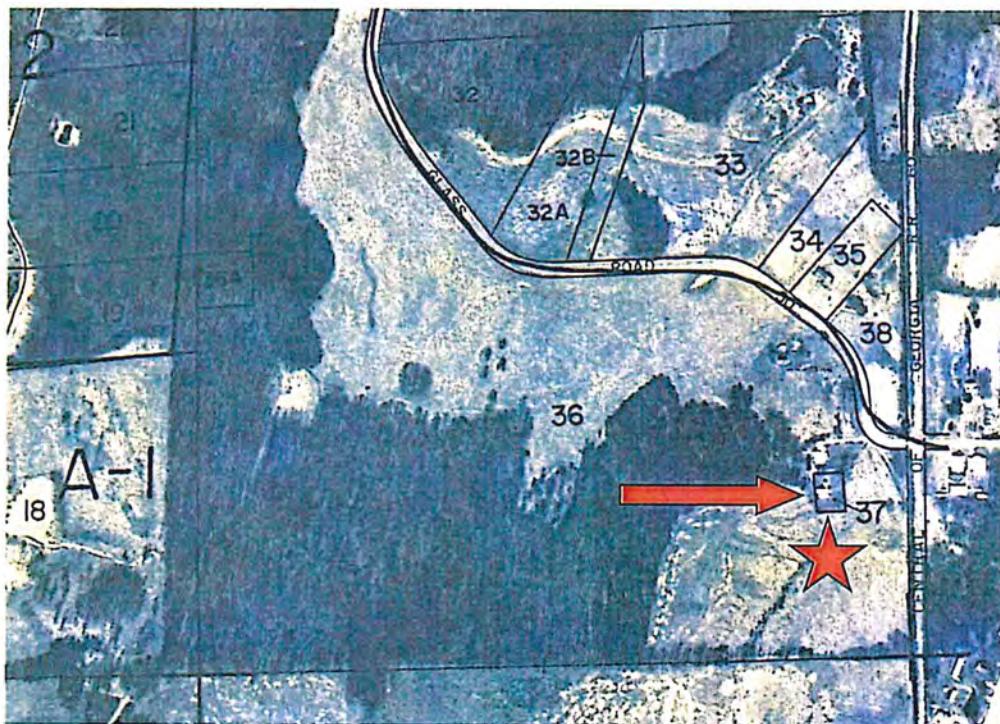
**Tax map & parcel number 0-320-037**

	<b>PC Meeting Date:</b>	<b>4/17/2025</b>
	<b>Present Zoning:</b>	<b>A-1 (Agricultural)</b>
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from A-1 (Agricultural) to I (Industrial) to expand the industrial park	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Industrial within the Crossroads area so this would meet the future use.	

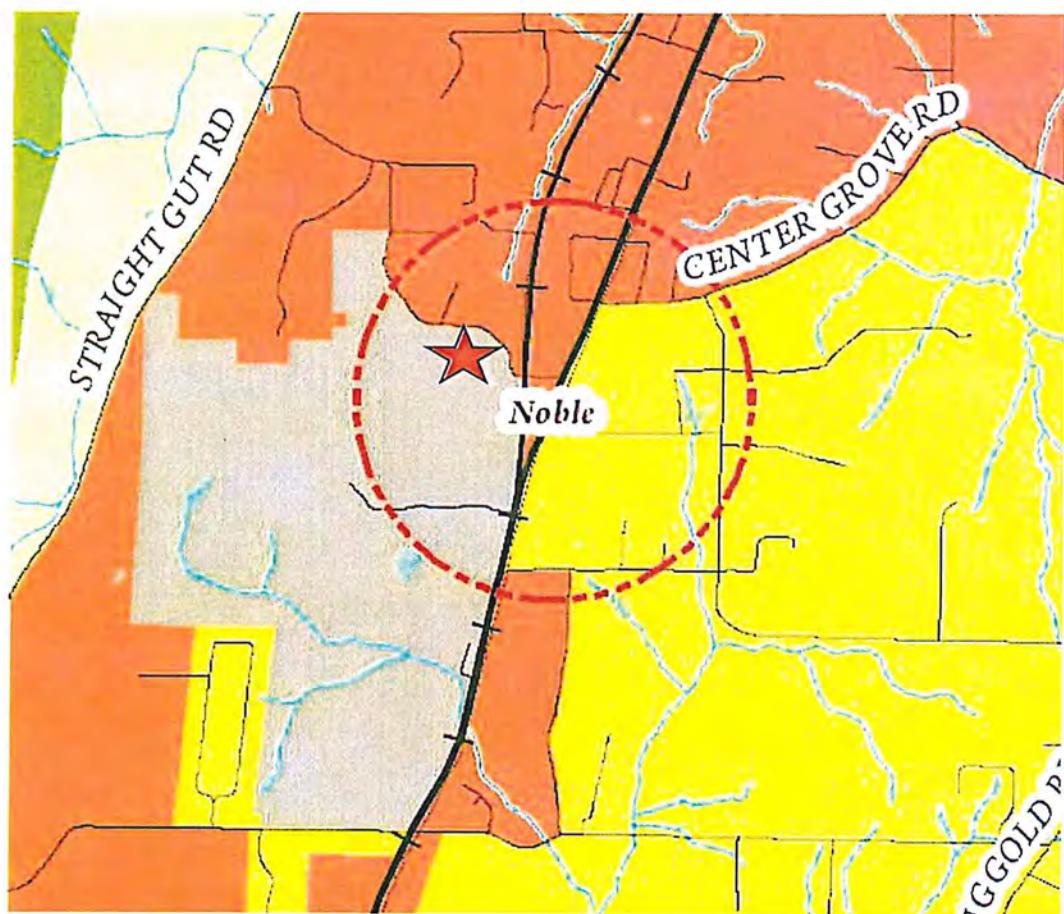
**Projected Area:**



## Zoning Map:



## Future Land Use Map:



— Roads —+— Railroads ——— Highways —+— Rivers & Streams Lakes & Ponds [ ] Crossroad Community [ ] City Limits

### Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairytale Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



**Industrial: Chickamauga, LaFayette, Rossville, Walker County**

*Description: Land use that may be a single building or a concentration of buildings for the purpose of manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance not contained on-site alone.*

Figure 76. Industries off of Highway 27, Walker County

**Suggested Development Strategy:**

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities.
11. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

**Land uses:**

- Manufacturing
- Technology parks/campus and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing



Figure 50. Villanow Community, Walker County Georgia

### Crossroads Community: Chickamauga and Walker County

**Description:** *Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services*

#### ***Suggested Development Strategy:***

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

#### ***Land uses:***

- Commercial
- Residential
- Public/Institutional

***Key Word Objectives:*** *Main throughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.*

## **CONSIDERATION OF ZONING CRITERIA**

---

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential), A-1 (Agricultural) & I (Industrial)
2. **Suitability of the subject property for the zone purpose:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** More industry to the area would mean more jobs.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Walker County Development Authority since October 2022.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It could increase traffic.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This would expand the current industrial park to the south.



## Walker County Planning Office

Rezone       Conditional Use Variance       Variance

Supernovae

Conditional Use Variance

Variance

Current Zoning:	Requested Change:	
C1	R2	
Map & Parcel	Date:	Fee:
03263 050		750

Applicant/Owner & Phone: Robert J & Carlene Pruitt

Street Name & Number: O Kay Conley Rd RockSpring

Mailing Address: P.O. Box 473

City, State, Zip Code: Park Spring GA 30739

Request: To Build Residential

**PLANNING COMMISSION RECOMMENDATION:**

4-17-2025

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

□ TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

□ TABLED

□ DENAI

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filling of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Ruth B. Brumfield  
APPLICANT/OWNER

03-11-2025

DATE

**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** Robert & Carlene Pruett  
**Petitioner:** Nathan Neal  
**Location of Property:** 0 Kay Conley Road  
Rock Spring, GA. 30739

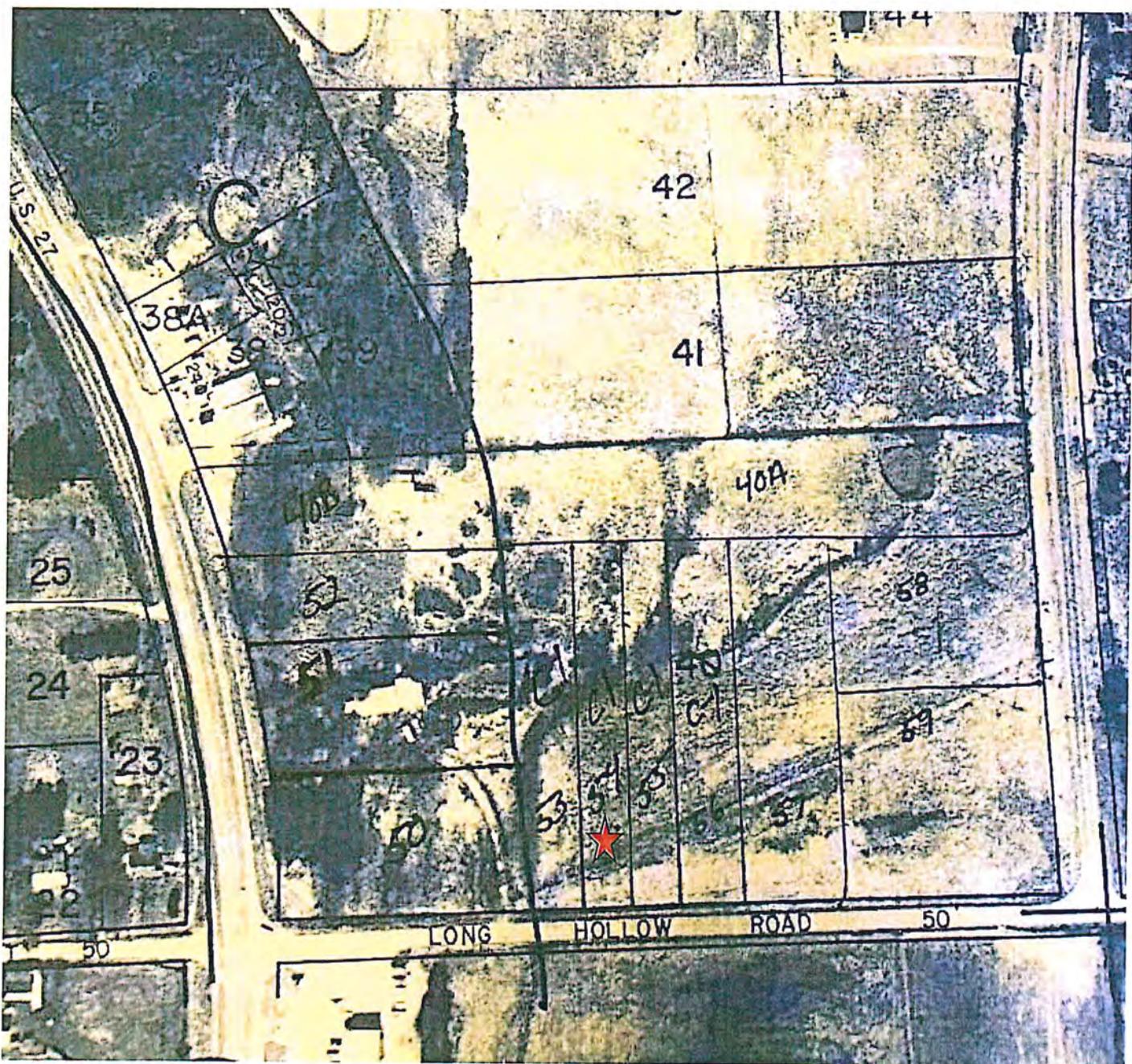
**Tax map & parcel number 0-326-3-054**

	<b>PC Meeting Date:</b>	4/17/2025
	<b>Present Zoning:</b>	C-1 (Commercial)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from C-1 (Commercial) to R-2 (Residential) to build residential dwellings on.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Country Suburban in the Crossroads Community. This would meet the future use.	

**Projected Area:**

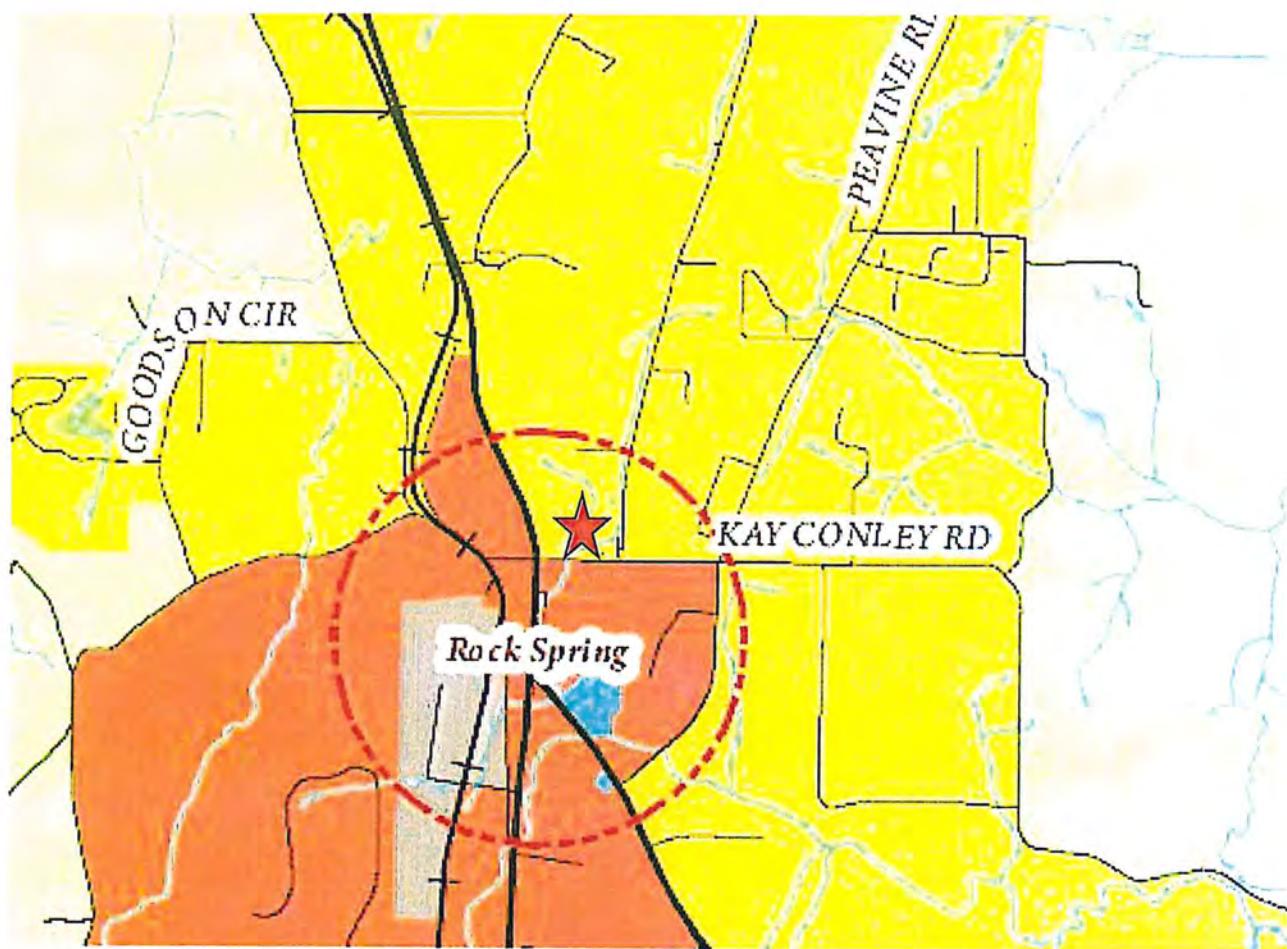


## Zoning Map:



The property was rezoned in 2002 from R-2 (Residential) to C-1 (Commercial)

## Future Land Use Map:



— Roads    +— Railroads    Lakes & Ponds    [---] Crossroad Community  
— Highways    — Rivers & Streams    [---] City Limits

### Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairytale Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 52. Residential development in the Mountain View area

### County Suburban: Walker County

*Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.*

#### *Suggested Development Strategy:*

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

#### *Land uses:*

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

*Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection*



Figure 50. Villanow Community, Walker County Georgia

### Crossroads Community: Chickamauga and Walker County

*Description: Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services*

#### *Suggested Development Strategy:*

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

#### *Land uses:*

- Commercial
- Residential
- Public/Institutional

*Key Word Objectives: Main throughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.*

## **CONSIDERATION OF ZONING CRITERIA**

---

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & C-1 (Commercial)
2. **Suitability of the subject property for the zone purpose:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Would provide more housing.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Robert & Carlene Pruett since May 2001.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Country Suburban/Crossroads Community.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Unknown.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The property was originally zoned residential but changed in 2002.



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone       Conditional Use Variance       Variance

Current Zoning:	Requested Change:	
C1	RD	
Map & Parcel	Date:	Fee:
03263 055		75.00

Applicant/Owner & Phone: Robert J & A Carlene Pruitt

Street Name & Number: 10 Kay Conley Rd - Rock Spring

Mailing Address: P.O. Box 473

City, State, Zip Code: Rock Spring GA 30439

Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

4-17-2025

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filling of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Robert Pruitt 03-11-2025  
APPLICANT/OWNER DATE

**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** Robert & Carlene Pruett  
**Petitioner:** Nathan Neal  
**Location of  
Property:** 0 Kay Conley Road  
Rock Spring, GA. 30739

**Tax map & parcel number 0-326-3-055**

	<b>PC Meeting Date:</b>	4/17/2025
	<b>Present Zoning:</b>	C-1 (Commercial)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from C-1 (Commercial) to R-2 (Residential) to build residential dwellings on.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Country Suburban in the Crossroads Community. This would meet the future use.	

**Projected Area:**

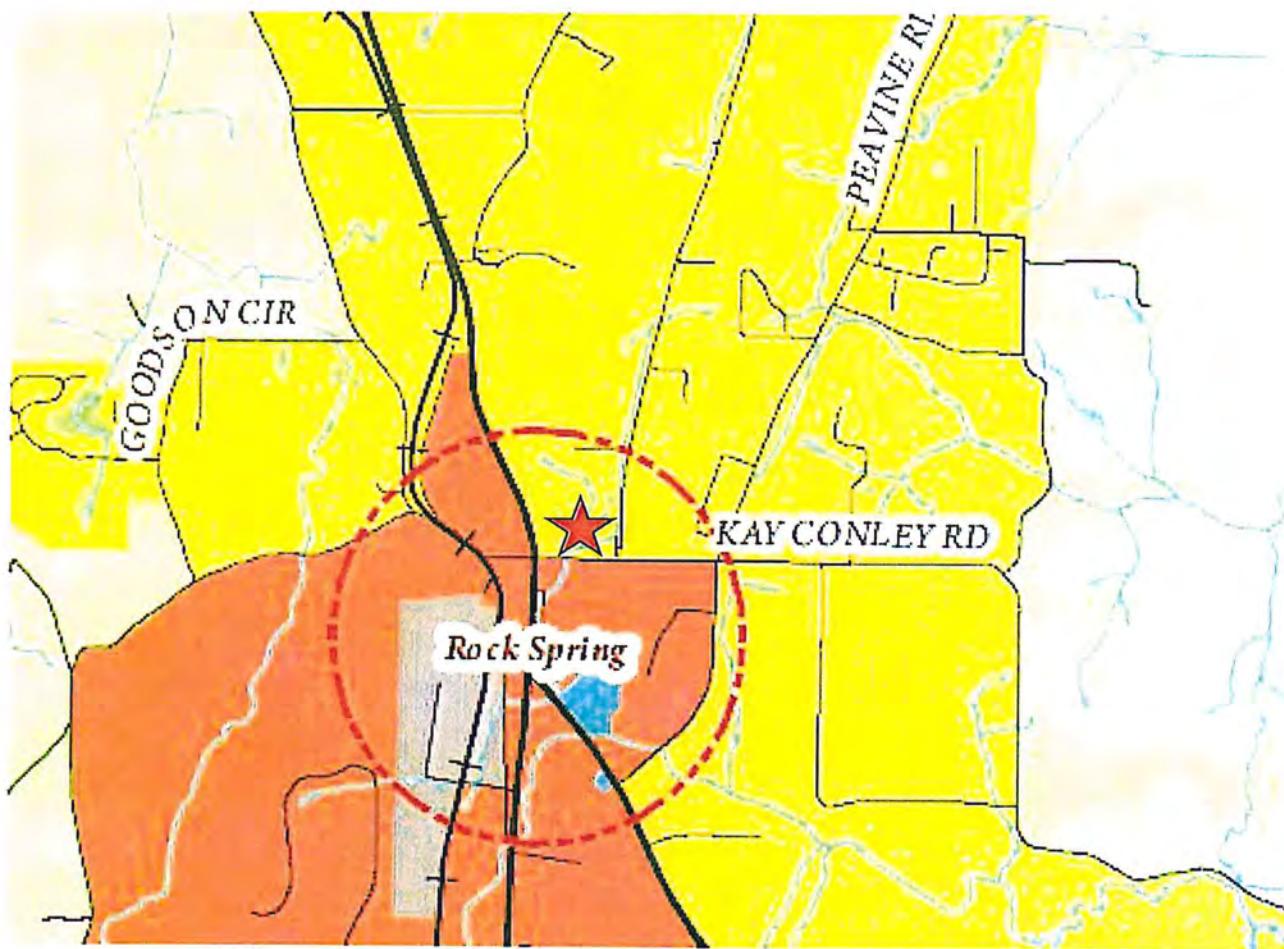


### Zoning Map:



The property was rezoned in 2002 from R-2 (Residential) to C-1 (Commercial)

## Future Land Use Map:



— Roads —+— Railroads ——— Highways —+— Rivers & Streams Lakes & Ponds [—] Crossroad Community [—] City Limits

### Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 52. Residential development in the Mountain View area

### County Suburban: Walker County

*Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.*

#### *Suggested Development Strategy:*

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

#### *Land uses:*

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

*Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection*



Figure 50. Villanow Community, Walker County Georgia

### Crossroads Community: Chickamauga and Walker County

**Description:** Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services

#### ***Suggested Development Strategy:***

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

#### ***Land uses:***

- Commercial
- Residential
- Public/Institutional

***Key Word Objectives:*** Main throughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.

## **CONSIDERATION OF ZONING CRITERIA**

---

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & C-1 (Commercial))
2. **Suitability of the subject property for the zone purpose:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Would provide more housing.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Robert & Carlene Pruett since May 2001.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Country Suburban/Crossroads Community.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Unknown.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The property was originally zoned residential but changed in 2002.



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone  Conditional Use Variance  Variance

Current Zoning:	Requested Change:	
C1	R2	
Map & Parcel	Date:	Fee:
03263 074		75.00

Applicant/Owner & Phone: Robert J & Carlene Pruitt

Street Name & Number: 0 Kay Conley Rd RockSpring

Mailing Address: P.O. Box 473

City, State, Zip Code: Rock Spring GA 30739

Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

4-17-2025

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Robert Pruitt  
APPLICANT/OWNER 03-11-2025  
DATE

**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** Robert & Carlene Pruett

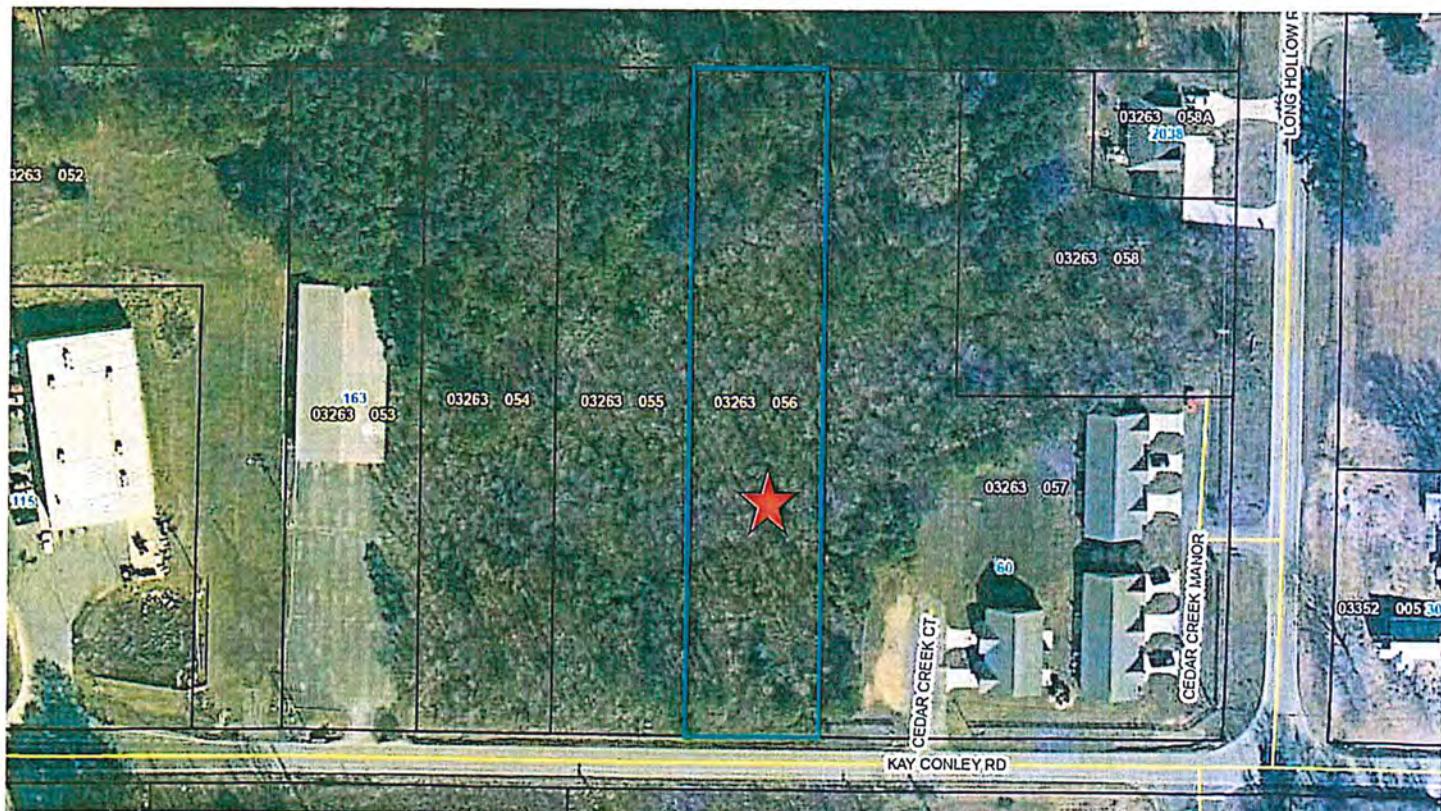
**Petitioner:** Nathan Neal

**Location of  
Property:** 0 Kay Conley Road  
Rock Spring, GA. 30739

**Tax map & parcel number 0-326-3-056**

	<b>PC Meeting Date:</b>	4/17/2025
	<b>Present Zoning:</b>	C-1 (Commercial)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from C-1 (Commercial) to R-2 (Residential) to build residential dwellings on.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Country Suburban in the Crossroads Community. This would meet the future use.	

**Projected Area:**

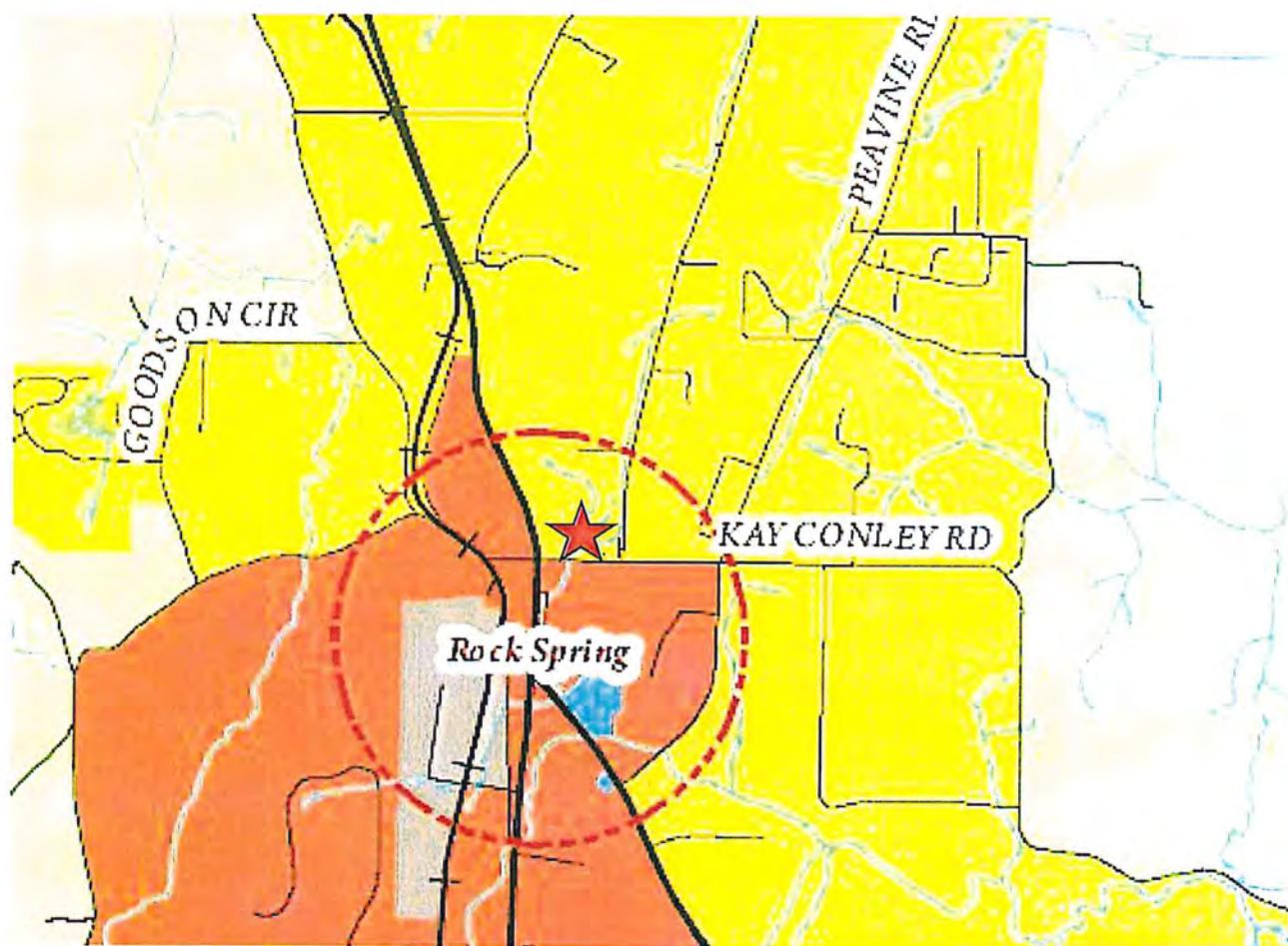


## Zoning Map:



The property was rezoned in 2002 from R-2 (Residential) to C-1 (Commercial)

## Future Land Use Map:



— Roads      + Railroads      Lakes & Ponds      [ ] Crossroad Community  
 — Highways      Rivers & Streams      [---] City Limits

### Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairytale Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 52. Residential development in the Mountain View area

### County Suburban: Walker County

*Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.*

#### *Suggested Development Strategy:*

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

#### *Land uses:*

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

*Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection*



Figure 50. Villanow Community, Walker County Georgia

### Crossroads Community: Chickamauga and Walker County

**Description:** *Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services*

#### **Suggested Development Strategy:**

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

#### **Land uses:**

- Commercial
- Residential
- Public/Institutional

**Key Word Objectives:** *Main throughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.*

## **CONSIDERATION OF ZONING CRITERIA**

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & C-1 (Commercial))
2. **Suitability of the subject property for the zone purpose:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Would provide more housing.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Robert & Carlene Pruett since May 2001.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Country Suburban/Crossroads Community.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Unknown.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The property was originally zoned residential but changed in 2002.



**RESOLUTION R-031-25**

**A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO  
ALLOCATE THE USE OF OPIOID SETTLEMENT FUNDS TO UNIFIED IN  
RECOVERY**

**WHEREAS**, the Board of Commissioners of Walker County (“Board”) is the governing authority of Walker County, Georgia; and

**WHEREAS**, in 2021, a nationwide settlement was reached to resolve all opioids litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health, and AmerisourceBergen (“Distributors”) and against manufacturer Janssen Pharmaceuticals, Inc. and its parent company Johnson & Johnson (collectively, “J&J”). These National Settlements have been finalized, and payments to states and local political subdivisions began in 2022; and

**WHEREAS**, Walker County has received a portion of the settlement funds from the Settlement Agreements related to the opioid litigation; and

**WHEREAS**, the Board desires to follow guidance provided by the Georgia Department of Audits and Accounts (DOAA) and establish a framework for allocating and managing these funds for the purpose of addressing the opioid crisis within Walker County; and

**WHEREAS**, the approved purposes and uses of the settlement funds includes the expansion of warm hand-off programs and recovery services; and

**WHEREAS**, Unified in Recovery, the Lookout Mountain Judicial Circuit’s recovery community organization is seeking funding through opioid settlement monies to expand their warm hand-off programs and recovery services throughout the circuit; and

**WHEREAS**, Unified in Recovery requests the pro-rata share (38.262%) of said funding from Walker County;

**THEREFORE BE IT RESOLVED**, the Board of Commissioners of Walker County, Georgia does hereby allocate \$110,249.27 from the Opioid Settlement Funds toward the Unified in Recovery programs.

**SO RESOLVED AND ADOPTED** this 1st day of May, 2025.

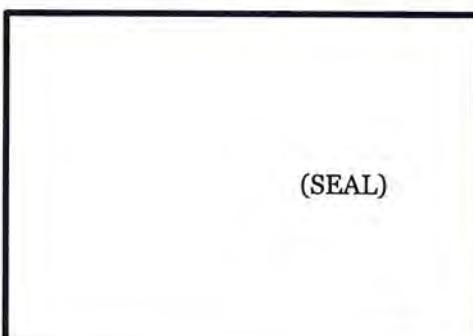
**ATTEST:**

**WALKER COUNTY, GEORGIA**

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman

(SEAL)



The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to \_\_\_\_\_ the Resolution.



**RESOLUTION R-032-25**

**A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO  
ALLOCATE THE USE OF OPIOID SETTLEMENT FUNDS FOR THE WALKER  
COUNTY SHERIFF'S OFFICE DETENTION CENTER REENTRY PROGRAM**

**WHEREAS**, the Board of Commissioners of Walker County ("Board") is the governing authority of Walker County, Georgia; and

**WHEREAS**, in 2021, a nationwide settlement was reached to resolve all opioids litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health, and AmerisourceBergen ("Distributors") and against manufacturer Janssen Pharmaceuticals, Inc. and its parent company Johnson & Johnson (collectively, "J&J"). These National Settlements have been finalized, and payments to states and local political subdivisions began in 2022; and

**WHEREAS**, Walker County has received a portion of the settlement funds from the Settlement Agreements related to the opioid litigation; and

**WHEREAS**, the governing body desires to follow guidance provided by the Georgia Department of Audits and Accounts (DOAA) and establish a framework for allocating and managing these funds for the purpose of addressing the opioid crisis within Walker County; and

**WHEREAS**, the approved purposes and uses of the settlement funds includes treatment for the incarcerated population; and

**WHEREAS**, The Walker County Sheriff's Office Detention Center is seeking funding through opioid settlement monies to continue the implementation of their grant funded comprehensive reentry program focused on incarcerated individuals with a history of opioid and substance use disorders;

**THEREFORE BE IT RESOLVED**, the Board of Commissioners of Walker County, Georgia does hereby allocate \$114,370.72 from the Opioid Settlement Funds toward the Walker County Detention Center comprehensive reentry program.

**SO RESOLVED AND ADOPTED** this 1st day of May, 2025.

**ATTEST:**

**WALKER COUNTY, GEORGIA**

---

LISA RICHARDSON, County Clerk

(SEAL)

---

ANGELA TEEMS, Chairwoman

The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to \_\_\_\_\_ the Resolution.



**RESOLUTION R-033-25**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY TO  
APPOINT A MEMBER OF THE WALKER COUNTY BOARD OF ASSESSORS**

**WHEREAS**, the Board of Commissioners of Walker County (“Board”) is the governing authority of Walker County, Georgia; and

**WHEREAS**, O.C.G.A. § 48-5-295 provides that members of the county board of assessors shall be appointed by the county governing authority; and

**WHEREAS**, one of the duties delegated to the Chairman of the Board is to appoint members to all committees of the board with the approval of the board; and

**WHEREAS**, a vacancy exists on the Walker County Board of Assessors; and

**WHEREAS**, Chairwoman Teems submits the following appointment to serve as a member of the Walker County Board of Assessors:

Jamie Bennett - for a currently unexpired term ending on December 31, 2028

**THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Walker County, Georgia that the appointment of Jamie Bennett to the Walker County Board of Assessors is approved.

**SO RESOLVED AND ADOPTED** this 1<sup>st</sup> day of May, 2025.

**ATTEST:**

**WALKER COUNTY, GEORGIA**

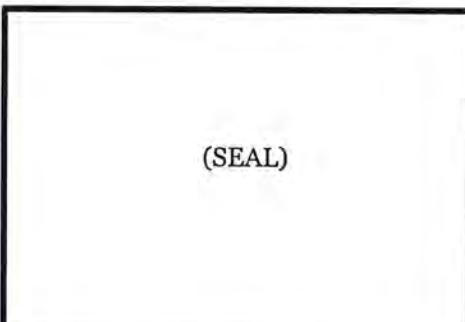
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LISA RICHARDSON, County Clerk

---

ANGELA TEEMS, Chairwoman/CEO

(SEAL)



The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to adopt the Resolution.



**RESOLUTION R-034-25**

**A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO  
AWARD A CONTRACT FOR LOCAL MAINTENANCE ASPHALT RESURFACING  
PROJECT 2025-26**

**WHEREAS**, the Board of Commissioners of Walker County (“Board”) is the governing authority of Walker County, Georgia; and

**WHEREAS**, Section 11, item 7 of the Enabling Act grants the Board the authority to repair public roads and bridges; and

**WHEREAS**, on March 6, 2025, the Board approved a list of roads to be resurfaced or paved in Resolution R-19-25 and let those roads for bid under Walker County Local Maintenance Asphalt Resurfacing Project 2025-26; and

**WHEREAS**, the project was posted on the Georgia Procurement Registry on March 18, 2025 and advertised in the Walker County Messenger on March 19, 2025, along with the County’s website; and

**WHEREAS**, O.C.G.A 32-4-68 provides that where a contract has been let for bid, the county, by resolution entered in its minutes, shall award the contract to the lowest reliable bidder, provided that the county shall have the right to reject any and all such bids; and

**WHEREAS**, among the bidders who fully complied with the requirements for bidding, \_\_\_\_\_ presented the lowest unit price bid;

**THEREFORE BE IT RESOLVED** by the Board of Commissioners of Walker County, Georgia that that the contract for paving Project 2025-26 is hereby awarded to \_\_\_\_\_.

**SO RESOLVED AND ADOPTED** this 1<sup>st</sup> day of May, 2025.

**ATTEST:**

**WALKER COUNTY, GEORGIA**

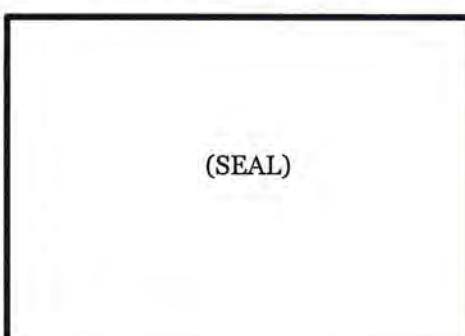
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LISA RICHARDSON, County Clerk

---

ANGELA TEEMS, Chairwoman/CEO

(SEAL)



The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to adopt the Resolution.

LOCAL COLUMNIST ■ DAVID CARROLL

# Get the whole story

**I** don't watch the news anymore," the man told me. He had just been introduced to me by a mutual friend. We were having lunch and my friend said to the man, "You've probably seen David on the news."

That launched a familiar diatribe. "I used to watch the news, but now all y'all do is talk about Trump this, Trump that. How's he turning our longtime allies against us. How prices are going up, and how the tariffs will make it even worse. How the stock market is going down and a recession is coming. How he's too friendly with the Russians. That's why I can't watch. Y'all are making our president look bad."

I could have responded in any number of ways, but I just shook his hand and said, "Nice to meet you."

Almost every day someone

complains because we have reported a story they don't agree with, or one that doesn't echo their views. They say, "The news ain't been worth a flip" since Walter Cronkite. Y'all tell everyone how to think, but Mr. Cronkite was right down the middle!"

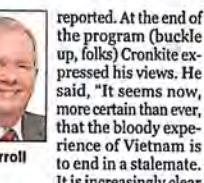
This is ironic because the complainer obviously wants us to tell the news only from the side he prefers, which is nowhere near the middle.

Also, this may surprise you. Cronkite, the longtime CBS news anchor, was not shy about sharing his opinion. For many people, all they know about him is that he broke the news of President Kennedy's assassination in 1963 and became quite emotional. It was a moment that was captured for eternity by CBS because the network was broadcasting live at 1:38 p.m. that Friday

afternoon, enabling Cronkite to interrupt the soap opera "As the World Turns." (NBC and ABC were not providing programs to local stations at that hour, so they were literally "out to lunch.")

The truth is, Cronkite had opinions as most humans do, and when so moved, he would share them. Most notably, he produced a prime-time documentary exposing misinformation being spread by President Lyndon Johnson's administration about the war in Vietnam.

In 1968 Cronkite went to Vietnam to get a first-hand view of what was really happening. Much to President Johnson's chagrin, Cronkite hosted an hourlong special exposing the harsh realities of American casualties that had previously been under-



Carroll

reported. At the end of the program (buckle up, folks) Cronkite expressed his views. He said, "It seems now, more certain than ever, that the bloody experience of Vietnam is to end in a stalemate."

It is increasingly clear that the only rational way out will be to negotiate, not as victors, but as honorable people who lived up to their pledge to defend democracy, and did the best they could." Wait, what? We couldn't win the war? That was Cronkite's informed belief. Americans were not used to hearing such negative reports on our military efforts.

Although he didn't call it "fake news," President Johnson was very unhappy. A few days later Cronkite had lunch with Sen. Robert F.

Kennedy, urging him to oppose Johnson for the Democratic presidential nomination. It's true. The Most Trusted Man in America was inserting himself into presidential politics. Who in the Sean Hannity would do such a thing?

Make no mistake, Cronkite was an excellent journalist who reported from the front lines of World War II, and he was a solid news anchor. But his nightly newscasts always ended with an opinion segment. It was usually delivered by CBS newsman Eric Sevareid and it was clearly labeled as "opinion," not news. Opinions were expressed in a dignified way, during a more dignified time. It's safe to say that if Cronkite didn't want opinions on his newscast, they wouldn't have been there.

Unfortunately, many of

today's viewers are unable to tell the difference between opinion and news. We see a video on social media, and that's "news" if it echoes our views or advances our beliefs.

Let's be honest. Call it Fox Conservative Opinion, not Fox News. Or even the Trump Network, he would love that. On the other side, Call MSNBC the Liberal News Channel. If you get all of your information from just one side, you're not getting the whole story.

*David Carroll, a Chattanooga news anchor, is the author of "Hello Chattanooga: Famous People Who Have Visited the Tennessee Valley." His website is ChattanoogaRadioTV.com. You can contact him by mail at 900 Whitehall Road, Chattanooga, TN 37405, or by email at RadioTV2020@yahoo.com.*

## MARK YOUR CALENDAR

### SATURDAY, MARCH 22

**Local historian Tom Bodkin, a U.S. Army veteran and anthropologist, will discuss his discoveries concerning the WWI German prisoners of war held at the Fort Oglethorpe Military Base. He will speak Saturday, March 22, at 3 p.m. at the Walker County African American Museum and Multicultural Center at 309 N. Main St., in LaFayette. Admission is \$5 for adults and \$1 for 18 years old and younger. Bodkin is a former researcher for the Fort Oglethorpe Welcome Center's historical exhibits. The Fort Oglethorpe Sixth Cavalry Military Base was a major contributor to both Catoosa and Walker counties' history. It held about 4,000 enemy military personnel, prisoners of war and civilian internees arrested under the Alien and Sedition Acts during WWI and WWII. After the base was deactivated in 1947, the camp's facilities formed the basis for the present-day Fort Oglethorpe.**

### SUNDAY, MARCH 23

**The Walker County Historical Society will meet Sunday, March 23, at 3 p.m. at the Marsh House, 308 N. Main St., LaFayette. It will be a joint meeting with the Marsh House Museum Clayton Bell Scholarship Reception. Come hear about the projects of the student interns and make a contribution to the scholarship fund or contribute by using the DONATE button on marshhouseoflafayette.org. Applications are being received for 2025-26 with an application form from high school counselors or on the Marsh House website at marshhouseoflafayette.org. The public is invited. Membership in the WCHS is open to all for \$15/year mailed to 305 S. Duke St., LaFayette, GA 30728. More information: 706-764-2801.**

### TUESDAY, MARCH 25

**Chattanooga Valley Historical Society will hold its first meeting on Tuesday, March 25, at 6:30 p.m. at Flintstone Chapel and Event Center at 2503 Chattanooga Valley Road in Flintstone. The guest speaker will be Randy Pittman with the Walker County Preservation Commission. For more information, contact Retha Nelson at 423-322-9000 or info@rethanelson.com.**

### TUESDAY, APRIL 1

**Girls State, a government education program for high school juniors, will be held June 8-13 at Valdosta State. Northwest Georgia girls can apply by April 1 for sponsorship by the American Legion Auxiliary. The American Legion Auxiliary Girls State is a course of instruction and application of the fundamental principles and pro-**

cedures of city, county and state government under the American system. High school girls completing their junior year with good moral character and leadership abilities and ranking in the top third of their class are eligible to apply to attend the five-day practical instruction in self-government and the duties, responsibilities, and privileges of American citizenship. The Girls State session will be held at Valdosta State University June 8-13. American Legion Auxiliary Chickamauga Memorial Unit 217 will be sponsoring girls residing in Northwest Georgia to attend this event by covering the registration fee, transportation as needed, and assisting with applications online through the Department of Georgia. Any girls meeting the criteria may fill out a questionnaire available at their Junior Counselors' office or request one from Jennie Chandler at 423-994-8485. These must be turned in by Tuesday, April 1. Once recommended, screened and approved, final application is made to the ALA Department of Georgia online which will send all details of preparing for the week.

### SATURDAY, APRIL 5

**American Legion will hold an open house on Saturday, April 5, from 11 a.m. to 3 p.m. at 414 W. 14th St., in Chickamauga. Meet the members of Post 217 and Auxiliary Unit 217 and learn what the Legion does for the community and veterans. Learn how to join and serve in the Legion. Spouses and relatives of veterans who join the Legion can join the Auxiliary. Enjoy snacks, drinks and children's activities, for a day of community fellowship, and fun.**

### SATURDAY, APRIL 26

**Walker County Democrats offer a \$500 annual scholarship honoring Susan Darling. Seniors must submit an essay and a recommendation by Saturday, April 26. Winners will be announced May 5. The Walker County Democratic Party has established an annual scholarship program as a memorial to honor long-time member and public servant Susan Darling. The award will be granted to Walker County High School seniors, supporting them in their efforts to improve our community through their continued education. An award of \$500 will be made to a senior from each public high school in Walker County. Any graduating senior enrolled in a public high school in Walker County (LaFayette High, Ridgeland High and Gordon Lee High) is eligible to apply. The application involves submitting an essay of at least 300 words titled, "What I plan to do**

### GENERAL

**High Point Community Club meets the second Tuesday of each month at 11:30 a.m. on Pace Road, near Ga. Highway 136, in the High Point Community. Meetings start with a shared meal of covered dishes, desserts and drinks, followed by a business session. Activities sometimes include a guest speaker, Bingo or other games. Bring a covered dish and join the meetings. For more details, contact Tammy at 423-762-1464.**

**LaFayette Quilting Club meets at 10 a.m. at the LaFayette library every first and third Wednesday each month. Please join if you are a quilter or are interested in learning to quilt. Contact Sandra Robinson at 706-638-6060 for more information.**

**Walker County African American Museum and Cultural Center, 309 N. Main St., in LaFayette, features graphic and interactive exhibits highlighting the history and culture of African Americans in the Lookout Mountain Judicial District.**

Find the latest breaking news online at [catoosawalkernews.com](http://catoosawalkernews.com).

## ABSOLUTE AUCTION

EUHARLEE CREEK FARM 100± ACRES • HOME SELLING IN TRACTS  
SATURDAY, MARCH 22 ARAGON, GA

### American Auctioneers

### Walker County Asphalt Resurfacing Project 2025-26

**Walker County Government is now accepting sealed bids to resurface multiple roads in 2025 & 2026. The work involves roughly 70 miles of patching, asphalt overlay with tack coat, leveling and striping along approximately 80 county roads.**

**Specifications for this project are available for download on the county's website ([walkercountyg.gov](http://walkercountyg.gov)) in the "Public Notice" section or at the Walker County Board of Commissioner's ("Board") office (101 S Duke Street, LaFayette, GA) during regular business hours.**

**Sealed bids will be accepted until 9:59 a.m. on April 21, 2025 at the Board's office. Bids will be opened at the Board's office at 10:00 a.m. on April 21, 2025.**

**Contract will be awarded at the Board's regular meeting at 6:00 p.m. on May 1, 2025. The meeting will be held at the Walker County Courthouse Annex III, 201 South Main Street, LaFayette, GA.**

**Walker County Government reserves the right to reject any and all bids.**

## PERSONAL GRADUATEADS

# Congratulations

CLASS OF 2025

For the Proud Mom & Dad, Family and Friends

Show your family and friends how proud you are of your graduate. Or spotlight their athletic, academic or extra-curricular achievements.

Send us a photo/message/payment prior to: Monday, May 5th by 3:00 PM to run in the Wednesday, May 21st Graduation Section!

### WALKER COUNTY NEWS

2x3 - B/W \$26 • Full Color \$31

2x5 - B/W \$40 • Full Color \$55

3x5 - B/W \$60 • Full Color \$75

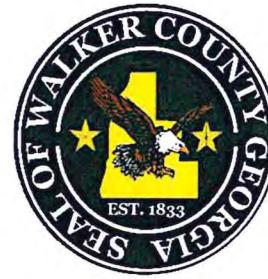
For More Information Call

Emma Golden at 706-638-1859 option 5

Walker County Messenger

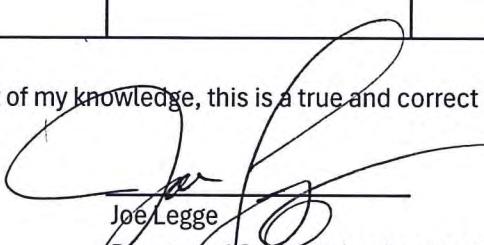
Call today to honor your special graduate!

Walker County Government  
 Bid Tabulation  
 Asphalt Resurfacing Project 2025-26  
 4/21/2025



BIDDER	BID RECEIVED	BID AMOUNT	1 9.5mm Asphalt	2 19mm Binder	3 19mm Patch	4 Profile Milling	5 Yellow Striping	6 White Striping	7 Thermo Stop Bar	8 Railroad Crossing	9 Pedestrian Crossing	10 Arrows, per each	11 Yellow Thermo	12 White Thermo
CW Matthews 1600 Kenview Drive Marietta, GA 30060	4/21/25 @ 9:16 a.m.	\$122.21	\$103.68	\$146.29	\$3.81	\$1,200.00	\$1,200.00	\$275.00	\$950.00	\$850.00	\$125.00	\$2,640.00	\$2,640.00	
Vertical Earth 6025 Matt Hwy Cumming, GA 30028	4/21/25 @ 9:26 a.m.	\$172.23	\$147.10	\$223.93	\$2.73	\$1,320.00	\$1,320.00	\$302.50	\$1,045.00	\$935.00	\$137.50	\$2,904.00	\$2,904.00	
Northwest Georgia Paving, Inc. 501 West May Street Calhoun, GA 30701	4/21/25 @ 9:46 a.m.	\$123.00	\$105.00	\$215.00	\$4.65	\$1,500.00	\$1,500.00	\$200.00	\$250.00	\$100.00	\$50.00	\$3,550.00	\$3,550.00	
APAC - Atlantic Inc. dba Talley Construction 1751 McFarland Ave. Rossville, GA 30741	4/21/25 @ 9:48 a.m.	\$122.25	\$113.00	\$145.00	\$3.30	\$2,436.00	\$1,960.00	\$325.00	\$672.00	\$357.00	\$230.00	\$4,200.00	\$4,200.00	

I hereby certify that, to the best of my knowledge, this is a true and correct copy of the tabulation of bids which were opened at 101 Duke Street, LaFayette, GA 30728 at 10:00 a.m. local time on April 21, 2025 for the captioned project.

  
 Joe Legge

Director of Communications and Community Development  
 Walker County, GA

## WALKER COUNTY PROPOSAL FORM

**SCOPE OF WORK:** Patching, asphalt overlay with tack coat, leveling and striping according to this proposal form page of roads specified in the Terms and Conditions.

The unit prices listed below cover the cost of work and materials in place, including all materials, equipment, labor (including signage and traffic control), taxes, supervision, layout, overhead and profit, maintenance and guarantee to render the same complete. **THIS IS A UNIT PRICE BID.**

All areas to be milled will be marked by Walker County two weeks prior to work beginning.

No.	Item	Unit	Unit Price
1	<ul style="list-style-type: none"> <li>• 9.5mm Superpave Asphalt (Group 1 - Limestone)</li> <li>• Laid at 220 lbs. per square yard</li> <li>• Tack coat put down before each layer of asphalt at the rate of .05 gallons per square yard</li> </ul>	TN	\$ 122.25
2	19mm Binder Base, 2" to 3" compacted	TN	\$ 113.00
3	19mm Deep Mill Patch 3" to 6" (including removal and replacement)	TN	\$ 145.00
4	0" to 3" Variable Depth and Profile milling (full width and length)	SY	\$ 3.30
5	5" yellow striping (per GDOT Section 652 specifications)	LM	\$ 2,436.00
6	5" white striping (per GDOT Section 652 specifications)	LM	\$ 1,960.00
7	24" Thermoplastic stop bar per each	EA	\$ 325.00
8	Railroad crossing per each	EA	\$ 672.00
9	Pedestrian crossing per each	EA	\$ 357.00
10	Arrows per each	EA	\$ 230.00

(GA = Gallon, LM = Linear Mile, EA = Each, TN = Ton, SY = Square Yard)

**Optional upgrades:**

No.	Item	Unit	Unit Price
11 (in place of 5)	5" yellow striping spray thermo (40 MIL)	LM	\$ 4,200. 00
12 (in place of 6)	5" white striping spray thermo (40 MIL)	LM	\$ 4,200. 00

THIS PROPOSAL SHALL REMAIN EFFECTIVE FOR 90 DAYS.

COMPANY NAME: APAC-Atlantic; dba Talley Construction

ADDRESS: 1751 McFarland Ave. rossville, A 30741

CONTACT: Scott Samples

CELL: 423-421-0734

EMAIL: scott.samples@talleyconstruction.net



## RESOLUTION R-035-25

### A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO AWARD A CONTRACT FOR LOFTON LANE BRIDGE REPAIRS

**WHEREAS**, the Board of Commissioners of Walker County (“Board”) is the governing authority of Walker County, Georgia; and

**WHEREAS**, Section 11, item 7 of the Enabling Act grants the Board the authority to repair public roads and bridges; and

**WHEREAS**, a citizen expressed concern over the safety of the Lofton Lane bridge in March of 2024, prompting the County to ask the Georgia Department of Transportation (GDOT) to perform an inspection; and

**WHEREAS**, in May of 2024, the County received notice from GDOT that the bridge was no longer safe for travel, prompting its immediate closure; and

**WHEREAS**, the County worked with CTI Engineers to develop a proposal to repair the bridge, which was posted on the Georgia Procurement Registry on March 14, 2025 and advertised in the Walker County Messenger on March 19, 2025, along with the County’s website; and

**WHEREAS**, O.C.G.A 32-4-68 provides that where a contract has been let for bid, the county, by resolution entered in its minutes, shall award the contract to the lowest reliable bidder, provided that the county shall have the right to reject any and all such bids; and

**WHEREAS**, among the bidders who fully complied with the requirements for bidding, Hasbun Construction presented the lowest unit price bid;

**THEREFORE BE IT RESOLVED** by the Board of Commissioners of Walker County, Georgia that that the contract for repairs to the Lofton Lane bridge is hereby awarded to Hasbun Construction, in the amount of \$382,259.52.

**SO RESOLVED AND ADOPTED** this 1<sup>st</sup> day of May, 2025.

**ATTEST:**

**WALKER COUNTY, GEORGIA**

---

LISA RICHARDSON, County Clerk

(SEAL)



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ANGELA TEEMS, Chairwoman/CEO

The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to adopt the Resolution.







1122 Riverfront Parkway  
Chattanooga, TN 37402  
423-267-7613  
[www.ctiengr.com](http://www.ctiengr.com)

April 21, 2025

Mr. Carlen Bowers, Public Works Director  
Walker County, Georgia  
91 Industrial Drive  
Chickamauga, GA 30707

Subject: Bid Tabulation  
Lofton Lane Bridge Repairs  
CTI Project No. G24022

Mr. Bowers,

Enclosed is the tabulation of bids received for the subject project on Thursday, April 17, 2025. All bidders are experienced in projects with similar conditions and complexities.

After reviewing the bid documents and accompanying information, we find that **Hasbun Construction, LLC** of Alpharetta, Georgia, has submitted the lowest responsive bid in the amount of **\$382,259.52**.

CTI recommends awarding the contract to Hasbun Construction for the following reasons:

- Hasbun Construction submitted the lowest responsive bid.
- They have extensive experience with projects of similar complexity.
- CTI has worked with Hasbun Construction in the past and found their performance to be satisfactory.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip R. Schofield'.

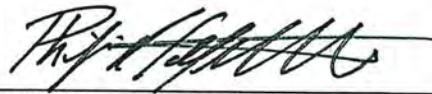
Philip R. Schofield, P.E.  
Senior Project Manager

Enclosures

**BID TABULATION**  
**LOFTON LANE BRIDGE REPAIRS**  
**WALKER COUNTY, GEORGIA**

<b>Bid Opening</b>		<b>Bidder:</b>	<b>Hasbun Construction, LLC</b> 6110 McFarland Station Dr., Suite 806 Alpharetta, GA 30004	<b>North Georgia Concrete, Inc.</b> 85 Chestatee Industrial Park Dr. Dahlonega, GA 30533
Time: 2:00 PM (Eastern)				
Date: April 17, 2025				
Place: Walker County, GA 101 S Duke Street LaFayette, GA 30736				
		<b>Bid Bond:</b>	<b>Great Midwest Insurance Company</b> 800 Gessner, Suite 600 Houston, TX 77042	<b>Merchants Bonding Company</b> P.O. Box 14498 Des Moines, IA 50306
<b>BID SUMMARY</b>				
	<b>TOTAL BASE BID</b>	\$	<b>382,259.52</b>	\$ <b>588,427.69</b>

I hereby certify that the above is a true and accurate tabulation of bids received at 2:00 pm local time on Thursday, April 17, 2025, at Walker County, GA, 101 S Duke Street, LaFayette, GA 30728 for the construction of the Lofton Lane Bridge Repairs project.

By   
 Philip R. Schofield, P.E., Senior Project Manager  
 Georgia License No. 030578  
 CTI Engineers, Inc.  
 1122 Riverfront Parkway  
 Chattanooga, TN 37402

BASE BID							
WALKER COUNTY, GA LOFTON LANE BRIDGE REPAIR				Bidder:		Hasbun Construction, LLC	
Item No.	Description	Unit	Est. No. of Units	Unit Price	Item Total	Unit Price	Item Total
00 66 13	Performance and Payment Bonds (Maximum 2% of Bid)	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 8,885.00	\$ 8,885.00
00 72 00	General Conditions, Including Project Management, Site Safety and Security, Site Utilities, Portable Toilet, Maintenance, and Supervision	LS	1	\$ 45,799.00	\$ 45,799.00	\$ 17,554.65	\$ 17,554.65
01 11 00	Mobilization (Maximum 2.5% of Bid), Including Shop Drawings and Submittals, Locating and Excavating (Pot-holing) the Existing Utilities, Material Staging, Project Layout and Staking	LS	1	\$ 4,700.00	\$ 4,700.00	\$ 12,479.29	\$ 12,479.29
01 32 38	Pre-Construction Video Taping of Existing Site and Ground Conditions, Bridge Structure, Creek Bank, and Areas Adjacent to Project Site	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,732.81	\$ 1,732.81
01 32 38a	Post-Construction Video Taping of Existing Site and Ground Conditions, Bridge Structure, Creek Banks, and Areas Adjacent to Project Site after Construction Completion	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,732.81	\$ 1,732.81
03 30 00	Concrete - Intermediate ESPC Plan						
03 30 00a	Preparation of Existing Concrete Pile Top and H-Piles, Including Surface Cleaning, Chipping, Grinding, Brushing, and Epoxy Coating Prior to Forming and Pouring of Concrete as Shown on Drawing S1.	LS	1	\$ 3,195.92	\$ 3,195.92	\$ 11,746.33	\$ 11,746.33
03 30 00b	Class A (4,000 psi) Concrete for Bridge Column Repair, Including Preparation of Existing Concrete Surface, Excavation, Bedding Stone, Form Work, Concrete Mix, Pour and Finish Rubbing, Complete In Place as Shown in Detail on Drawing S1.	LS	1	\$ 25,559.87	\$ 25,559.87	\$ 42,991.12	\$ 42,991.12
31 20 00	Earthwork - Stream Bank Grading and Restoration						
31 20 00a	Site Grading Complete for Initial ESPC Plan (Drawing C-5), Including Clearing, Grubbing, Elevation Control, Site Layout, Construction Staking, Subgrade Preparation, and Construction Easement Location and Marking as Shown on Drawings.	LS	1	\$ 16,103.38	\$ 16,103.38	\$ 85,576.31	\$ 85,576.31
31 20 00b	Borrow Excavation for Initial ESPC Plan Including Loading, Hauling, Placing, and Compaction of Fill to Subgrade Elevations for Temporary Site Access	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 63,602.87	\$ 63,602.87
31 20 00c	Site Grading Complete for Intermediate ESPC Plan (Drawing C-6), Including Site Layout, Elevation Control, Fill Material, Placement, Slope Grading, and Subgrade Preparation, as Shown on Drawings.	LS	1	\$ 38,809.39	\$ 38,809.39	\$ 69,678.63	\$ 69,678.63
31 20 00d	Borrow Excavation for Intermediate ESPC Plan, Including Loading, Hauling, Placing, and Compaction of Fill to Subgrade Elevations For Creek Bank Restoration	LS	1	\$ 3,600.00	\$ 3,600.00	\$ 96,970.49	\$ 96,970.49
31 20 00e	Site Grading Complete for Final ESPC Plan (Drawing C-7), Including Site Layout, Elevation Control, Slope Grading, Removal of Temporary Access Road, and Final Grade Preparation, as Shown on Drawings.	LS	1	\$ 2,600.00	\$ 2,600.00	\$ 60,214.81	\$ 60,214.81

WALKER COUNTY, GA LOFTON LANE BRIDGE REPAIR				Bidder:	Hasbun Construction, LLC		North Georgia Concrete, Inc.	
Item No.	Description	Unit	Est. No. of Units	Unit Price	Item Total	Unit Price	Item Total	
31 25 00a	<b>Erosion Control and Slope Protection - ESPC Initial Plan - Drawing C5</b>							
31 25 00a-1	Construction Entrance (CO), Including Stone and Geotextile Filter Fabric	LS	1	\$ 3,340.24	\$ 3,340.24	\$ 8,355.75	\$ 8,355.75	
31 25 00a-2	Double Row of Temporary Silt Fence (Sd1-S); Type "Sensitive" Silt Fence, Including Trenching, Installation, Posts, Filter Fabric, Woven Wire Fence Backing, Tie Wire, and Bracing. Includes Maintenance and Removal	LF	400	\$ 5.04	\$ 2,016.00	\$ 10.25	\$ 4,100.00	
31 25 00a-3	Installation of Turbidity Curtain (Tc), Including Turbidity Curtain, Placement of Curtain, and Maintenance	LS	1	\$ 5,156.02	\$ 5,156.02	\$ 3,072.83	\$ 3,072.83	
31 25 00a-4	Installation of Sand Bag Diversion (Di), Including Sand Bags, Sand, Placement of Sandbags, and Maintenance of Sand Bag Diversion	LS	1	\$ 57,671.87	\$ 57,671.87	\$ 20,748.39	\$ 20,748.39	
31 25 00a-5	Dewatering of Sand Bag Diversion, Including Dewatering Structures, Pumping, Filtering, Etc.	LS	1	\$ 7,085.00	\$ 7,085.00	\$ 16,061.61	\$ 16,061.61	
31 25 00b	<b>Erosion Control and Slope Protection - ESPC Intermediate Plan - Drawing C6</b>							
31 25 00b-1	Concrete Washout Structure (CWA), Including Installation, Maintenance, and Removal	EA	1	\$ 434.59	\$ 434.59	\$ 1,067.91	\$ 1,067.91	
31 25 00b-2	Install Temporary Sediment Trap (Sd4), Including Excavation, Rock Outlet; Complete-in-Place, if	EA	1	\$ 1,993.10	\$ 1,993.10	\$ 529.88	\$ 529.88	
31 25 00b-3	Temporary Stabilization with Mulching (Ds1), Including Straw Mulch Placement and Removal	SF	3,000	\$ 1.38	\$ 4,140.00	\$ 0.27	\$ 810.00	
	Mulching (Ds2), Including Seed and Straw Mulch Placement	SF	3,000	\$ 2.80	\$ 8,400.00	\$ 0.51	\$ 1,530.00	
31 25 00b-4	Straw Wattles / Tubes for Sediment Barrier (Sd1), Including Overlap and Staking	LF	100	\$ 441.02	\$ 44,102.00	\$ 7.64	\$ 764.00	
31 25 00c	<b>Erosion Control and Slope Protection - ESPC Final Plan - Drawing C7</b>							
31 25 00c-1	Streambank Stabilization (Sb), Including Fine Grading, Fabric Installation, Soil Placement, and Live Stake Vegetation Planting	LS	1	\$ 3,080.94	\$ 3,080.94	\$ 3,440.00	\$ 3,440.00	
31 25 00c-2	Georgia DOT Type 3 Riprap Stone (Ch) (Rp), Complete-in-Place for Creek Bank Stabilization, Outlet Protection, Channel Protection, Check Dams, and Surface Stabilization as Shown on Drawing C-7 and S-1 and as Directed by the Engineer.	TONS	500	\$ 84.36	\$ 42,180.00	\$ 94.76	\$ 47,380.00	
31 25 00c-3	Straw Wattles / Tubes for Sediment Barrier (Sd1), Including Overlap and Staking	LF	100	\$ 441.02	\$ 44,102.00	\$ 7.65	\$ 765.00	
31 25 00c-4	Topsoil, Sifted Friable Loam Material Free of Stiff Clay, Hard Clods, Rocks, and Other Debris such as Cement, Asphalt, and Wood with a pH range From 5.5 to 7.0, or Approved by Engineer.	CY	60	\$ 93.17	\$ 5,590.20	\$ 85.62	\$ 5,137.20	
32 92 19	Seeding							
32 92 19a	Permanent Seeding and Mulch (Ds3), Including Seed, Fertilizer, Limestone, Mulch, and Water.	LS	1	\$ 2,600.00	\$ 2,600.00	\$ 1,500.00	\$ 1,500.00	
TOTAL BASE BID:				\$ 382,259.52	\$ 382,259.52	\$ 588,427.69	\$ 588,427.69	



**RESOLUTION R-036-25**

**A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO  
ACCEPT THE TERMS AND CONDITIONS OF THE GEORGIA DEPARTMENT OF  
NATURAL RESOURCES RECREATIONAL TRAILS PROGRAM GRANT; AND FOR  
OTHER LAWFUL PURPOSES**

**WHEREAS**, the Board of Commissioners of Walker County (“Board”) is the governing authority of Walker County, Georgia; and

**WHEREAS**, the Board authorized Walker County’s application for grant funding for a project to rehabilitate the trail at Walker Rocks Park on the Walker County Civic Center campus in Rock Spring; and

**WHEREAS**, Walker County has been awarded a grant from the Georgia Department of Natural Resources Recreational Trails Program for the \$280,000 project; and

**WHEREAS**, the Board agreed to provide the required \$80,000 match on April 11, 2024 as part of Resolution R-014-24.

**WHEREAS**, the funding remains an offer until Walker County accepts and executes the terms and conditions of the grant agreement;

**THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Walker County, Georgia does hereby authorize the Chair to sign and execute the grant agreement and take the necessary steps to implement and perform the purposes of this recreational project;

**SO RESOLVED AND ADOPTED** this 1<sup>st</sup> day of May, 2025.

**ATTEST:**

**WALKER COUNTY, GEORGIA**

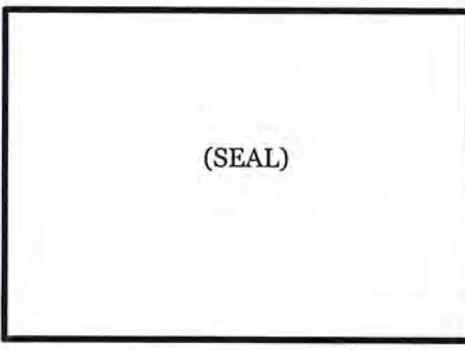
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LISA RICHARDSON, County Clerk

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ANGELA TEEMS, Chairwoman/CEO

(SEAL)



The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to adopt the Resolution.

**STATE OF GEORGIA**  
**DEPARTMENT OF NATURAL RESOURCES**  
**PROJECT AGREEMENT**

---

**Applicant: Walker County**

Street: **101 S. Duke Street**

**Project Title: Walker Rocks Park Trail  
Rehabilitation**

City: **LaFayette**

**Project: NRT-24 (21)**

Zip: **30728**

**County: Walker**

Phone: **706-638-1437**

**Project Period: The agreement is executed to May 15, 2027**

---

**Project Scope (description of project):** Renovating the existing public access pedestrian trail by replacing the temporary gravel surface with the permanent surface of asphalt and bonded rubber to prevent the washout from the impact of inclement weather.

---

**Title of Grant-in-Aid: Georgia Recreational Trails Program**

---

**Project Cost:**

The following are hereby incorporated into this agreement:

**Total Cost:** **\$ 280,000.00**

1. Disadvantaged Business Enterprise  
Certification of Compliance

**Fund Support:** **71 %**

2. General Provisions (attached hereto)

**Grant-in-Aid:** **\$ 200,000.00**

3. Project Proposal and Application (submitted by applicant and on file with DNR)

**Minimum Local Match:** **\$ 80,000.00**

4. Revised cost estimate

The State of Georgia, Department of Natural Resources (hereinafter referred to as DNR), and the Walker County (hereinafter referred to as the Applicant) in consideration of the mutual promises and benefits flowing to each as hereinafter stated, do hereby agree to perform this agreement in accordance with the National Recreational Trails Act (NRTA), Title I, Part B, Section 1301 of the Intermodal Surface Transportation Efficiency Act of 1991 (P.L. 102-240, 105 Stat. 1914), later reauthorized as the Recreation Trails Program under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (P.L. 109-59, 119 Stat. 1144), and the provisions and conditions of the Federal Highway Administration guidelines for the RTP grant program, and with the terms, promises, conditions, covenants, assurances, plans specifications, estimates, procedures, project proposals, and maps attached hereto or retained by the Applicant or DNR and made a part hereof.

The Applicant certifies that it possesses the legal authority to apply for the grant, enter into this Agreement, and to finance and construct the proposed educational resource. A resolution, motion or similar action has been duly adopted or passed authorizing the filing of the project application, approving this agreement, including all understandings and assurances contained therein, and directing the persons

whose names and signatures appear herein below to sign this agreement on behalf of the Applicant and to act in connection with the project and provide such additional information as may be required.

The Applicant further certifies and assures that it has the ability and intention to finance the non-State (local) share of the costs for the project, and that sufficient funds will be available to assure effective operation and maintenance of the resource(s) acquired or developed by the project.

DNR agrees to obligate to the Applicant the sum specified hereinabove as the Grant-in-Aid, and to tender to the Applicant that portion of said grant which is required to pay DNR's share of the costs of the project, based upon the percentage of assistance specified hereinabove as Fund Support.

The Applicant agrees to execute the project in accordance with the terms of the agreement.

The Applicant further agrees that, as the benefit to be derived by the State of Georgia and DNR from the full compliance by the Applicants with the terms of this agreement is the preservation, protection, and the net increase in the quality of public recreational trails which are available to the people of the State and the United States, and as such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by DNR by way of assistance under the terms of the agreement, that payment by the Applicant to DNR of an amount equal to the amount of assistance extended under this agreement by DNR would be inadequate compensation to DNR for any breach by the Applicants of this agreement. The Applicant further agrees, therefore, that THE APPROPRIATE REMEDY IN THE EVENT OF A BREACH BY THE APPLICANT OF THIS AGREEMENT SHALL BE THE SPECIFIC PERFORMANCE OF THIS AGREEMENT.

The Applicant agrees to use its best efforts to ensure compliance with regulations pertaining to Disadvantaged Business Enterprises (DBE). The Applicant shall not discriminate on the grounds of race, color, religion, sex, national origin, age, or disability in the selection and retention of contractors, including procurement of materials and leases of equipment.

The Applicant agrees to the property remain open, accessible, and safe for public use for no less than 25 years following the project completion.

The following special project terms and conditions apply:

- a. In planning and executing the project, the Applicant agrees to consider the comments of agencies who responded to the environmental review requests for this project.
- b. The Applicant shall minimize the use of heavy equipment for clearing and grading and is encouraged to use porous/pervious surfacing.
- c. As directed under Executive Order 13186, in furtherance of the Migratory Bird Treaty Act (16 U.S.C. sections 703-711), actions must be taken to avoid or minimize impacts to migratory bird resources and to prevent or abate the detrimental alteration of the environment for the benefit of migratory birds, as practicable. An area of forested habitat of 100 acres or larger could be a significant or important site for migratory birds, as could existing bridges or culverts, where the birds may nest. DNR and the Applicant agree that the area of impact of this project is less than 100 acres, and therefore is not considered significant or important to the support of migratory bird populations. The parties also agree that no existing bridge or culvert on the project site will be reconstructed or removed as part of this project. The Applicant agrees to notify DNR if it seeks to modify the scope of the project or reconstruct or remove any existing bridge or culvert at the project site.

d. The Applicant agrees to observe the comments of DNR's Environmental Protection Division(EPD), Historic Preservation Division(HPD), Wildlife Resources Division(WRD), US Fish and Wildlife(USFW), and the Department of Transportation(DOT) regarding the project.

e. Authorization is conditional on all necessary R-O-W and easements being acquired.

In witness whereof, the parties hereto have executed this Agreement as of the most recent date entered below.

**STATE OF GEORGIA, DEPARTMENT OF  
NATURAL RESOURCES**

BY \_\_\_\_\_  
SOHEILA NAJI  
GRANTS SUPERVISOR

WITNESS

DATE

**WALKER COUNTY**

BY \_\_\_\_\_  
ANGELA TEEMS  
CHAIRWOMAN/CEO

WITNESS

DATE

(Seal)



**RESOLUTION R-037-25**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY AUTHORIZING AND APPROVING THE FIFTH AMENDMENT TO THE PENSION PLAN FOR EMPLOYEES OF WALKER COUNTY, GEORGIA**

**WHEREAS**, the Board of Commissioners of Walker County ("Board") is the governing authority of Walker County, Georgia; and

**WHEREAS**, the Pension Plan for Employees of Walker County, also called the Pension Plan for Employees of the Walker County Commissioner, was first established effective January 1, 1973, by the Sole Commissioner of Walker County, for the benefit of eligible employees and as amended and restated effective January 1, 2013 (the "Plan"); and

**WHEREAS**, pursuant to Section 7.01 of the Plan, the Board has the right at any time to modify, alter or amend the Plan, in whole or in part, by instrument in writing duly executed by the Board and delivered to and acknowledged by the Trustees; and

**WHEREAS**, the Board now desires to amend the Plan by authorizing and approving the **FIFTH AMENDMENT TO THE PENSION PLAN FOR EMPLOYEES OF WALKER COUNTY, GEORGIA**, as amended and restated effective January 1, 2013 (**Hereunto attached as Exhibit A**);

**THEREFORE BE IT RESOLVED** that the Board does hereby authorize the Chairwoman of the Board or her designee to sign and execute the amendment and to take all actions necessary to implement the amendment and to execute and deliver all agreements, instruments, indentures, and documents as they shall deem necessary to carry out the intent of the foregoing resolution.

**SO RESOLVED AND ADOPTED** this 1st day of May, 2025.

**ATTEST:**

**WALKER COUNTY, GEORGIA**

---

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman

(SEAL)

The foregoing Resolution received a motion for \_\_\_\_\_ from Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays to \_\_\_\_\_ the Resolution.

**Exhibit A**  
**FIFTH AMENDMENT TO THE**  
**PENSION PLAN FOR EMPLOYEES OF**  
**WALKER COUNTY, GEORGIA**

**As Amended and Restated Effective January 1, 2013**

WHEREAS, on November 7, 2013, Walker County, a political subdivision of the State of Georgia (the "Sponsor"), acting by and through its then governing authority, the Walker County Commissioner, adopted the Pension Plan for Employees of Walker County, also called the Pension Plan for Employees of the Walker County Commissioner, as amended and restated effective January 1, 2013 (the "Plan"); and

WHEREAS, pursuant to Section 7.01 of the Plan, the Sponsor has the right at any time to modify, alter or amend the Plan in whole or in part by instrument in writing duly executed by the Sponsor and delivered to and acknowledged by the Trustees; and

WHEREAS, pursuant to an Act of the General Assembly of the State of Georgia, Act No. 165, House Bill 615, approved by the Governor on May 4, 2017, the Board of Commissioners of Walker County was created and became successor to the office of the Commissioner of Walker County effective January 1, 2021; and

WHEREAS, the Sponsor has determined that it is desirable to modify the Plan to (i) unfreeze Average Compensation used for purposes of calculating future benefit payments; (ii) clarify that early retirees are entitled to the same forms of benefit as persons who begin receiving benefits on or after normal retirement age; (iii) clarify that the plan is sponsored by Walker County, a political subdivision of the State of Georgia, for Walker County employees, and that the Board of Commissioners of Walker County, the current governing authority of Walker County, serves as the Plan Administrator; and (iv) to remove any provisions under the Plan that were included solely to comply with Titles I and IV or the Employee Retirement Income Security Act of 1974 ("ERISA") but only insofar as these provisions do not already provide for benefits or features afforded to participants (e.g., the Plan's vesting schedule).

NOW, THEREFORE, effective January 1, 2025, the Plan is amended in the following respects:

**1. To unfreeze the definition of Average Compensation, Section 1.08 is amended in its entirety to read as follows:**

Section 1.08     Average shall mean, with respect to a Participant's Compensation the average thereof over the five (5) Plan Years (whether or not consecutive) out of the Participant's last ten (10) Plan Years preceding termination of employment during which his Compensation was the greatest or over the lesser number of such Plan Years that he actually shall have completed, provided, however that if the amount of

Compensation in the Plan Year in which the Participant terminates Employment is greater than the amount of Compensation for the first Plan Year which would be used in determining the average hereunder, then the former amount instead of the amount in said first year shall be used in determining such Participant's Average Compensation.

Notwithstanding the foregoing, for purposes of all benefit payments made from January 1, 2013 through December 31, 2024, each Participant's Average Compensation was frozen as of December 31, 2012. Compensation earned after December 31, 2012 is disregarded in determining Average Compensation for all benefit payments made from January 1, 2013 through December 31, 2024. Compensation earned after December 31, 2012 shall not be frozen and is included for purposes of determining Average Compensation for all benefit payments made on or after January 1, 2025. No adjustments will be made with regard to any benefit payments made prior to January 1, 2025. The following examples are offered for purposes of clarifying the impact of unfreezing the definition of Average Compensation (they are provided for illustration only):

- (a) Participant A retired and began receiving monthly benefit payments on July 1, 2018. Participant A's monthly benefit, calculated without regard to the freeze on Average Compensation from January 1, 2013 through December 31, 2024 is \$200. Participant A's monthly benefit, calculated with regard to the freeze on Average Compensation is \$100 per month. Participant A received monthly benefit payments of \$100 from July 2018 through December 2024. Beginning January 1, 2025, Participant A's monthly benefit increases to \$200. Participant A shall be entitled to an additional payment to compensate Participant A for any \$100 monthly benefit payments made under the Plan to Participant A after December 2024 (for example, if Participant A received \$100 for the months January through April 2025 with \$200 monthly benefit payments beginning in May 2025, then Participant A would be entitled to a single \$400 adjustment payment).

(b) Participant B retired and received a lump sum payment of his entire vested benefit on July 1, 2018. The lump sum payment made on July 1, 2018 was \$25,000. But for the freeze on Compensation from January 1, 2012 through December 31, 2024 used to calculate benefits, Participant B's lump sum payment would have been \$30,000. Participant B is not entitled to any additional payments under the Plan and shall not receive any additional payments due to unfreezing the Compensation used to calculate benefit payments under the Plan on or after January 1, 2025.

**2. To unfreeze the definition of Average Compensation, Section 1.14(b) is amended in its entirety to read as follows:**

(b) Compensation Used to Determine Benefits. For purposes of determining benefits under the Plan, Compensation shall mean Section 414(s) Compensation paid by the Employer to the Employee for the Plan Year, but excluding bonuses, overtime pay and other compensation not a part of the set scale for an established normal working period. Notwithstanding the foregoing, Compensation paid by the Employer after December 31, 2012 was frozen and disregarded in determining benefit payments under the Plan made from January 1, 2013 through December 31, 2024. Compensation paid by the Employer after December 31, 2012 is included for purposes of determining benefit payments under the Plan made on or after January 1, 2025. See the definition of Average for examples demonstrating the effect of the freeze and lifting of the freeze with respect to Compensation used to calculate benefits under the Plan.

**3. To clarify that the same optional forms of benefit payment are available to Participants who elect the Early Retirement Benefit, Section 4.05(b) is amended in its entirety to read as follows (note that the flush language following paragraph (b) remains unchanged).**

(b) Early Retirement Benefit. The Early Retirement Benefit is a single lump sum benefit payable as of the Participant's Early Retirement Date that is the Actuarial Equivalent of the Participant's Accrued Benefit expressed as a single life annuity commencing on the Participant's Early Retirement Date, without reduction for

early commencement. This Section shall be subject to the provisions of Section 5.07. For the avoidance of doubt, a Participant electing the Early Retirement Benefit may elect any form of optional benefit available under Section 5.03 and pursuant to Article V generally.

**4. In order to clarify that the Plan is sponsored by Walker County for employees of Walker County, the name of the Plan is changed to the Pension Plan for Employees of Walker County, Georgia, and the following sections are amended in their entirety as follows:**

Section 1.05 "Administrator" or "Plan Administrator" shall mean, with respect to the Plan, the Board of Commissioners of Walker County.

Section 1.31 "Employer" shall mean Walker County, a political subdivision of the State of Georgia, and the Walker County Sheriff's Department.

Section 1.40 "Plan" shall mean the Pension Plan for Employees of Walker County, Georgia as contained herein and as amended from time to time and shall include the Trust Agreement, as it may be amended from time to time, and the Trust established under said Agreement. Prior to January 1, 2025, the Plan was also called the Pension Plan for Employees of the Walker County Commissioner.

Section 1.49 "Sponsor" shall mean Walker County, a political subdivision of the State of Georgia. Notwithstanding any prior use of the name "Walker County Commissioner", the governing authority of Walker County prior to January 1, 2021, the Sponsor of the Plan is and has been Walker County.

**5. To remove ERISA requirements that do not apply to governmental plans, the final paragraph of the Plan's Introduction is replaced in its entirety with the following:**

It is intended that the Plan, together with the Trust Agreement, qualify under Sections 401(a) and 501(a) of the Code. Except as otherwise provided, the Plan and all matters relating thereto shall be governed, construed and administered in accordance with the applicable laws of the United States and the State of Georgia.

////

Except for the amendments provided above, the Plan's terms remain unchanged in all other respects.

IN WITNESS WHEREOF, Walker County has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025, and effective as of the effective date provided above.

**WALKER COUNTY, GEORGIA**

By: \_\_\_\_\_

Angie Teems  
Chairwoman  
Board of Commissioners of Walker County

Attest: \_\_\_\_\_  
County Clerk

[COUNTY SEAL]

# Pension Plan for the Employees of the Walker County Commissioner

January 1, 2025 Actuarial Valuation Results

April 18, 2025



**Gallagher**

Insurance | Risk Management | Consulting

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# Agenda

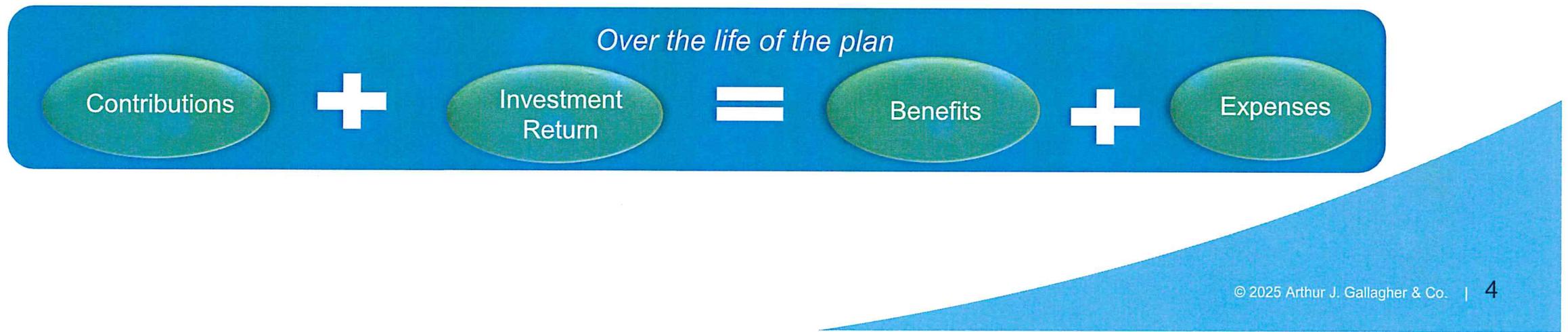
- January 1, 2025 Valuation Results
- Risk Considerations
- Appendix

# January 1, 2025 Valuation Results

# Summary of Valuation Results

## Actuarial Valuation Process

- Snapshot measurement of the actuarial position of the pension plan at a given point in time, based on a set of actuarial methods and assumptions
- Measures benefit obligation (liabilities) and compares it to financial resources (assets)
- Ensures compliance with Georgia Minimum Funding Standards
- Determines annual contribution sufficiency and provides warnings of potential funding problems
- Does not reflect the impact of future participants or future plan provision changes
- Detects changes and trends through annual experience and gain/loss analysis



# Summary of Valuation Results

## Actuarial Valuation Process

### Census Data

As of January 1, 2025

### Assumptions / Methods

Demographic / Economic Assumptions  
Funding Method / Asset Valuation Method

### Actuarial Valuation

### Assets

As of January 1, 2025

### Plan Provisions

Unfreeze of pensionable earnings effective  
January 1, 2025

# Summary of Valuation Results

## Executive Summary

### Plan experience (YE 2024)

Return on Market Value of Assets (Actuarial Value of Assets) of 6.75% versus assumption of 5.00% return

*Resulted in a decrease in unfunded liability of \$130,000*

Liability gain decreased the unfunded liability by \$7,000

### Assumption Changes

Proposed assumption change to update the mortality assumption to the most recent finalized Public Sector mortality study (Pub-2010 Amount Weighted General Retiree Below-Median table)

*Adopting the proposed mortality assumption change results in an increase in unfunded liability of \$85,000*

Funded percentage decreased from prior year: 90.0% to 62.6%

*Decreases to 62.2% with the proposed mortality assumption change*

### Plan Changes

Reflects plan change of unfreezing pensionable earnings as of January 1, 2025

*Results in an increase in unfunded liability of \$4.9 million*

Actuarially determined recommended contribution increases from \$204,973 to \$890,050

*Increases to \$904,233 with the proposed mortality assumption change*

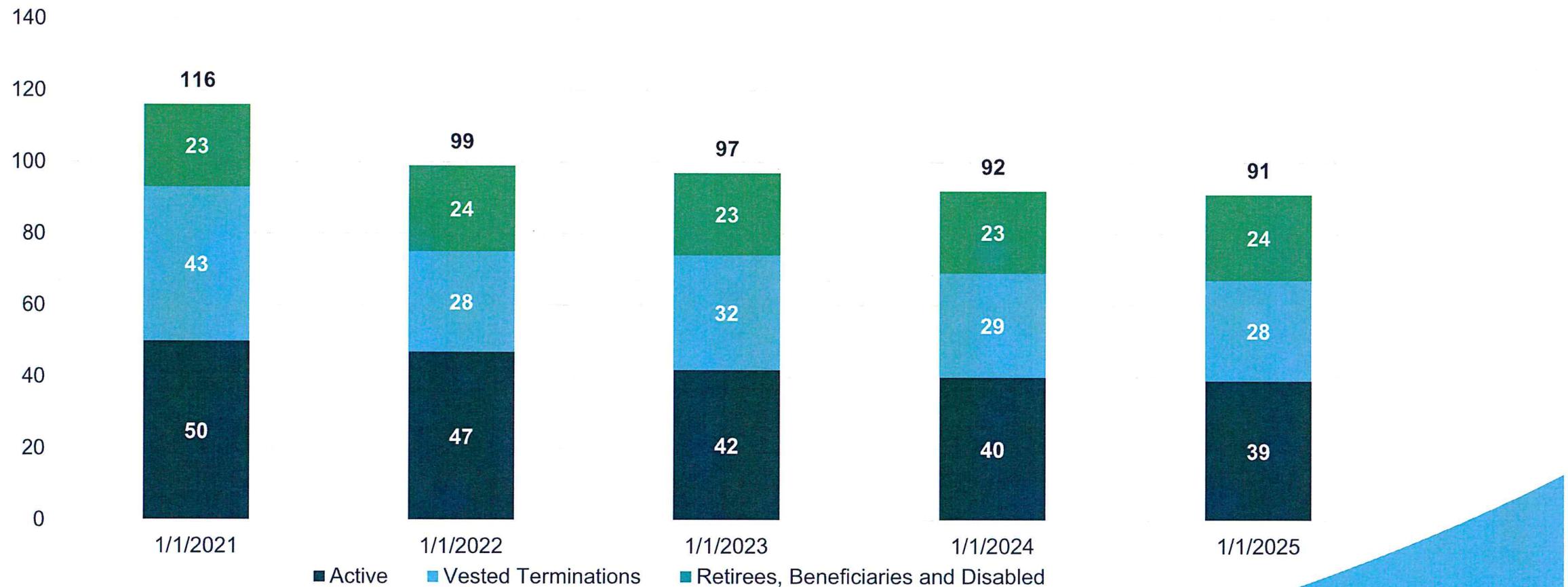
# Summary of Valuation Results

## Details of Plan Change

- Reflected in the valuation results is the plan change as outlined in the fifth amendment
- This change will unfreeze the pensionable earnings as of January 1, 2025
  - Compensation earned after December 31, 2012 will no longer be frozen and will be included for purposes of determining Average Compensation for all benefit payments made on or after January 1, 2025
- This change will affect the following members:
  - Active members of the Plan
  - Vested terminated (“VT”) members who have yet to begin receiving payments, as well as retired, disabled and beneficiaries of the Plan who had earnings after December 31, 2012 which if incorporated into the benefit formula would result in a higher benefit.
    - For members already receiving an annuity that will increase due to the unfreezing of pensionable earnings, the updated annuity payments will take effect on January 1, 2025, with no retroactive adjustments for payments made before that date
- This change will not impact members who have received a lump sum payout prior to January 1, 2025

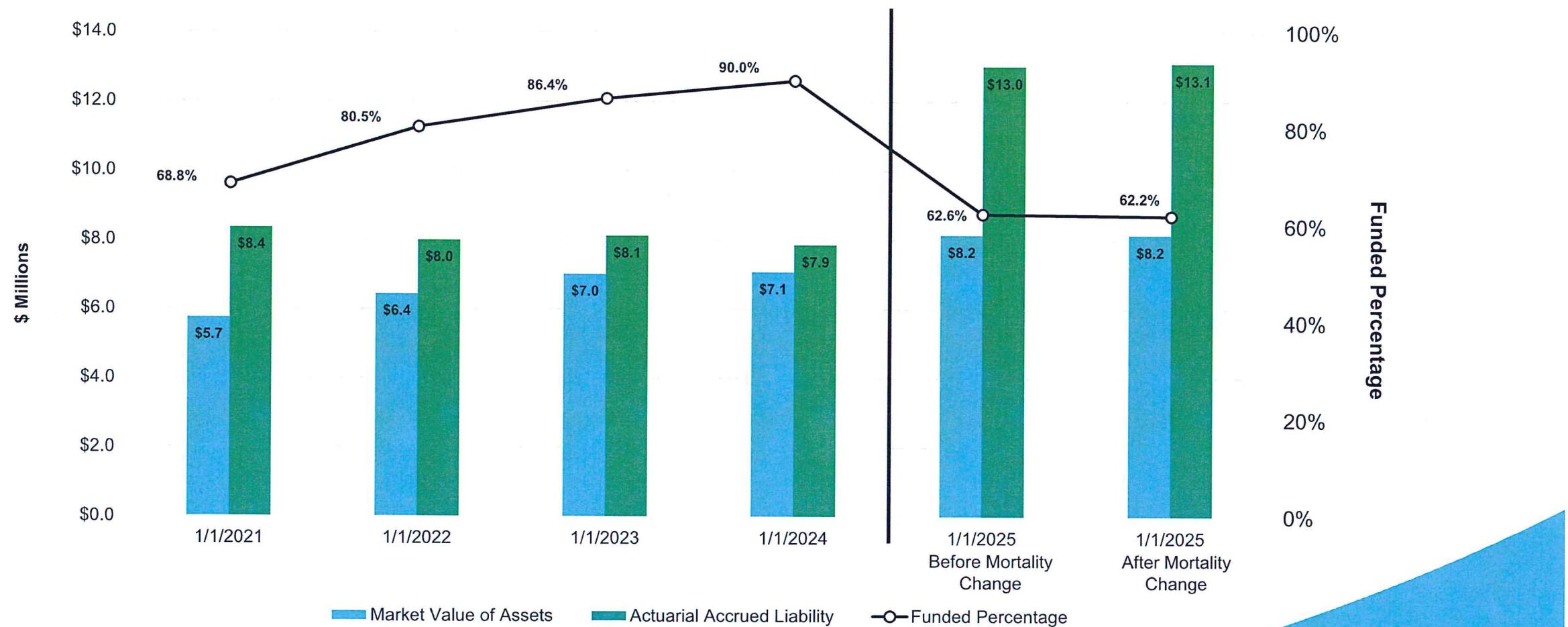
# Summary of Valuation Results

## Historical Headcount



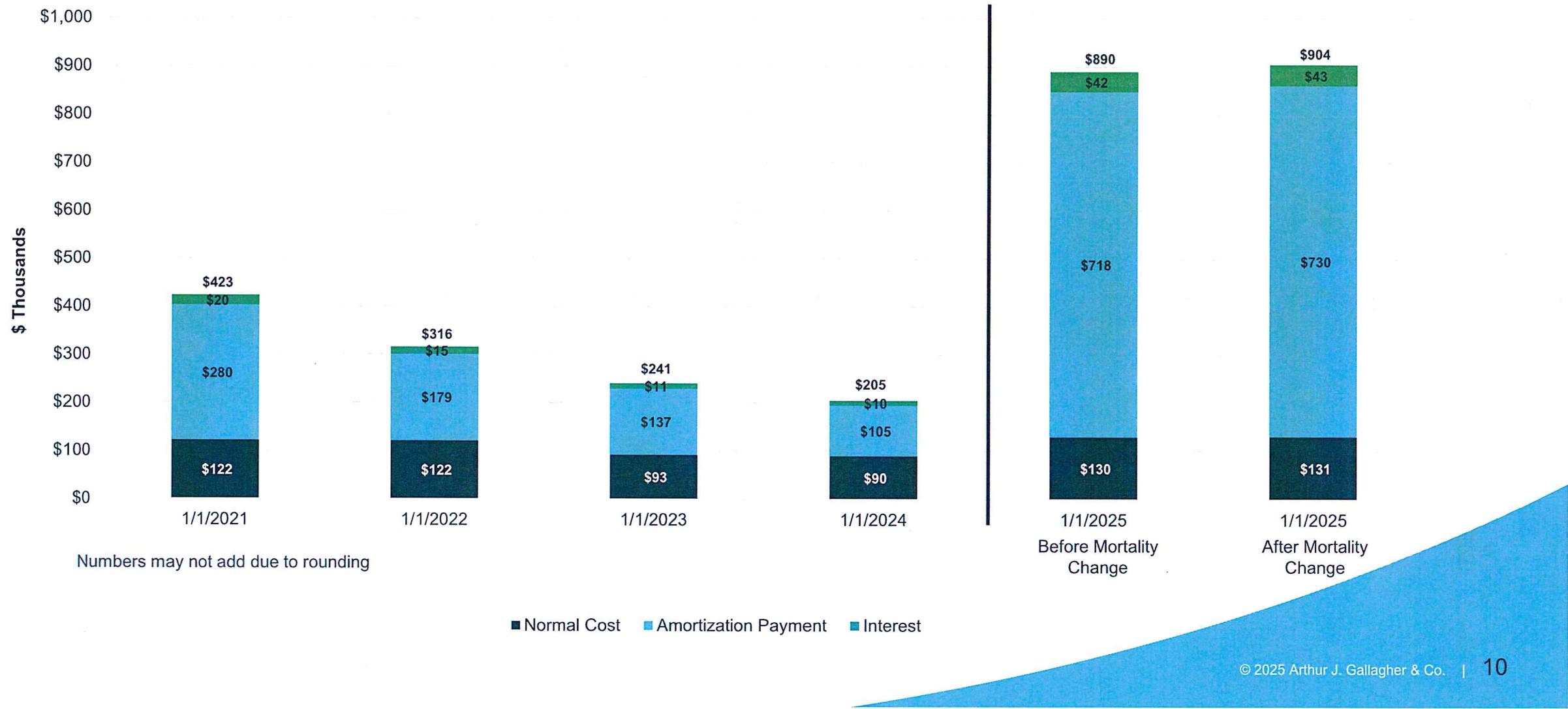
# Summary of Valuation Results

## Historical Funded Percentage



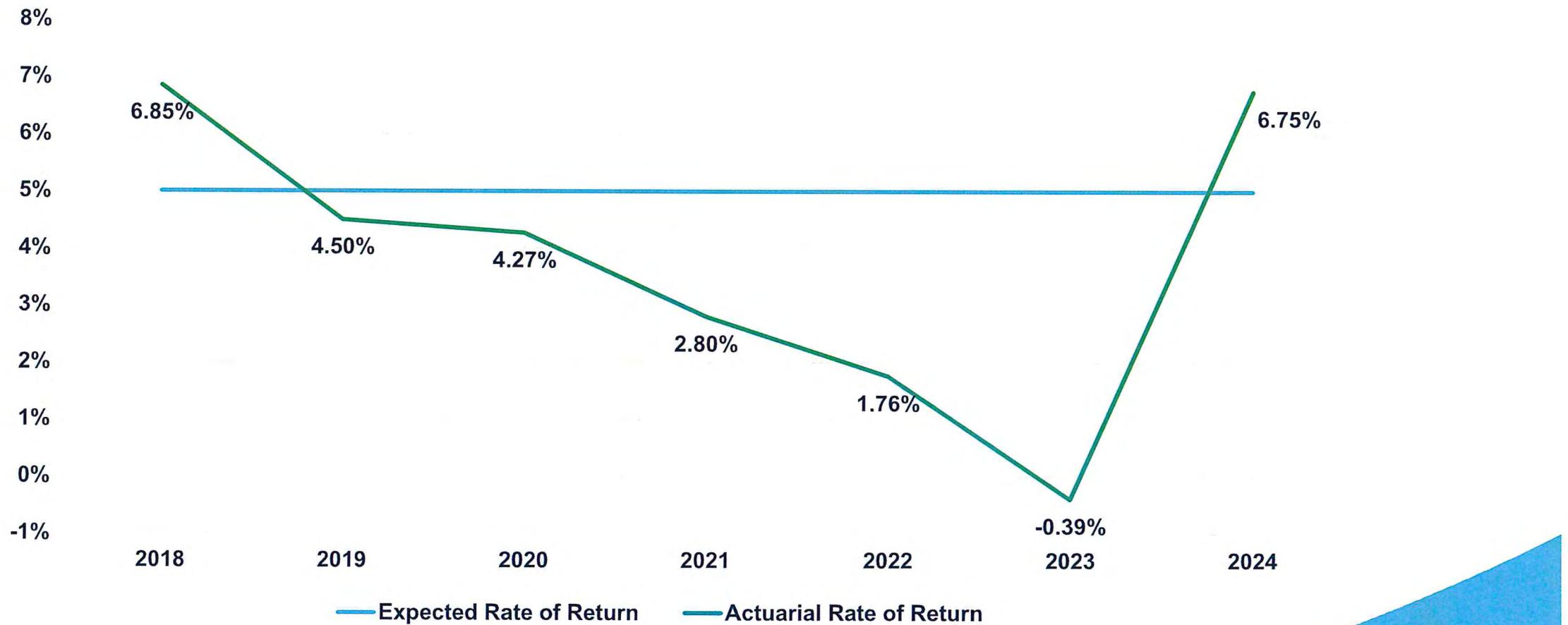
# Summary of Valuation Results

## Historical Actuarially Determined Contribution



# Summary of Valuation Results

## Actuarial Rate of Return



## Risk Considerations

# Potential risks to fund's future financial condition

- Deviations between actual future experience and actuarial assumed future experience may cause the fund to become less funded over time increasing the required contributions.
- A few areas where deviations may arise:

## Investment risk:

- Fund does not achieve the 5.00% expected return on assets over time
- If retirements occur at the same time and opt for lump sums, assets may need to be liquidated at a higher cost than expected & EROA will be harder to achieve

## Long term return on investment risk:

- Potential that changes in long term capital market assumptions or plan's asset allocation will create the need to update the long-term return on investment assumption

## Salary increase risk:

- The risk that actual salary increase will be higher than expected

## Lump sum risk:

- The risk that members opting for lump sum payment will be different than expected

## Demographic risk:

- Fund experience regarding longevity, retirement, termination, disability and other demographics different than assumed

## Contribution risk:

- Actual contribution amounts less than the actuarially determined contribution

## Appendix

# Georgia House Bill 196

- Georgia House Bill 196 is a law that amended Title 47 of the Georgia Code.
- Law requires the trustees of pension plans within the state to complete education applicable to their duties and obligations under the public retirement system.
- For each trustee first appointed or elected on or after July 1, 2019, a minimum of 8 hours of education designed to orient new trustees is required in the first year of becoming a new trustee.
- For each trustee first appointed or elected before July 1, 2019 or who has served one or more years, a minimum of 12 hours of continuing education every two years is required.
- Each public retirement system must maintain a record of its public retirement system trustee education.

# Georgia House Bill 196 (continued)

- Applicable education includes education and training in the following areas:
  - Laws applicable to public retirement systems
  - Roles, duties and responsibilities of public retirement system trustees
  - Ethics and conflicts of interest
  - Governance, administration and funding of public retirement systems
  - Investments
  - Audit and actuarial principles / methods
- Applicable education may include:
  - Seminars, conferences, or schools sponsored by educational institutions or professional organizations
  - Online continuing education coursework
  - Continuing education received at any public retirement system meeting
  - Any other continuing education approved by the public retirement system

# Schedule of Active Participant Data

	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	Total
Attained Age	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
30 to 39	0	0	0	0	1	0	0	0	0	1
40 to 44	0	0	0	0	2	1	0	0	0	3
45 to 49	0	0	0	0	3	1	0	0	0	4
50 to 54	0	0	0	0	8	1	3	0	0	12
55 to 59	0	0	0	0	2	2	4	1	0	9
60 to 64	0	0	0	0	2	1	0	0	0	3
65 to 69	0	0	0	0	3	1	1	1	0	6
70 & up	0	0	1	0	0	0	0	0	0	1
Total	0	0	1	0	21	7	8	2	0	39

Shaded counts represent those who are currently retirement eligible

# Status Reconciliation of Participant Data

	Actives	Retirees	Beneficiaries	Terminated Vested	Total
Participants as of January 1, 2024	40	22	1	29	92
Changes due to:					
Termination					
Vested	0	0	0	0	0
Nonvested	0	0	0	0	0
Lump sum distribution	0	0	0	(1)	(1)
Retirements	(1)	1	0	0	0
Deaths					
With survivor	0	0	0	0	0
Without survivor	0	0	0	0	0
New entrants	0	0	0	0	0
Total changes	(1)	1	0	(1)	(1)
Participants as of December 31, 2024	39	23	1	28	91

# Disclosures

The valuation results in this presentation were developed for the Pension Board of the Pension Plan for the Employees of the Walker County Commissioner by Gallagher Benefit Services, Inc. (hereinafter “Gallagher”) using generally accepted actuarial principles and techniques in accordance with all applicable Actuarial Standards of Practice (ASOPs). The purpose of this presentation is to provide to the board a summary of the January 1, 2025 valuation results for discussion during the board meeting attended by the actuaries.

This presentation is part of the January 1, 2025 actuarial valuation services provided by Gallagher, and a full actuarial valuation report will be provided. The actuarial valuation report includes information related to potential risks associated with the plan and information regarding our use of models.

No third-party recipient should rely upon Gallagher’s work product absent involvement of Gallagher or without our prior approval.

The funded ratio presented is appropriate for evaluating the need and level of future contributions but makes no assessment regarding the funded status of the plan if the plan were to settle (i.e., purchase annuities) for a portion or all of its liabilities.

Future actuarial measurements may differ significantly from the current measurement presented in this presentation due to such factors as: plan experience different from that anticipated by the economic and demographic assumptions; increases or decreases expected as part of the natural operation of the methodology used for these measurements; and changes in plan provisions or applicable law. Due to the limited scope of this report, an analysis of the potential range of such future measurements has not been performed.

Kevin Spanier is an Associate of the Society of Actuaries, a Member of the American Academy of Actuaries, an Enrolled Actuary and a Fellow of the Conference of Consulting Actuaries. Lisa Bjornson is a Member of the American Academy of Actuaries, an Enrolled Actuary and a Fellow of the Conference of Consulting Actuaries. They met the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained in this presentation.

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**SHIP TO**  
WALKER COUNTY LANDFILL  
5120 NORTH MARBLE TOP ROAD  
CHICKAMAUGA, GA 30707

**BILL TO**  
WALKER COUNTY LANDFILL  
5120 NORTH MARBLE TOP ROAD  
CHICKAMAUGA, GA 30707

**PURCHASE ORDER**  
NO. 2025-00001629

**DATE** 04/17/2025

**VENDOR** 56731 YANCEY BROS CO

**CONTACT**  
YANCEY BROS CO  
DRAWER CS 198757  
ATLANTA, GA 30384

**DELIVER BY**  
**SHIP VIA**  
**FREIGHT TERMS**  
**ORIGINATOR**  
**RESOLUTION #**  
**PAYMENT TERMS**

Angela Buettner

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	Capital - Other Equipment - D4 Track Dozer - Caterpillar D4LGPARO-RLT01083	\$230,665.6000	\$230,665.60
<b>TOTAL DUE</b>				<b>\$230,665.60</b>

APPROVED BY \_\_\_\_\_

PAGE 1 OF 1

SPECIAL INSTRUCTIONS



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone  Conditional Use Variance  Variance

Current Zoning:	Requested Change:	
A-1	I	
Map & Parcel	Date:	Fee:
0-320-036	3-12-25	

Applicant/Owner & Phone: Walker County Development Authority 706.924.0099

Street Name & Number: 101 S. Duke St.

Mailing Address: P.O. Box 445

City, State, Zip Code: Lafayette, GA 30728

Request: Rezone property on Glass Rd which  
will be purchased to expand existing  
industrial park..

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

Cindy Askew made a motion to deny due to the lay of the land and the fact that the existing park is not being utilized. Jon Hentz seconded the motion to deny. The vote was unanimous. Motion to deny carried.

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page, please furnish the following information:

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Stephano Wathios, Exec. Dir. 3-12-25  
APPLICANT/OWNER DATE



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone  Conditional Use Variance  Variance

Current Zoning:	Requested Change:	
A-1	I	
Map & Parcel	Date:	Fee:
0-320-037	3-12-25	

Walker County  
Applicant/Owner & Phone: Development Authority 706.924.0099

Street Name & Number: 101 S Duke St

Mailing Address: P.O. Box 445

City, State, Zip Code: LaFayette, GA 30728

Request: Rezone property on Glass Rd which  
was purchased to expand existing  
industrial park.

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

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Signature of Applicant/Owner:

Stephanie Walker, Exec. Dir. 3-12-25  
APPLICANT/OWNER DATE



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone     Conditional Use Variance     Variance

Current Zoning:	Requested Change:	
C1	R2	
Map & Parcel	Date:	Fee:
03263 080		750

Applicant/Owner & Phone: Robert J & Carlene Pruitt

Street Name & Number: 0 Ray Conley Rd. RockSpring

Mailing Address: P.O. Box 473

City, State, Zip Code: Rock Spring GA 30734

Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

4-17-2025

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

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Signature of Applicant/Owner:

Robert Pruitt      03-11-2025  
APPLICANT/OWNER      DATE



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone     Conditional Use Variance     Variance

Current Zoning:	Requested Change:	
C1	RD	
Map & Parcel	Date:	Fee:
03263 055		75.00

Applicant/Owner & Phone: Robert J & A Carlene Pruitt

Street Name & Number: 0 Kay Conley Rd - Rock Spring

Mailing Address: P.O. Box 473

City, State, Zip Code: Rock Spring GA 30439

Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

4-17-2025

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

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Signature of Applicant/Owner:

Robert Pruitt 03-11-2025  
APPLICANT/OWNER DATE



Walker County Planning Office  
Rezone, Conditional Use Variance & Variance Application

Rezone       Conditional Use Variance       Variance

Current Zoning:	Requested Change:	
C1	R2	
Map & Parcel	Date:	Fee:
03263 074		7500

Applicant/Owner & Phone: Robert J & Carlene Pruitt

Street Name & Number: 10 Kay Conley Rd RockSpring

Mailing Address: P.O. Box 473

City, State, Zip Code: Rock Spring GA 30739

Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

4-17-2025

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

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APPROVED WITH CONDITIONS

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Signature of Applicant/Owner:

Robert Pruitt      03-11-2025  
APPLICANT/OWNER      DATE