

AGENDA
WALKER COUNTY
BOARD OF COMMISSIONERS
WALKER COUNTY CIVIC CENTER
10052 HIGHWAY 27
ROCK SPRING, GEORGIA 30739

The following constitutes the agenda for a public hearing before the Board of Commissioners of Walker County, Georgia to be held on August 10, 2023 at 8:00 a.m.

2023 MILLAGE RATE PUBLIC HEARING #1

- **Invocation & Pledges**
- **Chairman Whitfield will Call to Order the Regular Meeting**
- **Clerk establishes a Quorum is present**
- **Public Hearing**
Adoption of a Millage Rate to be set at 5.735 mills in the Unincorporated Areas and 7.390 mills in the Incorporated Areas
- **Commissioner Comments**
- **Adjourn**

ADDITIONAL PUBLIC HEARINGS ON THE MILLAGE RATE:

6:30 p.m. on Thursday, August 10, 2023 (201 S Main St, LaFayette, GA)
7:00 p.m. on Thursday, August 24, 2023 (201 S Main St, LaFayette, GA)



**Walker County Governmental Authority
101 South Duke Street, P.O. Box 445
LaFayette, GA 30728
706-638-1437**

**Minutes of the 2023 Millage Rate Public Hearing #1
August 10, 2023 - 8:00 AM**

I. Call to Order:

Chairman Shannon Whitfield called to order the 2023 Millage Rate Public Hearing #1 held at Walker County Civic Center, 10052 Highway 27, Rock Spring, Georgia at 8:00 AM on August 10, 2023.

II. Attendees:

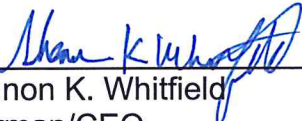
The following were present: Chairman Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Communications Specialist Dakiya Porter and Board Clerk Whitney Summey. Other guests signed in at the meeting as well. Please see the attached sign in sheet.

III. Public Hearing:

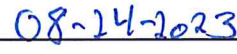
- I. Chairman Whitfield said this is a public hearing on the millage rate and there will be two more public hearings before the Board votes to set the millage rate. He said in the five year digest the fourth line from the bottom was the total county value. He said the values have increased every year. He said two spreadsheets were also included with the agenda packet to give a visual of the five year digest. He said the tax revenue income has remained relatively flat. He said the new home constructions, SPLOST, TSPLOST and sales taxes have taken pressure off of property taxes to keep everything relatively constant. Commissioner Stultz asked if there would be lower millage rate drafts presented to the Board like in previous years. Chairman Whitfield said everything has already been advertised at the proposed rate but it can always be reviewed and redone. He said that anything lower than the proposed millage rate would cut into the current existing budget. Commissioner Stultz said he would like to look into lower options. Commissioner Askew said he would also like to look at lower options. Chairman Whitfield said there will be two more public hearings on the millage rate at Annex III in LaFayette at 6:30PM tonight and at 7:00 PM on August 24. He said the Board can not control the cities and school boards tax rates even though they all go out on the same bill. He said the school board is having public hearings on their millage rate over the next few weeks as well. He asked if anyone would like to speak. Donald Baker asked about taxes increasing and the difference in incorporated and unincorporated areas. Chairman Whitfield said the proposed millage rate is a partial rollback. He said revenue will increase by \$10,537.00 over 34,000 parcels of property. He said the incorporated areas are in the city limits and the unincorporated areas are outside of the city limits. Mr. Baker said the City of Rossville said they base their rates off of the county. Chairman Whitfield said the Cities, County, and School Board all go off of the values of property set by the Assessors Office. Terry Gilreath, Chief Appraiser, said the governor has approved a tax relief grant for up to \$18,000.00. Chairman Whitfield said the governor has approved for homestead exemption tax for up to \$18,000.00 for one year. He said the current exemption is for \$2,000.00. Mr. Gilreath said the exemptions will be fully reimbursed to the county. Chairman Whitfield asked if anyone else would like to speak. No one came forward.

IV. Adjournment:

- I. Commissioner Askew made a motion to adjourn the public hearing, Commissioner Hart seconded the motion. Motion carried and the public hearing was adjourned at 8:23 AM.



Shannon K. Whitfield
Chairman/CEO
Walker County Georgia



Date

Minutes prepared by: Walker County Board Clerk, Whitney Summey

2023 Millage Rate Public Hearing #1

Walker County Civic Center

August 10, 2023

8:00 AM

<u>Roll Call</u>	<u>Present/Absent</u>
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Commissioner Blakemore	Present
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Commissioner Askew	Present
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Chairman Whitfield	Present
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Commissioner Hart	Present
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Commissioner Stultz	Present
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Donald R. Baker	712 Adams
Wanda Baker	712 Adams
Terry Gilreath	
Carolyn Walker	
Sandy Watts	
Stephanie Watkins	Rock Spring
SARAH MCCONNELL	
Phil Minton	City of Fort Oglethorpe

NOTICE

The Walker County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at Walker County Courthouse Annex III, 201 South Main Street, LaFayette, GA on August 24, 2023 at 7:00 p.m. and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past five years.

CURRENT 2023 TAX DIGEST AND 5 YEAR HISTORY OF LEVY						
UNINCORPORATED	2018	2019	2020	2021	2022	2023
Real & Personal	1,040,384,492	1,052,243,528	1,072,396,512	1,229,566,542	1,516,759,995	2,009,453,883
Motor Vehicles	32,972,930	28,334,940	12,239,790	19,535,570	17,634,430	17,783,850
Mobile Homes	12,240,064	12,940,052	14,624,676	15,058,127	17,136,251	18,799,169
Timber - 100%	762,345	464,867	492,716	370,864	535,539	831,100
Heavy Duty Equipment						
Gross Digest	1,086,359,831	1,093,983,387	1,099,753,694	1,264,531,103	1,552,066,215	2,046,868,002
Less M&O Exemptions	190,860,792	196,992,831	189,663,179	210,971,496	260,012,535	385,364,710
Net M&O Digest	895,499,039	896,990,556	910,090,515	1,053,559,607	1,292,053,680	1,661,503,292
Adjusted Net M&O Digest	895,499,039	896,990,556	910,090,515	1,053,559,607	1,292,053,680	1,661,503,292
Gross M&O Millage	15.9660	16.0960	16.1570	14.9700	12.6013	9.8530
Less Millage Rate Rollbacks	6.1280	6.2740	6.8700	6.6570	5.7730	4.1180
Net M&O Millage Rate	9.8380	9.8220	9.2870	8.3130	6.8283	5.7350
Net Taxes Levied	\$8,809,920	\$8,810,241	\$8,452,011	\$8,758,241	\$8,822,530	\$9,528,721
INCORPORATED	2018	2019	2020	2021	2022	2023
Real & Personal	449,670,774	462,480,369	478,967,634	503,680,706	608,994,809	709,220,505
Motor Vehicles	5,953,080	4,823,570	1,875,810	2,996,550	2,681,480	2,641,710
Mobile Homes	107,903	122,189	142,385	197,195	192,256	162,923
Timber - 100%	8,000	8,500	22,775	0	0	0
Heavy Duty Equipment	0	0	0	0	0	0
Gross Digest	455,739,757	467,434,628	481,008,604	506,874,451	611,868,545	712,025,138
Less M&O Exemptions	53,234,941	60,339,478	54,992,743	61,032,030	81,796,807	94,522,268
Net M&O Digest	\$402,504,816	\$407,095,150	\$426,015,861	\$445,842,421	\$530,071,738	\$617,502,870
Adjusted Net M&O Digest	402,504,816	407,095,150	426,015,861	445,842,421	530,071,738	617,502,870
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Less Millage Rate Rollbacks	2.6360	2.8030	2.8820	3.0070	2.6800	2.4630
Net M&O Millage Rate	13.3300	13.2930	13.2750	11.9630	9.9213	7.3900
Net Taxes Levied	\$5,365,389	\$5,411,516	\$5,655,361	\$5,333,613	\$5,259,001	\$4,563,346
TOTAL COUNTY	2018	2019	2020	2021	2022	2023
Total County Value	1,298,003,855	1,304,085,706	1,336,106,376	1,499,402,028	1,822,125,418	2,279,006,162
Total County Taxes Levied	\$14,175,309	\$14,221,757	\$14,107,371	\$14,091,854	\$14,081,531	\$14,092,068
Net Taxes \$ Increase	208,655	\$ 46,448	\$ (114,386)	\$ (15,517)	\$ (10,323)	\$ 10,537
Net Taxes % Increase	1.49%	0.33%	-0.80%	-0.11%	-0.07%	0.07%

Wayne Davis Concrete receives grant for apprenticeship training

From GNTC

Employees of a northwest Georgia concrete supplier will receive apprenticeship training at Georgia Northwestern Technical College (GNTC) thanks to a new grant program.

Wayne Davis Concrete has selected loader operator Elijah Page as the first of 10 apprentices it will send for Commercial Driver's License (CDL) training through GNTC's Office of Economic Development. The apprenticeship training program is funded through the Apprenticeships for Economic Recovery (AER) Grant program, part of the American Rescue Plan Act of 2021.

"I've wanted to get my CDL for a while now," Page said. "Having a CDL provides a high-paying, stable job, as well as a lifelong career in a growing industry. These are important factors to me when choosing a career as I have a wife and a son to support."

Page previously worked for another concrete company but decided to join the Wayne Davis Concrete team after hearing what a good company it is, he said.

Since opening its first ready mix plant in Tallapoosa in 1971, Wayne Davis Concrete (WDC) has become a leading privately-held, family-operated, ready mix concrete supplier in northwest Georgia, according to the company. The company currently operates 19 ready mix plants, has more than 150 ready mix trucks and employs approximately 340 people.

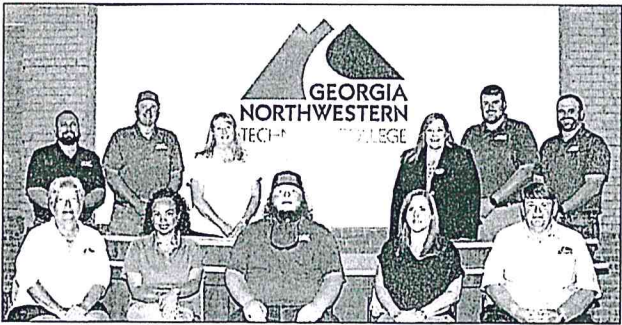
"I reached out to GNTC to present the possibility of partnering with WDC for a Hybrid CDL Training Program to build our industry and workforce," said Zach Issa, safety coordinator at Wayne Davis Concrete. "I was pleased to hear that Angela Berch (GNTC's vice president of Economic Development) and her team were already in the final stages of beginning one."

Issa characterized the collaboration as "perfect timing for both parties" to move forward with the program. While the company does not have a timeline for training the other nine employees, the company already has some candidates in mind.

Page said he told Issa he wanted to earn his CDL during his job interview. When Issa told him about the new CDL program, Page knew he wanted to be part of it.

"Wayne Davis Concrete is taking a progressive approach to train employees by investing in employees they believe have recognizable potential," Berch said. "The AER funds are being used to help boost workers' skills and wages."

Once Page completes an online course developed by GNTC Commercial Truck Driving instructors Judy Roddenberry and Barry Tweedy, Wayne Davis Concrete will assign a mentor to work with him to hone his driving and road skills, she said.



MORE INFORMATION

Funding for the AER Grant program training through GNTC is limited but still available. Angela Berch, GNTC's vice president of Economic Development, urges any employers who would like more information about the program to contact GNTC's Office of Economic Development for more information soon at econdev@gntc.edu.

When his instructors and mentor agree that Page is ready, the Office of Economic Development will test him at the Polk County Campus in Rockmart, she said. Tweedy is a certified CDL examiner.

Upon completing his training, Page will transition from operating a front-end construction-style heavy machinery loader to being a full-time professional delivery technician for the concrete company, Issa said. "I'm really looking forward to learning how to be the safest and most productive driver that I can be," Page said. "I will share what I learn at GNTC with other drivers. I would eventually like to become a driver trainer."

Issa said he reached out to GNTC about the program because he knew Berch and Roddenberry and appreciated the flexibility GNTC has to tailor non-accredited courses to employer needs.

Wayne Davis Concrete is the second employer to collaborate with GNTC's Office of Economic Development to take advantage of the AER Grant program. The first was a local manufacturer whose employees are being trained as robotics technicians; that first cohort of apprentices is expected to complete their training in October, Berch said.

"Other companies have done CDL Apprenticeships for credit hours using these funds in the past, but the Wayne Davis Concrete CDL Apprenticeship is the first offered by GNTC's Office of Economic Development," she said, adding that GNTC is eager to establish more CDL Apprenticeship partnerships with employers in the college's service area.

AER funds cover the cost of the program. Employers do not incur any out-of-pocket expenses by participating in the program, Berch said.

"GNTC's Office of Economic Development is excited to partner with our service area employers to upskill their current employees through the AER Grant program," Berch stated. "What better way for employers to invest in their great employees? It's

a win-win for the employer and employee!"

The Technical College System of Georgia's (TCSG) Office of Workforce Development administers the grant program, which provides apprenticeship funds for TCSG institutions to help offset the costs of training for eligible programs. The grant supports apprenticeships in three industries key to Georgia's economic recovery: healthcare; manufacturing; and transportation, distribution and logistics, according to the grant manual.

Apprentices are paid employees from their first day of the apprenticeship who produce high-quality work; learn on-the-job skills that enhance their employers' needs; learn job-related skills through classroom education, whether virtual or in-person; are mentored by a skilled worker; and toward obtaining a nationally recognized credential they receive upon program completion, according to the manual.

Participating businesses gain highly-skilled employees, have improved employee retention, increase productivity and develop a more diverse workforce, according to the manual. Employees net higher wages, increase their skills, work toward a nationally-recognized credential and boost their chances for career advancement and upward mobility.

NOTICE OF PUBLIC HEARINGS ZONING ORDINANCE TEXT AMENDMENT

The Chickamauga Planning Commission will hold a Public Hearing at 6:00 p.m. on Tuesday, August 15, 2023 and the Chickamauga Mayor and Council will hold the Official Public Hearing at 6:00 p.m. on Tuesday, September 5, 2023 at 1817 Lee Clarkson Rd., Chickamauga, GA 30707, TO ADOPT AN ORDINANCE TO AMEND THE CITY OF CHICKAMAUGA ZONING ORDINANCE TO PROVIDE THAT "SMOKE SHOPS" BE ALLOWED AS A "CONDITIONAL USE" IN C-1 ZONING AND C-2 ZONING CLASSIFICATION AND TO REGULATE "SMOKE SHOPS" IN THE CITY OF CHICKAMAUGA.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC HEARINGS AND THE PROPOSED ORDINANCE WILL BE AVAILABLE AT THE CHICKAMAUGA CITY HALL DURING REGULAR BUSINESS HOURS.

NOTICE OF PROPERTY TAX INCREASE

The Governing Authority of Walker County, Georgia has tentatively adopted a millage rate which will require an increase in property taxes by 6.22% in the unincorporated area.

All concerned citizens are invited to public hearings on this tax increase to be held at the Walker County Civic Center, 10052 Hwy 27, Rock Spring, GA on August 10, 2023 at 8:00 a.m. and at Walker County Courthouse Annex III, 201 S Main St., LaFayette, GA on August 10, 2023 at 6:30 p.m.

Time and places of additional public hearings on this tax increase are at Walker County Courthouse Annex III, 201 S Main St., LaFayette, GA on August 24, 2023 at 7:00 p.m.

This tentative increase will result in a millage rate of 5.7350 mills in the unincorporated area, an increase of 0.3357 mills. Without this tentative tax increase, the millage rate will be no more than 5.3993 mills in the unincorporated area. The proposed tax increase for a home with a fair market value of \$225,000 is approximately \$29.54 in the unincorporated area and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$20.14 in the unincorporated area.

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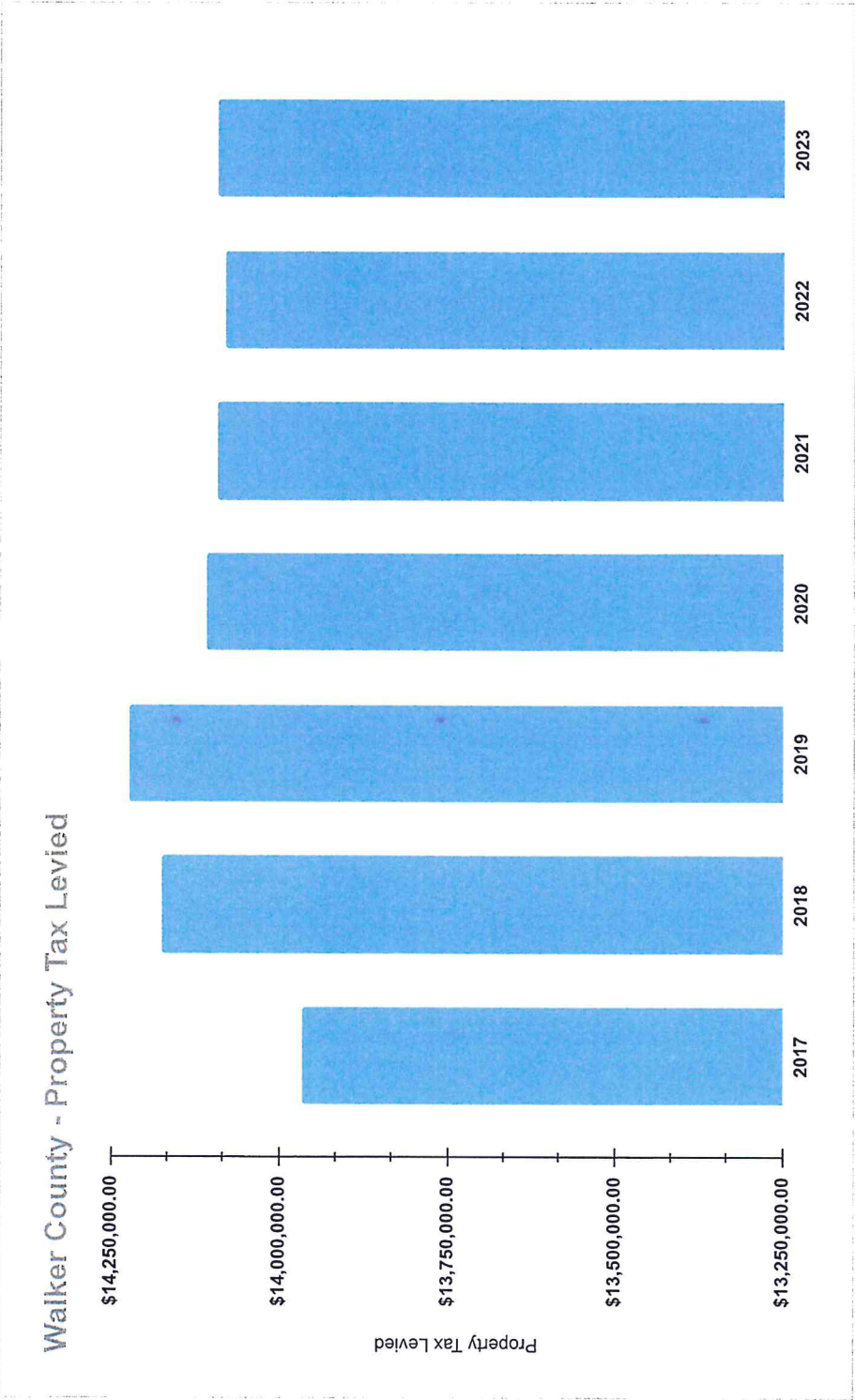
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**FREE SHOWER
PACKAGE
PLUS \$1600 OFF**

**SAFE STEP
WALK-IN TUB**
1-855-646-1303

With purchase of a new Safe Step Walk-In-Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CS LB 1082165 NSCB 0082999 0083445

FINANCING AVAILABLE WITH APPROVED CREDIT

	2017	2018	2019	2020	2021	2022	2023	Total Increase	Total Increase
Property Tax Levied	\$13,966,654.00	\$14,175,309.00	\$14,221,757.00	\$14,107,371.00	\$14,091,854.00	\$14,081,531.00	\$14,092,068.00		
Dollars Increase		\$208,655.00	\$46,448.00	-\$114,386.00	-\$15,517.00	-\$10,323.00	\$10,537.00	\$125,414.00	0.000898%



	2017	2018	2019	2020	2021	2022	2023	Total Increase	Total Increase
Digest Value	\$1,287,064,926.00	\$1,298,003,855.00	\$1,304,085,706.00	\$1,336,106,376.00	\$1,499,402,028.00	\$1,822,125,418.00	\$2,279,006,162.00	\$991,941,236.00	77.07%
Property Tax Levied	\$13,966,654.00	\$14,175,309.00	\$14,221,757.00	\$14,107,371.00	\$14,091,854.00	\$14,081,531.00	\$14,092,068.00		
Dollars Increase	\$208,655.00	\$46,448.00	-\$114,386.00	-\$15,517.00	-\$10,323.00		\$125,414.00		0.000898%

Walker County 2017 to 2023 Digest Value

