

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

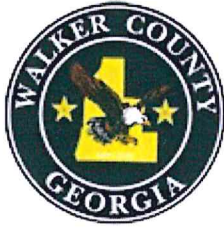
The following constitutes the agenda for a public hearing before the Board of Commissioners of Walker County, Georgia to be held on August 10, 2023 at 6:30 p.m.

2023 MILLAGE RATE PUBLIC HEARING #2

- **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 HEARING ON THE MILLAGE RATE:

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 #2
August 10, 2023 - 6:30 PM**

I. Call to Order:

Chairman Shannon Whitfield called to order the 2023 Millage Rate Public Hearing #2 held at Annex III, 201 S. Main Street, LaFayette, Georgia at 6:30 PM on August 10, 2023.

II. Attendees:

The following were present: Chairman Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Legal and Policy Director David Gottlieb, Public Relations Director Joe Legge and Board Clerk Whitney Summey. Other guests signed in at the meeting as well. Please see the attached sign in sheet.

III. Public Hearing:

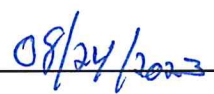
- I. Chairman Whitfield gave an overview of the five year digest. He provided the public with two spreadsheets detailing the growth of the total value of property and the taxes levied each year. He said the Board is trying to keep taxes level and things like SPLOST and TSPLOST have been a tremendous help. He said TSPLOST has paid for paving for the last five years and no general funds have been used for paving.
- II. Gary Williams asked about taxes levied in the unincorporated and incorporated areas last year versus being an increase or decrease. He also asked if the Public Safety Fee could be included in taxes, so tax breaks could be received specifically for senior citizens. Chairman Whitfield explained the gross millage rate has been the same for both and how the insurance tax credit has an effect. He said Chief Hodge has looked at having the Public Safety Fee in taxes and he could get him some information.
- III. Jim Pope asked how the millage rate can be determined before the value of county properties is finalized. He said there are appeals still out that can change the numbers presented. Terry Gilreath, Chief Appraiser, said they have worked through almost all of the appeals and have had very few changes. He said the biggest concern was the tax estimates on the appraisals sent out that were based on last year's millage rate. He said the process is flawed and their office along with others across the state are working with legislators to try to get the state requirements changed.
- IV. Ed Flinner asked for ideas on how to get dormant county property back into the digest. Chairman Whitfield said the economic development department is working on this issue and they have just recently sold part of the industrial park in Rock Spring to a company that will bring in around 30 to 40 new jobs.
- V. Chris Post asked why there was an assessed value every year and how they assessed property value. He said a new value is not beneficial if the property is not being sold. Terry Gilreath said they have to assess property every year to comply with state mandated requirements. He explained the state requirements and said if they did not stay within compliance the county could be fined. He said housing is in high demand which is driving up the values of homes. Post asked if sending a petition to the state could help to change this process. Chairman Whitfield said the Association of County Commissioners is working on this issue but all public support is helpful.
- VI. Robin Tate asked how many people worked at the assessor's office and what were their duties. Terry Gilreath said they have 18 employees and explained their daily duties. Mr. Tate asked how the market can readjust to normal with people relocating and overpaying for property. Terry Gilreath said their assessed values are based on home sales. He said they are seeing a decline in sales and hope to see this trend continue to help get values back to normal.

IV. Adjournment:

- I. Chairman Whitfield adjourned the public hearing at 7:15 PM.



Shannon K. Whitfield
Chairman/CEO
Walker County Georgia



Date

2023 Millage Rate Public Hearing #2

Walker County Annex III

August 10, 2023

6:30 PM

<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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Sign In Sheet

2023 Millage Rate Public Hearing #2

August 10, 2023

6:30 PM

Name

Address

Name Randall Pittman

Rossville

Ly Bismark

Corri & Eugene Ridley

Lafayette

Tim Pope

Villanow

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.



GNTC announces Wayne Davis Concrete's participation in the Commercial Driver's License (CDL) apprenticeship training program through GNTC's Office of Economic Development. (From left, front row) GNTC Commercial Truck Driving instructor Judy Roddenberry, Wayne Davis Concrete Recruiter Specialist Vanessa Rivera, Wayne Davis Concrete CDL apprentice Elijah Page, Wayne Davis Concrete Human Resources Manager Teena Hurst, GNTC Commercial Truck Driving instructor Barry Tweedy; (back row) Wayne Davis Concrete Safety Coordinator Zach Issa, Wayne Davis Concrete Safety Director Joseph Arp, GNTC President Dr. Heidi Popham, GNTC Economic Development Vice President Angela Berch, Wayne Davis Concrete Business Analyst Austin Davis and Wayne Davis Concrete Business Analyst Jacob Davis.

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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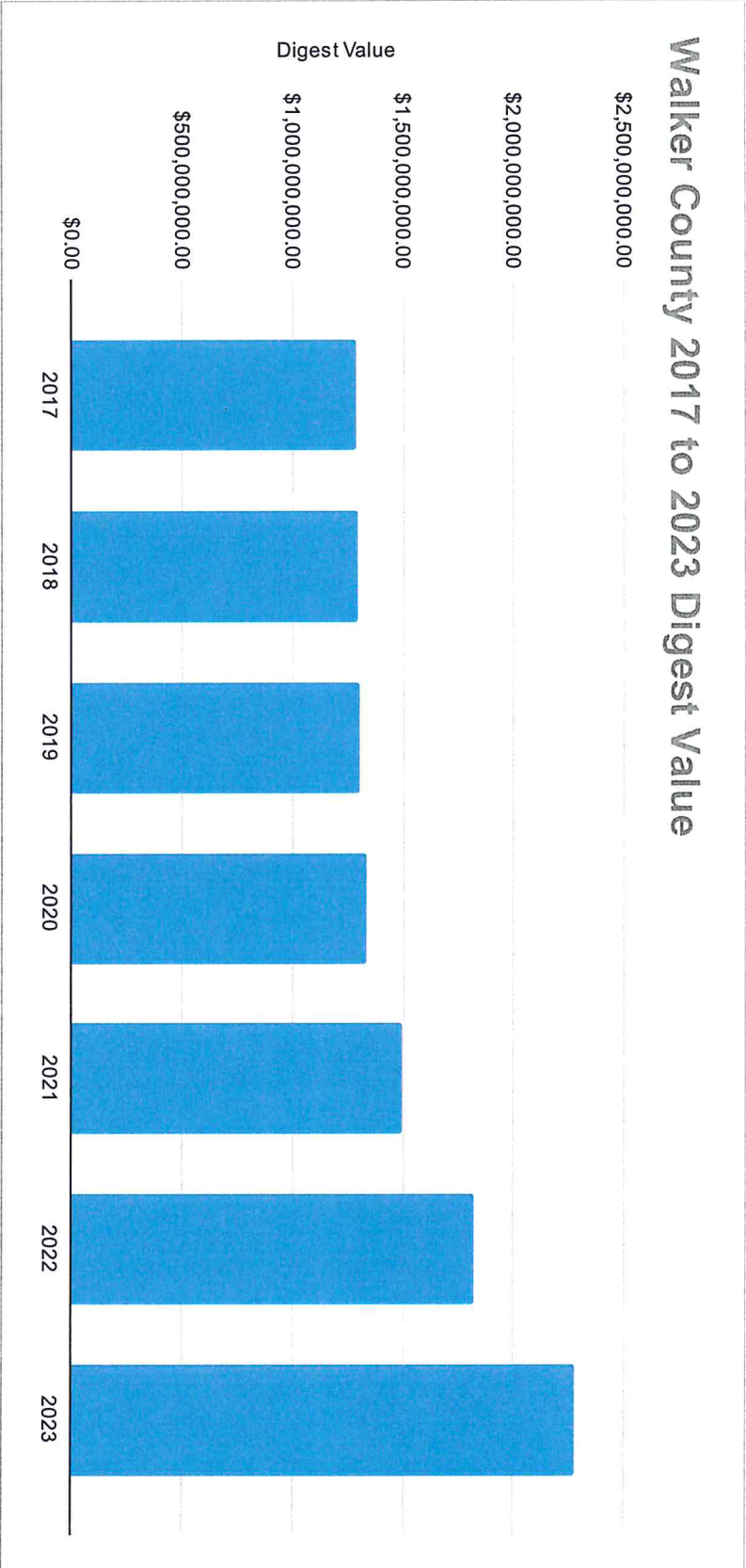
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FINANCING AVAILABLE WITH APPROVED CREDIT

	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	\$10,537.00	\$125,414.00	0.000898%



	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%

