



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

**Minutes of the Walker County Courthouse Annex III, 201 S Main Street
Lafayette, Georgia 30728 of the Board of Commissioners**

January 8, 2026 - 6:00 PM

1. Invocation & Pledge

2. Chairwoman Teems will Call to Order the Regular Meeting

Chairwoman Angie Teems called to order the Regular Scheduled Meeting of the Board of Commissioners held at Courthouse Annex III, 201 S. Main Street, LaFayette, Georgia at 06:00 PM on January 8, 2026.

3. Clerk to Establish a Quorum is present

The following were present: Commissioner Robert Blakemore, Commissioner Mark Askew, Chair Angie Teems, Commissioner Brian Hart, Commissioner Gene Wilson

4. Approve Agenda

Chair Teems advised that there was a need to amend Item 13.2 Resolution to reappoint members to the Planning Commission and Appoint a Chair for the 2026 Term.

Commissioner Askew made a motion to Approve.

Seconded by Commissioner Blakemore.

4 ayes and 0 nays

Motion approved. Amended Agenda approved.

5. Approve Minutes

5.1. Approve Minutes for the Regular Scheduled Meeting held on December 4, 2025 at 6:00 p.m.

Commissioner Wilson made a motion to the minutes of the Regular Scheduled Meeting held on January 8, 2026 at 6:00 PM.

Seconded by Commissioner Hart.

4 ayes and 0 nays, Motion approved.

Minutes approved.

6. Chairwoman's Comments

Chairwoman Teems utilized a diagram—a graphic pyramid presented on screen—to concisely summarize the new administration's focus and accomplishments during its first year. This comprehensive approach centered on three main areas: service delivery, financial stewardship, and operational improvement.

The structure of the pyramid illustrates the progression of efforts:

- **Base:** Represents the foundational work necessary to stabilize operations.
- **Middle:** Highlights the progress achieved through lessons learned and improved processes.
- **Top:** Signifies the ultimate focus on strengthening the employee base and ensuring high-quality service delivery.

Small bullet points accompanied the diagram to provide detailed explanations for each section of the pyramid. Throughout the year, the administration prioritized sustainability and efficiency. These efforts resulted in identifying cost savings across multiple areas, exceeding \$1 million in savings within the first six months. By year-end, the total combined impact of savings, reductions, and increased county revenue was estimated at \$2 million. These funds can be redirected to higher priority needs.

This ongoing stewardship is essential to delivering services appropriate for a County of our size, while minimizing additional financial burden on the taxpayers. She hopes this image helps illustrate the dedication and the pride and teamwork that your entire County Government brought forth this year.

Chairwoman Teems announced an immediate change regarding the availability of video recordings of Commissioners Board Meetings. Due to a policy update by Facebook, not the County, live video streams will now only remain on their platform for 30 days before being automatically removed. To ensure continued public access, the monthly meeting videos will be posted and available on both the County Website and the official YouTube Channel.

The County Website is scheduled for an update in the next couple of months, featuring a new design, enhanced technology, and additional functionalities. These improvements are intended to boost performance and streamline operations for taxpayers while offering greater transparency. The public will find information easier to access, which will also ensure compliance with new Federal accessibility mandates.

To ensure our new mission statement accurately reflects the values and daily purpose of

those who serve our communities, County employees were actively invited to participate in its development. While some departments maintain unique mission statements specific to their responsibilities, this overarching statement, along with our core values, will be visibly displayed across County facilities. This will serve as a public commitment to excellence, accountability, and the provision of high-quality service to taxpayers.

7. Financial Report

- 7.1. CFO Roach to present the financials for the month ending October 31, 2025.
CFO, Christian Roach Presentation of the October Financial snapshot for 2025 Fiscal Year End for Walker County.

8. Committee Reports

9. Department Reports

- 9.1. FlashVote Survey, Joe Legge, Director of Communications and Community Development to present
Joe Legge, Director of Communications and Community Development, presented the results of the recent FlashVote Survey.

The County launched a new Community Survey panel over the summer to gather input from residents across the county. These brief surveys are typically open for about 48 hours and take only 1-2 minutes to finish.

The first survey focused on the strength and security of Walker County. Director Legge provided a detailed breakdown of the results, including age demographics and resident priorities for each category.

Key survey findings regarding resident priorities included:

- **Recreation & Parks and Road Conditions:** 43% considered these a strength.
- **Physical Security and Safety:** 41% viewed this as a strength.
- **Mobility and Accessibility:** 38% noted this as a positive, encompassing road connectivity, transit services, traffic, and other related aspects.

The primary concern among residents, cited by 75% of respondents, was the physical security of themselves and their families.

Mr. Legge presented a detailed analysis of other survey topics, including an age-based demographic breakdown showing which population segments held

stronger views on specific categories. Residents were also asked how they would allocate hypothetical funding of \$100. The results, also broken down by demographics, indicated preferences for Road improvements and upkeep, the Animal shelter, and Parks and recreation.

A new, anonymous community survey panel is launching on January 13th. All members of the community are encouraged to register to participate.

flashvote.com/walkercountyga

10. Presentation

During the December meeting, a citizen's inquiry about ArcNet's services and its relationship with the County Government prompted Chair Teems to invite an ArcNet representative to provide a public overview. The goal was to address the questions transparently before the Board.

Brian McJunkin, President and CEO of ArcNet, Inc., addressed the Board. He noted that ArcNet, headquartered in Chattanooga, is an SBA-certified HUBZone Company. This designation signifies that the company's headquarters are located in an area not traditionally recognized as a business headquarters zone.

ArcNet has been a long-term partner, serving Walker County since approximately 2013. They were instrumental in implementing new technology, including working with IT to set up E911 and Emergency Services in 2013. As the County's managed service provider, ArcNet is responsible for all infrastructure management for emergency services and also houses the County's HR payroll component.

Commissioner Teems concluded the presentation by highlighting the County's enduring and strong trust relationship with the provider, ArcNet, a relationship established across multiple prior administrations. Historically, this trust led previous administrations to operate without a formal contract. However, the current Board has decided that a signed agreement is now necessary. The County government will enter into a contract with ArcNet soon. This agreement will be mutually beneficial, ensuring the County receives the promised services at the agreed-upon cost.

No questions from the Board.

11. Public Hearing - Planning & Zoning

11.1. No Planning & Zoning meetings were held in December 2025

12. Public Comment

Ned Yates addressed the meeting, emphasizing the importance of commitment, consistency, and due diligence. He expressed concern and disappointment regarding the Agenda being posted only three days before the meeting, stating this limited the time available for content review.

13. Consent Agenda

13.1. Resolution R-001-26 to Reappoint members to the Animal Control Board

Chair Teems made a motion to Approve all Consent Agenda Items.

Commissioner Blakemore seconded.

5 ayes, 0 nays.

Motion was approved.

13.2. Resolution R-002-26 to Reappoint members to the Walker County Planning

Commission

Amended Resolution to include naming Randy Pittman as Chair of the Planning Commission for 2026 Term

Chair Teems made a motion to Approve all Consent Agenda Items.

Commissioner Blakemore seconded.

5 ayes, 0 nays.

Motion was approved.

13.3. Resolution R-003-26 to Authorize the Walker County Historic Preservation

Commission to File a Grant Application for a Historic Resources Survey; Approve Match Funding and Authorize Acceptance If Awarded

Chair Teems made a motion to Approve all Consent Agenda Items

Commissioner Blakemore seconded.

5 ayes, 0 nays.

Motion was approved.

13.4. Resolution R-004-26 to Approve an Extension of the Ambulance Service Contract with CHI Memorial Hospital EMS

Discussion if a new RFP would be going out to secure service after this contract year by Robert Blakemore and Brian Hart

Chair Teems made a motion to Approve all Consent Agenda Items.

Robert Blakemore seconded.

5 ayes, 0 nays.

Motion was approved.

14. New Business

14.1. Resolution R-005-26 to Elect a Vice Chair of the Walker County Board of

Commissioners

Commissioner Hart nominated Commissioner Askew to serve as Vice Chair of the Walker County Board of Commissioners for the 2026 Term.

Commissioner Hart made a motion to Approve.

Commissioner Wilson seconded.

4 ayes, 0 nays.

Motion was approved.

14.2. Resolution R-006-26 to Establish a Regular Meeting Calendar for 2026

Motion made by Commissioner Wilson to change the meeting time to 6:30 PM for future Board of Commissioner Meetings starting on March 5th Session as it needs to be announced at the Planning & Zoning Meeting.

Motion made by Commissioner Wilson to confirm the First Thursday of each month as the assigned meeting date except July, which will be held the second week on July 9th due to the 4th of July Holiday

Commissioner Wilson made a motion to Approve.

Commissioner Askew seconded.

4 ayes, 0 nays.

Motion was approved.

14.3. Resolution R-007-26 to Approve the Conveyance of Property

Commissioner Wilson made a motion to Approve.

Commissioner Hart seconded.

4 ayes, 0 nays.

Motion was approved.

14.4. Resolution R-008-26 to Set Qualifying Fees for the 2026 General and Primary Elections

Chair Teems made a motion to Approve.

Commissioner Blakemore seconded.

5 ayes, 0 nays.

Motion was approved.

14.5. Resolution R-009-26 to Approve Memorandum of Understanding (MOU) Regarding Disposition of Certain Real Property Located in Rossville, GA

Commissioner Wilson made a motion to Approve.

Commissioner Askew seconded.

4 ayes, 0 nays.

Motion was approved.

14.6. Resolution R-010-26 to Adopt Recommendations from the Georgia Department of Community Affairs Hotel-Motel Tax Performance Review Board

Commissioner Blakemore made a motion to Approve.

Commissioner Wilson seconded.

4 ayes, 0 nays.

Motion was approved.

14.7. Resolution R-011-26 to Contract Services with Yellowstone Landscape, LLC for \$774,750.00

Commissioner Wilson made a motion to deny the contract for mowing and litter control with Yellowstone Landscape LLC.

Seconded by Commissioner Blakemore

Discussion by Commissioner Wilson that he would like to see a RFP go out for spraying before contracting mowing services.

0 ayes, 4 nays.

Motion Failed.

14.8. Resolution R-012-26 to Award a Contract for Interior Work on Walker County Fire Station #4 (Hinkle)

Commissioner Wilson made a motion to Approve.

Commissioner Askew seconded.

0 ayes, 0 nays.

Motion was approved.

14.9. Purchase Order 2026-00000949 for \$42,060.00 to Standby Service Solutions, LLC to purchase a generator for Fire Station #4 (Hinkle)

Commissioner Wilson made a motion to Approve.

Commissioner Askew seconded.

Commissioner Wilson remarked on trying to get Grant funding for the generators.

This purchase is funded by the 2020 SPLOST.

4 ayes, 0 nays.

Motion was approved.

14.10. Purchase Order 2026-00000813 for \$44,760.38 To Summit Fire & Security, LLC for Fire Sprinkler Labor & Installation for Fire Station #4 (Hinkle)

Commissioner Wilson made a motion to Approve.

Commissioner Askew seconded.

Commissioner Wilson advised on a service agreement for this installation.

4 ayes, 0 nays.

Motion was approved.

14.11. Purchase Order 2026-00000743 for \$65,664.76 to Municipal Emergency Services (MES) for the purchase of Self Contained Breathing Apparatus (SCBA) and Breathing Air Systems related Equipment for Walker County Fire Rescue

Commissioner Askew made a motion to Approve.

Commissioner Blakemore seconded.

4 ayes, 0 nays.

Motion was approved.

14.12. Adopt Revisions to the Walker County Procurement Standards Policy

Chair Teems made a motion to Approve.

Commissioner Hart seconded.

5 ayes, 0 nays.

Motion was approved.

15. Commissioner Comments

Commissioner Blakemore expressed his appreciation to all attendees for their involvement in local government. He also extended his gratitude to the County Employees and first responders for their dedicated service to the County. He concluded by assuring citizens that he is available to help in any way, reachable by call, text, or email.

Commissioner Askew expressed appreciation for the employees and citizens who attend and participate in the meetings. He noted that the input, regardless of whether it aligns with or opposes the Commissioners' views, is valuable because sharing those opinions helps the Commissioners make more informed decisions and govern more effectively.

Chairwoman Teems expressed her gratitude to the Board of Commissioners. She specifically thanked each District Commissioner for their significant help during her first year, noting that while they haven't always agreed, this is the nature of the process. Ms. Teems extended her personal thanks for their support and stated she looks forward to collaborating with them in the coming year.

Commissioner Hart addressed several topics. He praised Mr. Blakemore for his dedication and work regarding the Rossville property, acknowledging the Development Authority's role in the property transfer. He expressed optimism about the future investment in Rossville. Commissioner Hart also thanked Gene Wilson for his efforts on the Hinkle Fire Department project. Finally, he provided an update on the new Agriculture Center storage facility, noting that its opening is anticipated soon.

Commissioner Wilson expressed his gratitude to Chief Hodge and Jon Pursley for their extensive work on the Hinkle Fire Department project. He noted that while the project took longer than anticipated, their patience ensured the best value in completing the facility. Commissioner Wilson also offered congratulations to the Fire Department, recognizing the recent graduation of 14 new fire cadets who will be starting immediately. He extended his best wishes to the new cadets and their families.

16. Executive Session

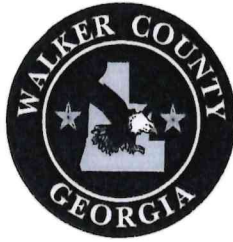
17. Adjourn

With no further business on the agenda, Chairwoman Teems adjourned the meeting at 6:50 P.M.

Angela Teems-
Chairwoman/CEO
Walker County Georgia

Date

Minutes prepared by: Walker County County Clerk, Lisa Richardson



WALKER COUNTY GOVERNMENT

ANGIE TEEMS
CHAIRWOMAN/CEO

December 9, 2025

CHI Memorial Hospital - Georgia
Attn: Director of EMS
Emergency Medical Services
2525 DeSales Avenue
Chattanooga, TN 37404

Re: Ambulance Service Agreement between Walker County, Georgia, and CHI
Memorial Hospital - Georgia with an expiration date of January 31, 2026

Dear Sir or Madam:

Pursuant to the provisions of the above referenced agreement, the purpose of this letter is to provide CHI Memorial Hospital - Georgia with written notice that Walker County is exercising its renewal option for the second of two additional one-year terms. Therefore, the Agreement shall be extended until January 31, 2027 at 11:59 p.m.

Thank you for providing ambulance services to Walker County residents over the past five years, and we look forward to our continued working relationship.

Sincerely,

A handwritten signature in cursive script that reads "Angie Teems".

Angie Teems
Chairwoman/CEO

101 S. DUKE STREET
LAFAYETTE, GA 30728
P.O. BOX 445

PHONE / 706-638-1437
EMAIL / COUNTYCHAIR@WALKERGA.US
FAX / 706-638-1453



Shannon K. Whitfield
Chairman/CEO
Board of Commissioners

December 28, 2024

CHI Memorial Hospital - Georgia
Attn: Director of EMS
Emergency Medical Services
2525 DeSales Avenue
Chattanooga TN 37404

Delivery by Certified Mail Return Receipt Requested and Email

Re: Ambulance Service Agreement between Walker County, Georgia, and CHI Memorial Hospital - Georgia with an expiration date of January 31, 2025

Dear Sir or Madam:

Pursuant to the provisions of the above-referenced Agreement, the purpose of this letter is to provide written notice to CHI Memorial Hospital - Georgia that the County is exercising its renewal option for the first of two additional one-year terms. Therefore, the Agreement shall be extended until January 31, 2026 at 11:59 p.m.

Thank you for providing ambulance services to our citizens over the past four years, and we look forward to our continued working relationship.

Sincerely,

A handwritten signature in blue ink that reads "Shannon K. Whitfield".

Shannon K. Whitfield
Commission Chairman/CEO

AMBULANCE SERVICES CONTRACT

This Ambulance Services Contract ("Contract") is entered into between Walker County, Georgia, a political subdivision of the State of Georgia ("County"), and CHI Memorial Hospital – Georgia, a Georgia non-profit corporation ("Contractor").

Whereas the County desires to provide 911 emergency and non-emergency ambulance services ("Ambulance Services") within the entire geographical boundaries of the County; and

Whereas the County issued RFP #2020-EMSI ("RFP") requesting proposals from vendors to contract the Ambulance Services; and

Whereas the County reviewed all of the proposals submitted by the vendors, and the County on September 24, 2020 approved Resolution R-024-20 accepting the proposal from the Contractor contingent upon the Contractor executing a contract pursuant to the provisions of the RFP;

Therefore, for and in consideration of the provisions of the Contract, the parties agree as follows:

DEFINITIONS

The following terms shall be defined as follows in this Contract:

The term "EMS Coordinator" shall refer to the Walker County Fire Chief and Emergency Management Director.

The term "EMT" shall refer to a Georgia licensed Emergency Medical Technician, Emergency Medical Technician- Intermediate, or Advanced Emergency Medical Technician.

The term "Paramedic" shall refer to a Georgia licensed Emergency Medical Technician-Paramedic.

The term "ALS Ambulance" shall refer to a Georgia licensed and equipped ambulance staffed by a minimum of one Georgia licensed EMT (basic, intermediate, or advanced) and one Georgia licensed Paramedic.

The term "911 Center" refers to the Walker County Emergency Communication Center {911 Dispatch Center), a state-recognized Public Safety Answering Point, a/k/a PSAP.

DURATION OF CONTRACT

This Contract shall commence on February 1, 2021 at 12:00 am. and shall expire at 11:59 p.m. on January 31, 2025.

RENEWAL OPTION

This Contract may be renewed at the sole discretion of the County for up to two (2) additional one (1) year terms upon written agreement of the parties.

PAYMENTS TO CONTRACTOR

In consideration of services to be provided by Contractor, Contractor shall receive the following payments:

Payment by County:

County shall pay Contractor one lump sum payment of \$1,000,000.00 no later than five (5) days after both parties execute this Contract. This amount replaces the annual \$250,000.00 subsidy that County has paid to the previous ambulance service provider. Said lump sum payment is County's entire financial obligation under this Contract. The sole purpose of the lump sum payment is to fund the Contractor's purchase of the specified ambulance and equipment as set forth in this Contract.

Payment by Patients of Contractor:

Contractor will provide round-trip transport of inmates at the Walker County Detention Center to the closest appropriate hospital or other health care facility at no charge.

Contractor will provide round-trip transport of any municipal or County law enforcement or fire/rescue department personnel who are injured in the line of duty, at no charge.

Upon request of the County Coroner or his/her designee, Contractor agrees to transport deceased persons. County agrees to reimburse Contractor at the current Medicare BLS base rate and mileage.

Contractor's fees to patients are subject to annual rate increases at the beginning of Contractor's fiscal year (July 1).). Contractor agrees that the maximum yearly increase on all patient fees shall be capped at 5% aggregate per fiscal year. The current fee schedule at the time of execution of this contract is as follows:

HCPC Code (Medicare code)	Charge Type	Rate
A0425	Mileage	\$32.00 (per loaded mile to nearest tenth of a mile)
A0426	ALS (Non-emergent)	\$1,066.00
A0427	ALS (Emergent)	\$1,691.00
A0428	BLS (Non-emergent)	\$893.00
A0429	BLS (Emergent)	\$1,423.00
A0433	ASL 2 (Emergent)	\$2,447.00

Contractor shall not charge any fees to County or patients other than as set forth herein.

A. Medicare PatientFees:

Contractor shall charge Medicare patients who use Contractor's ambulance services fees based on the fee schedule in place at the time of transport and patient acuity level.

Contractor must accept assignment of Medicare benefits as payment and shall not bill Medicare beneficiaries for any additional amount except as permitted by the Medicare Guidelines for the acceptance of assignment.

B. Non-Medicare Patient Fees:

If the non-Medicare patient has health insurance, Contractor shall bill the insurance company fees based on the fee schedule in place at the time of transport first, and shall exhaust all collection efforts from the insurance company prior to billing the patient personally.

If the non-Medicare patient does not have health insurance, Contractor shall offer said patient the standard CHI Memorial self-pay discount. The current CHI Memorial fiscal year self-pay discount is 61.4%.

SERVICES TO BE PROVIDED BY CONTRACTOR

Contractor shall be responsible for providing 911 emergency and non-emergency ambulance service to all persons located in Walker County, Georgia, including the incorporated and unincorporated areas of the County.

Contractor must provide emergency services from the scene to the appropriate health facility or other location for all persons in the service area. If a patient requires advanced care beyond the capabilities of area facilities, the patient will be transported to the closest appropriate facility, as long as in doing so does not jeopardize the patient's health.

All ambulances and crews are to be dispatched and monitored by Walker County Emergency Communication Center (911 dispatch center).

Contractor shall provide five (5) ALS ambulances and crews (1-EMT-Intermediate or Advanced EMT and 1 Paramedic per ambulance) twenty-four (24) hours a day. All ambulances will operate seven (7) days a week in the coverage area of Walker County while this Contract is in effect.

County shall allow Contractor six (6) months from February 1, 2021 to transition EMTs to Advanced EMTs.

Contractor shall provide one (1) EMS supervisor (Georgia licensed EMT-Intermediate, Advanced EMT, or Paramedic) and a Georgia EMS licensed vehicle with appropriate equipment for the supervisor to respond to calls for service and perform daily operational tasks. The EMS Supervisor will operate twenty-four (24) hours a day, seven (7) days a week in the coverage area of Walker County while this Contract is in effect. The supervisor will not be assigned to an ambulance at any time, nor float to supervise other coverage areas (other counties) unless requested for a mutual aid response.

The services provided by Contractor shall include, but not be limited to, the management and operation of all ambulances, including Advanced and Critical Care Units; additionally, the service shall include medical supply purchasing, stocking and restocking of all medical supplies for fire department first-responder units (including municipal and County), all fleet maintenance, and public education.

Contractor shall provide a standby ambulance and emergency medical personnel for standby upon request of the County EMS Coordinator, County Sheriff, Fire Chief or Police Chief of any municipality located within the County, at no additional charge to the County, when there is reason to believe a life-threatening public emergency presently exists or is imminent in the County, which includes standing-by at a fire, rescue and hazardous materials response incidents. This shall be within the guidelines approved by the County.

When an ambulance is taken out of service due to mechanical failure or accident, Contractor shall make available a replacement ambulance within thirty {30} minutes, unless there are extenuating circumstances approved by the EMS Coordinator, or his/her designee.

When an ambulance is to be taken out of service for preventative or routine maintenance that requires more than one hour of time, Contractor must put in place another ambulance, until such time as the other ambulance is returned to service.

Contractor must provide and pay for all administration, insurance, professional expertise, labor, materials, fuel, medical supplies, vehicles, equipment, license and permit fees, and compliance costs and fees.

Any change to the aforementioned staffing plan requires written approval of the EMS Coordinator.

Contractor shall participate in the Walker County 911 Quarterly Board Meetings. Contractor must comply with all of the County Emergency Operations Plans, or successor plans adopted and approved by Walker County and/or Emergency Management whenever the provisions of such plan or plans are in effect.

Contractor shall participate in at least one (1) community disaster drill per calendar year, as directed by Walker County Emergency Management.

Scheduled non-emergency transports (NET) calls will not be covered under this Contract.

LOCATION OF AMBULANCES

The EMS Coordinator and Contractor shall mutually determine the locations where the ambulances are to be stationed. These locations may be changed by mutual agreement during the term of the Contract.

AMBULANCE RESPONSE TIME AND DAMAGES

The term "emergency request" includes any emergency service request, within the coverage area of Walker County, received by Contractor from 911 Dispatch.

Response to emergency requests shall be determined the moment Contractor's ambulance is notified of the emergency service request. Contractor has a duty to immediately notify 911 Dispatch that they are responding to an emergency service request.

As set forth in the map attached hereto as Exhibit "A", County has designated and divided the County into two divisions: Division 1 (North) and Division 2 (South). In each division, the map also designates Urban and Rural areas. Contractor shall maintain equal response times for the north and south divisions of the County. Within each division, average response times will be outlined for areas identified as urban and rural.

For purposes of determining Contractor's compliance with the response time standards, and for calculating damages, every emergency request for ambulance service shall be counted, except as follows:

- Requests during a disaster, locally or in a neighboring jurisdiction, that a Contractor's ambulance is dispatched
- When inclement weather conditions exist
- Other exception requested and approved by the EMS Coordinator

Failure of Contractor to meet response time requirements over the course of a calendar month may result in a charge of penalty fees based on the following:

Divisions are calculated separately

Division 1 (North):

- Areas Designated Urban less than 12 minutes
- Areas Designated Rural less than 18 minutes

Division 2 (South):

- Areas Designated Urban less than 12 minutes
- Areas Designated Rural less than 18 minutes

Failure of the Contractor to meet response time requirements over the course of a calendar month may result in a charge of penalty fees based on the following: Damages per monthly period, per area: ALS Responses= \$2,500 penalty. Penalties are only assessed if response times exceed response time requirements on a monthly average.

Division 1 (North):

- Areas Designated Urban less than 12 minutes
- Areas Designated Rural less than 18 minutes

Division 2 (South):

- Areas Designated Urban less than 12 minutes
- Areas Designated Rural less than 18 minutes

EXAMPLE: Division 1 Urban has a 14 minute average response time Division 1 Rural has a 17 minute average response time Division 2 Urban has an 11 minute average response time Division 2 Rural has a 20 minute average response time There are two areas where the provider failed to meet the require response time (Division 1 Urban and Division 2 Rural), resulting in a penalty totaling \$5,000.00 Any penalty assessed is considered a breach of contract and is subject to contract termination.

NOTIFICATION

The EMS Coordinator must be notified **immediately** by Contractor whenever the following occurs: Any single incident or accident requiring the response of two {2} or more ambulances; mass casualty incidents; or motor vehicle incidents involving a Contractor operated ambulance.

Contractor must provide the EMS Coordinator the ability to log on to GEMSIS for the purpose of monitoring activity reports, with no ability to change reports or access to patient identification information.

COORDINATION WITH FIRST RESPONDERS

Contractor shall cooperate and coordinate its activities and services with the first responder's services, the primary goal being to enhance patient care through mutual cooperation. The Contractor shall provide an on-scene exchange of disposable medical supplies used by the fire departments at no charge. Should there be an inability to exchange medical supplies on scene, the Contractor's County supervisor will exchange the utilized medical supplies immediately following the incident.

The first agency on the scene shall have primary responsibility for patient care until such time as care is turned over to Contractor. The highest-ranking fire department officer on the scene shall have scene control as Incident Commander.

Contractor will make available to all Walker County First Responders (to include Walker County FD, LaFayette FD, Rossville FD, and Lookout Mountain FD personnel) the NAEMT cadre of classes (as referenced above) for the cost of certification only when they are holding them for the Contractor's personnel. Separate classes for first responder departments will be on a request basis and scheduled with the Contractor as time permits.

COMPLIANCE REQUIREMENTS BY CONTRACTOR

Contractor must obtain and renew all licenses, permits, certificates or similar government approvals which are or may be required by applicable law. Contractor must provide copies of all licenses and renewals to the EMS Coordinator. Contractor must immediately notify the EMS Coordinator if any of the Contractor's licenses, permits certificates or other approvals are modified, suspended, or revoked.

Contractor must maintain compliance with the Official Code of Georgia Annotated, Title 31, Chapter 11, Article 1. The Contractor shall have an established EMS accredited service with all established Emergency and Non-Emergency operations in close proximity to the County or who otherwise demonstrate an ability to "float" additional ALS ambulances and crew to the County during periods of high volumes.

County will maintain the Georgia Ambulance Service License for Walker County.

Contractor must maintain compliance with the Georgia Department of Human Resources, Division of Public Health, and the current Office of EMS/Trauma Procedure Manual. Contractor has provided County a copy of its State of Georgia EMS certificate, and Contractor shall provide a copy of any renewals of the certificate that occur during the term of the Contract. Contractor shall immediately notify County if for any reason its certificate is modified, suspended or revoked.

Contractor must maintain compliance with the Northwest Georgia Region 1 EMS Council Emergency Medical Services System Zoning Plan.

AMBULANCE SPECIFICATIONS

All ambulances shall be in good working condition and physical appearance.

Each ambulance must be equipped with all items required by the Georgia Department of Human Resources, Division of Public Health, Office of EMS/Trauma.

Equipment shall be available to allow ambulances to travel in inclement weather conditions, including snow or ice.

Each ambulance must permanently display the name of or other suitable corporate identification or logo on the outside of the vehicle along with that vehicle's state identification number.

Every ambulance shall conform to all standards as promulgated and defined by the EMS Medical Director, and all rules and regulations promulgated and set forth in any state and local ordinance.

EMS Coordinator, or his/her designee, shall have the right to inspect the ambulances stationed within the coverage area.

Contractor will be responsible for supplying vehicles, equipment and supplies, radios that meet or exceed standards for inter-operable communications with the Walker County Emergency Communication Center. County will install and maintain AVL (Automatic Vehicle Locator) hardware manufactured by CAD Contractor to be used by County 911 Dispatch to track and locate the closest appropriate ambulances for emergency calls that will be located in the County. All vehicles shall be equipped with a compatible transponder to be tracked by 911 Dispatch. All vehicles and equipment shall be fully operational when placed in service initially and throughout the term of the Contract for response to public needs.

Each ambulance and any other vehicle supplied for operation within the County must be equipped with an in-vehicle video recording device such as Drive Cam, Digital Ally or similar system to insure the safe operation of emergency vehicles.

Contractor shall supply and maintain fully operational vehicle (mobile) and portable radios as required for it to perform hereunder. All radios shall operate on frequencies required in the Georgia Region One EMS Communications Plan, all HEAR frequencies, and those used by the County.

HEAR: 155.340 MHz

Chattanooga Regional Hospital Communications: 155.280 MHz

CONTRACTOR PERSONNEL

Clinical performance must be consistent with approved medical standards and protocols and guidelines set forth by the State of Georgia.

Contractor shall utilize reasonable work schedules and shift assignments that allow personnel to work no more than 36 consecutive hours followed by a minimum of 12 hours off-duty. Contractor shall provide working conditions that assist in attracting and retaining highly qualified personnel.

Contractor shall utilize management practices that ensure that field personnel working extended shifts, part-time jobs, voluntary overtime, or mandatory overtime are not exhausted to an extent that might impair judgment or motor skills.

It shall be of the utmost importance that employees of Contractor strive to gain proficient knowledge of the streets and highways in the coverage areas in order to choose the quickest, most direct route to the scene of an emergency.

The parties understand that training and educational requirements change from time to time for EMT-Is or Advanced EMTs and Paramedics as new protocols and medical treatments are approved by the Georgia Department of Human Resources, Division of Public Health, Office of EMS/Trauma and/or the Medical Director. Contractor agrees that County may require

additional training or education for EMT-Is, EMT-As and Paramedics for the benefit of patients receiving care under the Contract. The cost of such training or education shall be the sole responsibility of Contractor.

Each ambulance will be staffed with a minimum of an EMT-Intermediate or Advanced EMT and Paramedic licensed in both Georgia and Tennessee. Each staff member will have additional education in the following disciplines:

- American Heart Association - BLS (Basic Life Support for Healthcare Providers)
- National Association of EMT's cadre of classes to include
 - o PHTLS (Pre Hospital Trauma Life Support)
 - o EPC (Emergency Pediatric Care)
 - o EVOS (Emergency Vehicle Operator Safety)
 - o GEMS (Geriatric Education for Emergency Medical Services)
 - o AHDR (All Hazards Disaster Response)

Paramedics will have additional credentialing in the following disciplines:

- American Heart Association - ACLS (Advanced Cardiac Life Support)
- National Association of EMTs-AMLS (Advanced Medical Life Support)

Each ambulance will be equipped with all equipment required by the Georgia Department of Health, Division of EMS and Trauma as well as some additional equipment to include LUCAS device for the treatment of cardiac arrest patients. Contractor's pharmaceutical formulary shall meet or exceed the State of Georgia's minimum requirements.

All of Contractor's personnel must be trained and receive certification as being NIMS (National Incident Management System) compliant.

Contractor must have in place a program for random drug screening of all personnel providing services under the Contract. Further, Contractor will transport to a facility for testing any employee suspected to be using or under the influence of drugs or alcohol or other intoxicant, or have an agent of a testing facility come to the location of the employee to obtain a necessary sample. Any employee suspected of being under the influence of any drug or intoxicating substance will be relieved of duty until there is clinical proof to the contrary.

Contractor shall provide to the EMS Coordinator an approved method for monitoring driver performance for all ambulances providing service under the Contract. County is to be provided with reports on driver performance as requested by the EMS Coordinator.

County requires professional and courteous conduct at all times from Contractor's field personnel, middle management, and top executives. Contractor shall employ highly trained paramedics, EMT-I's, Advanced EMT's, and support staff to provide patient care and to operate Contractor's vehicles and equipment.

Each EMT-I, AEMT and Paramedic shall be physically capable of performing the tasks assigned by Contractor, shall be clean in dress and person, and shall display their name and certification

on a photo identification badge in an appropriate manner visible to the patient. Contractor's employees shall conform to Contractor's dress code.

Contractor shall make effort to detect and correct performance deficiencies and to continuously upgrade the performance and reliability of the entire EMS system.

Clinical and response time performance must be extremely reliable, with equipment failure and human error held to an absolute minimum through constant attention to performance, protocol, procedure, performance auditing, and prompt and definitive corrective action.

Should complaints arise regarding a patient's level of care, response time, or Contractor's employee action or inaction, such concerns from the EMS Coordinator must be responded to within 48 hours and include actions to be taken, including disciplinary action and other corrective measures.

Contractor will have local staff available or a toll-free phone number, capable of discussing and resolving billing questions.

Contractor may not offer incentives, by way of additional salaries or wages, or compensated leave of absence, to its employees based upon the number of procedures performed or based upon mileage for the provision of ambulance transportation.

Contractor shall develop and have in place a comprehensive quality improvement program for the EMS System and provide a copy of such program and implementation to the County prior to commencement of this Contract. This shall include a weather mitigation plan to maximize response times and decrease injuries when threatening weather is approaching.

County shall provide for housing accommodations of Contractor personnel at existing fire stations or designated County buildings.

CONTRACTOR'S USE OF OWN EXPERTISE AND JUDGMENT

Contractor is specifically advised to use its own best expertise and professional judgment in deciding upon the methods to be employed to achieve and maintain the high performance required under the contract. By "methods", County means compensation programs, shift schedules, personnel policies, supervisory structures, fluid vehicle deployment techniques, and other internal matters which, taken together, comprise Contractor's own strategies and tactics for performing the services.

PERFORMANCE REVIEW

County shall conduct a monthly evaluation of the performance of Contractor during the first six (6) months of this Contract, and quarterly thereafter utilizing criteria the County determines to be relevant. In addition, County may conduct intermittent evaluations, or at such times specified by the County. This will include, but not be limited to, issues of compliance with the terms of this Contract.

INDEMNIFICATION

Contractor agrees to defend, indemnify and save harmless the County, its officers, agents, employees, and representatives, from any and all claims, demands, liabilities, penalties, damages, expenses and judgments of any nature and description based on the negligence of Contractor and to the extent arising out of the performance by Contractor, its employees, or agents in providing ambulance services under this Contract.

Contractor expressly understands and agrees that any insurance protection required by this Contract or otherwise provided by the Contractor shall in no way limit the responsibility to indemnify, defend, save and hold harmless the County or its elected officials, officers, employees, agents, assigns, and instrumentalities as herein provided.

County has no obligation to provide legal counsel or defense to Contractor in the event that a suit, claim or action of any character is brought by any third party that is not a party to the Contract against Contractor as a result of or relating to performance or obligations of the services under this Contract.

Except as expressly provided herein, County has no obligation for the payment of any judgment or the settlement of any claims against Contractor as a result of or relating to obligations under the Contract.

Contractor shall immediately notify County, c/o Governing Authority of Walker County, of any claim or suit made or filed against Contractor regarding any matter resulting from or relating to Contractor's obligations under the Contract, and will cooperate, assist and consult with the County in the defense or investigation thereof.

MINIMUM INSURANCE REQUIREMENTS

Before the date Contractor begins to provide service in the County, Contractor shall purchase and provide, in a company or companies licensed to do business in the State of Georgia, such insurance as will protect the County from claims which may arise or result from the Contractor's operations under the contract, or by anyone for whose acts the Contractor may be liable.

The insurance required shall be written for not less than any limits or liability specified below or required by law, whichever is greater. All policies shall provide for 60-day notice to the County of cancellation or alteration in coverage. Certificate of coverage should be provided to County upon Contractor's annual insurance policy renewal. County shall be listed as an additional insured on each insurance policy. Contractor shall maintain through the life of the Contract, insurance through insurers rated A- or better by A.M. Best, in the following minimal limits:

- Commercial general liability insurance - \$2,000,000 per occurrence and \$4,000,000 annual aggregate.
- Professional medical malpractice insurance - \$2,000,000 per occurrence and \$4,000,000 annual aggregate.
- Worker's compensation coverage to statutory limits as required by law;

- Employers' liability insurance of not less than \$1,000,000 bodily injury by incident; \$1,000,000 bodily injury by disease for each employee.
- Personal injury protection (PIP) or medical payment coverage as required by law.
- "Umbrella" coverage in the amount of at least \$5,000,000 shall be provided as additional coverage to all underlying liability policies. This policy may be written as a "Form Following Excess" policy.

PERFORMANCE BOND. Contractor must supply a Performance Bond, or irrevocable letter of credit, in the amount of \$250,000 for each year that this Contract is in effect. County reserves the right to adjust bonding requirements. Contractor shall pay for all costs associated with this bond.

DEFAULT. If either party materially breaches the provisions of this Contract, the non-breaching party shall provide written notice to the breaching party. The written notice shall set forth the breach. If the breaching party does not cure the breach within 20 days of the date that the breaching party receives notice of the breach, the non-breaching party may declare this Contract to be in default, and the non-breaching party may pursue all remedies and seek recovery of all damages permitted by law.

For example, if the Contractor breaches this Contract by materially failing to provide the ambulance services pursuant to the provisions of this Contract, then among other remedies and damages, County may seek recovery of the prorated portion of the \$1,000,000 that County paid to Contractor promptly after the execution of this Contract. Following is an example of the calculation of the prorated portion of the damages: The daily per diem of the Contract is \$684.93 (\$1,000,000 divided by 365 days per year times 4 years). If the date of default is the 365th day of the Contract, then there are 1095 days remaining in the four year Contract. 1095 days times \$684.93 per day equals prorated damages in the amount of \$749,998.35.

All provisions of the RFP, the proposal, and other documents a part thereof are incorporated herein by reference as if set out fully in this Contract. If there are any conflicts between the provisions of the above referenced documents and this Contract, the provisions of this Contract shall control.

The parties shall comply with the privacy and security requirements of the Health Insurance Portability and Accountability Act, as amended and as applicable.

NON-DISCRIMINATION AND NON-CONFLICT STATEMENT. Contractor agrees that no person on the grounds of handicap, age, race, color, religion, sex or national origin, shall be excluded from participation in, or be denied benefits of, or be otherwise subjected to discrimination in the performance of this Contract, or in the employment practices of Contractor. Contractor shall upon request show proof of such non-discrimination, and shall post in conspicuous places available to all employees and applicants notices of non-discrimination. Contractor states that it complies with the Fair Wage and Hour Laws, the National Labor Relations Act, and all other federal and state employment laws as applicable. Contractor states that it does not, and will not, engage in any illegal employment practices.

Contractor shall execute the following affidavits, which shall be a part of this Contract: (1) compliance with Georgia Security and immigration Compliance Act; and (2) a non-collusion affidavit.

Contractor states that it has no public or private interest, and shall not acquire directly or indirectly any interest that would conflict in any manner with its performance of this Contract. Contractor warrants that it shall not, directly or indirectly, provide to any County officer or employee any compensation, or gifts related to this Contract.

Contractor shall not violate the requirements of the Anti-Kickback Statute. Contractor shall comply with the statute's policies regarding pricing and discounts.

This Contract shall be binding and inure to the benefit of the parties and their permitted successors and assigns. Neither party shall, without the prior written consent of the other party, assign or subcontract this Contract, or any rights or obligations hereunder, to a third party.

This Contract shall be enforced and construed in accordance with the laws of the State of Georgia, irrespective of any conflict of law provisions thereof. In addition, in the event of any dispute concerning the terms and conditions of this Contract, or the performance thereof, the parties agree that the sole and exclusive jurisdiction and venue of any claim arising out of such dispute shall lie in the Walker County Superior Court.

This Agreement shall be enforced and construed in accordance with the laws of the State of Georgia, irrespective of any conflict of law provisions thereof. In addition, in the event of any dispute concerning the terms and conditions of this Agreement, or the performance thereof, the parties agree that the sole and exclusive jurisdiction and venue for the initiative of any claim arising out of such dispute shall lie in the Walker County Superior Court.

Any notice or other communication required or permitted to be delivered hereunder shall be deemed delivered or hand delivered or mailed to the part in interest as follows:

- If to County:

Walker County, Georgia
County Commissioner
101 South Duke Street
LaFayette, GA. 30728
- If to Contractor:

CHI Memorial Hospital – Georgia
Emergency Medical Services
2525 DeSales Avenue
Chattanooga, TN 37404
Attn: Director of EMS

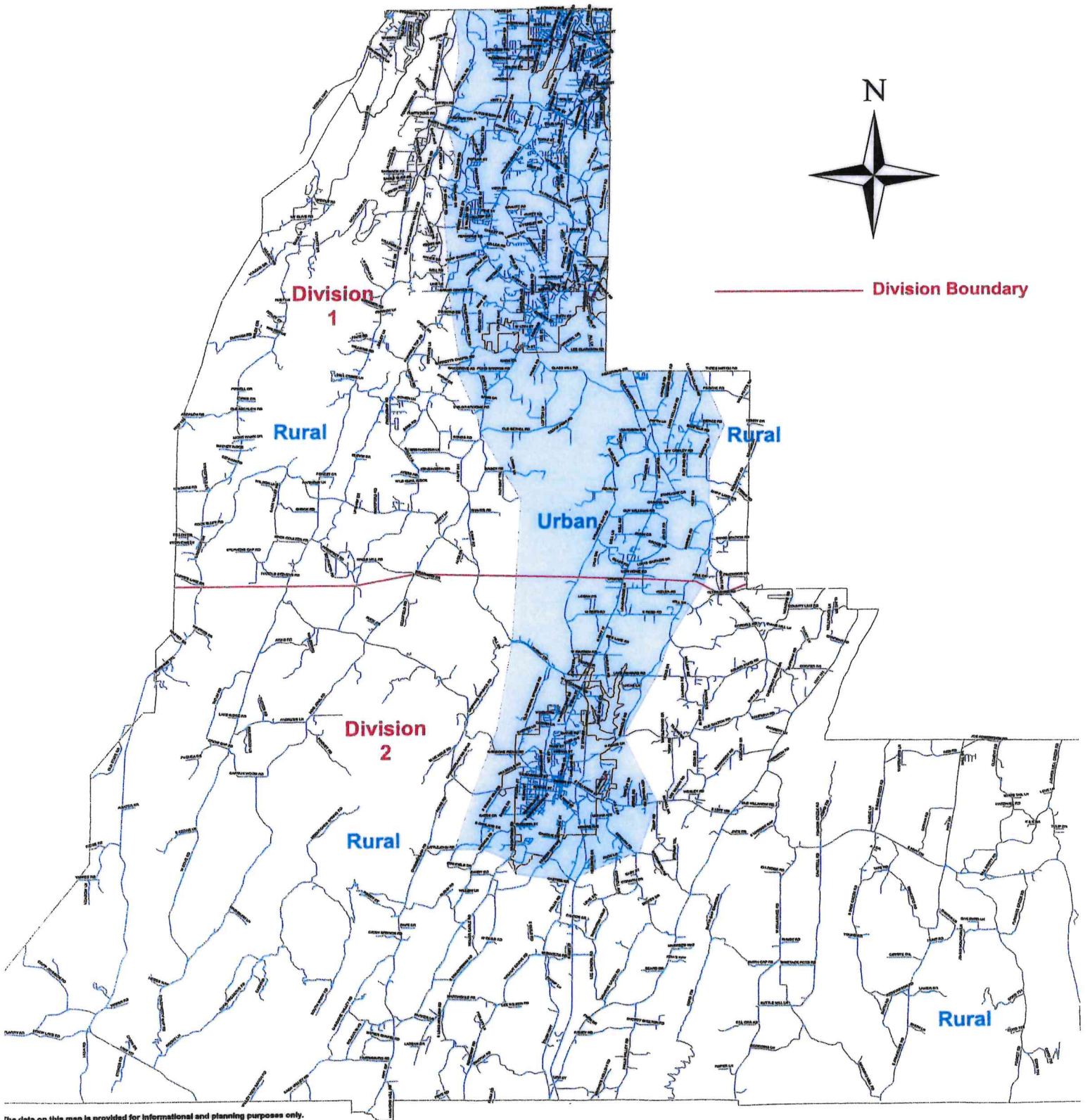
CHI CONTRACTOR ADDITIONAL PROVISIONS ADDENDUM

This Additional Provisions Addendum ("Addendum") is part of that certain Ambulance Services Contract as of February 1, 2021 (the "Underlying Agreement"), by and between CHI Memorial Hospital – Georgia (referred to in this Addendum as "Memorial") and Walker County, Georgia (referred to in this Addendum as "County"). In the event any provision of this Addendum conflicts with one or more provisions of the Underlying Agreement, then the terms of this Addendum shall apply.

1. **Compliance with CHI Standards of Conduct.** Each party shall comply with the CommonSpirit Health Initiatives ("CSH") *Standards of Conduct* as set forth in the *Our Values & Ethics at Work Reference Guide*, available at <http://www.catholichealthinitiatives.org/corporate-responsibility>. Specifically, in performance of this Agreement, each party shall:
 - i. Exercise good faith and honesty in all dealings and transactions;
 - ii. Create a workplace that fosters community and honors and cares for the dignity, safety and well-being of all persons in mind, body and spirit;
 - iii. Maintain a high level of knowledge and skill among all who serve in order to provide high quality care and safety;
 - iv. Observe all applicable laws and regulations that govern the Agreement;
 - v. Maintain the integrity and protect the confidentiality of patient, resident, employee and organizational information;
 - vi. Avoid conflicts of interest and/or the appearance of conflicts; and
 - vii. Use resources responsibly.
2. **Ethical and Religious Directives.** COUNTY recognizes that MEMORIAL is subject to the United States Conference of Catholic Bishops' *Ethical and Religious Directives for Catholic Health Care Services*, available at <http://www.usccb.org/> ("ERDs"). Nothing in this Agreement shall cause MEMORIAL to violate the ERDs. As of the Effective Date, MEMORIAL represents that this Agreement complies with the ERDs.
3. **Legal Compliance.** COUNTY shall comply with all applicable laws, rules, and regulations.
4. **Insurance.** COUNTY shall maintain usual and customary insurance in sufficient amounts to cover COUNTY's obligations under the Agreement. Upon reasonable request, COUNTY shall provide proof of applicable insurance policies to MEMORIAL.
5. **Access to Records.** If required by 42 U.S.C. § 1395x(v)(1)(I), until the expiration of four (4) years after the termination of this Agreement, COUNTY shall make available, upon written request by the Secretary of the Department of Health and Human Services, or upon request by the Comptroller General of the United States General Accounting Office, or any of their duly authorized representatives, a copy of the Underlying Agreement and such books, documents, and records as are necessary to certify the nature and extent of the costs of the services provided by COUNTY under the Underlying Agreement. If COUNTY carries out any of its duties under the Underlying Agreement through a subcontract with a value or cost of \$10,000 or more over a twelve (12) month period, such subcontract shall contain the same requirements.
6. **[Intentionally Omitted]**
7. **No Exclusion.** Neither party is or has been excluded, debarred, suspended, proposed for debarment, or declared ineligible from participation in any federally funded program ("Exclusion"). Each party shall immediately notify the other of any threatened or actual Exclusion. If a party is so debarred, suspended, or excluded, this Agreement may be terminated upon thirty (30) days' notice, unless the excluded, debarred or suspended party is able to be removed from the provision of services under this Agreement.
8. **[Intentionally Omitted]**

9. **Confidentiality.** COUNTY shall treat all non-public information obtained as part of the Underlying Agreement as confidential and shall not, without written authorization from MEMORIAL, release or share such information with any third party, except as may be required by law. COUNTY agrees that, before reporting any actual or perceived violation of law to any governmental entity, even if required by law to do so, it will first discuss any potential legal or compliance matter with MEMORIAL's Corporate Responsibility Officer and CHI Legal Counsel and, unless otherwise required by law, provide CONTRACTOR an opportunity to investigate and appropriately report any compliance matter brought to its attention by COUNTY. COUNTY agree that all information related to the Underlying Agreement, not otherwise known to the public, is confidential and proprietary and is not to be disclosed to third persons without the prior written consent the CONTRACTOR except: To the extent necessary to comply with any law, rule, or regulation, including without limitation any rule or regulation promulgated by the SEC or valid order of any governmental agency or any court of competent jurisdiction; as part of its normal reporting or review procedure, to its auditors and its attorneys; to the extent necessary to obtain appropriate insurance, to its insurance agent; or as necessary to enforce its rights and perform its obligations under the Underlying Agreement. Notwithstanding the foregoing, the parties understand COUNTY is subject to the Georgia Open Records Act, which means a copy of this Agreement will be made available upon appropriate request and at the COUNTY commissioner's meeting (including on the COUNTY's website).
10. **No Kickback.** Nothing in the Underlying Agreement shall be construed as an offer for payment by one party to the other of cash or other remuneration, directly or indirectly, in exchange for patient referrals or arrangements or recommendations for any item or service.
11. **Responsibility for Own Acts.** Each party shall be responsible for its own acts and omissions and shall be liable for payment of that portion of any and all claims, liabilities, injuries, suits, demands, and expenses of all kinds that may result or arise out of any alleged malfeasance or neglect caused or alleged to have been caused by said party, its employees, agents, or subcontractors, in the performance or omission of any act or responsibility of said party under the Underlying Agreement.
12. **Independent Contractors.** The parties are independent contractors. Neither is authorized or permitted to act as an agent or employee of the other. Nothing in the Underlying Agreement shall in any way alter the freedom enjoyed by either party, nor shall it in any way alter control of the management, assets, and affairs of either party. Neither party, by virtue of the Underlying Agreement, assumes any liability for any debts or obligations of a financial or legal nature incurred by the other party.
13. **PHI.** To the extent COUNTY inadvertently receives or has access to any "protected health information" ("PHI") through performance of the Underlying Agreement, as such term is defined in the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and its implementing regulations, and as amended by the Health Information Technology for Economic and Clinical Health Act ("HITECH"), COUNTY agrees to hold such PHI in confidence. COUNTY will ensure that all employees, agents, contractors, representatives, other third-parties that access PHI on COUNTY's behalf are obligated (a) to maintain the confidentiality of all PHI to which it may have access; and (b) to use PHI solely as permitted by applicable law or regulation.

Exhibit "A"



The data on this map is provided for informational and planning purposes only.

This Contract is executed as follows:

WALKER COUNTY GEORGIA

By: Shannon K. Whitfield

Date: 10-22-2020

Shannon K. Whitfield, Sole Commissioner

Attest:

Rebecca Wooden

Rebecca Wooden, County Clerk

AFFIX COUNTY SEAL

CHI MEMORIAL HOSPITAL - GEORGIA

By: J. Reilly

Date: 10/22/20

Print Name and Title: Janelle Reilly, CEO

Attest:

Chris Chastain

Print Name and Title: Chris Chastain, Notary
my Commission Exp. 12/29/21

AFFIX CORPORATE SEAL





RESOLUTION R-008-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY TO SET QUALIFYING FEES FOR THE 2026 GENERAL PRIMARY AND GENERAL ELECTION

WHEREAS, the Board of Commissioners of Walker County is the governing authority of Walker County, Georgia, as set forth by Act No. 165 (“Act”) passed by the Georgia General Assembly during the 2017-2018 session and subsequently approved by the Governor; and

WHEREAS, pursuant to O.C.G.A. § 21-2-131(a)(1)(A), the governing authority is required to fix and publish the qualifying fee for each county office to be filled in the 2026. General Primary and General Election; and

WHEREAS, except as otherwise provided by O.C.G.A. § 21-2-131(a)(1)(B), such fees shall be three-percent (3%) of the minimum salary of the county offices;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that the qualifying fees for the following county for the 2026 Primary and General Election shall be as follows:

<u>POSITION</u>	<u>QUALIFYING FEE</u>
District Member, Board of Commissioners	\$592.80
District Member, Board of Education	\$ 36.00

SO RESOLVED AND ADOPTED this 8th day of January, 2026.

+

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

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.

Office	Holder of Office	Salary	Election year	Term of Office (years)	3%
					-
					-
Dist. 1 Commissioner	Mark Askew	19,760.00	2026	4	592.80
Dist. 2 Commissioner	Robert Blakemore	19,760.00	2026	4	592.80
					-
					-
					-
					-
Board of Education Dist. 2 Rossville	Karen Harden	1,200.00	2026	4	36.00
Board of Education Dist. 3 Chattanooga Valley	Dennis Willerson	1,200.00	2026	4	36.00

24 meetings @\$50

24 meetings @\$50

EXHIBIT A

**MEMORANDUM OF UNDERSTANDING
REGARDING DISPOSITION OF CERTAIN REAL PROPERTY
LOCATED IN ROSSVILLE, GEORGIA**

(18-page packet attached)

**MEMORANDUM OF UNDERSTANDING
REGARDING DISPOSITION OF CERTAIN REAL PROPERTY
LOCATED IN ROSSVILLE, GEORGIA**

This Memorandum of Understanding (the “Agreement”) is made and entered into as of the _____ day of _____, 2026 (“Effective Date”), by and between **WALKER COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter “County”), and the **WALKER COUNTY DEVELOPMENT AUTHORITY**, an instrumentality of the State of Georgia and a public corporation (the “Authority”), collectively referred to herein as the “Parties”.

W I T N E S S E T H:

WHEREAS, O.C.G.A. § 36-9-2 provides that each “county governing authority shall have the control of all property belonging to the county and may, by order entered on its minutes, direct the disposal of any real property which may lawfully be disposed of and make and execute good and sufficient title thereof on behalf of the county”; and

WHEREAS, O.C.G.A. § 36-9-3 restricts the manner in which counties may dispose of real property; but, pursuant to O.C.G.A. § 36-9-3(a)(3)(A), such restrictions do not apply to “the sale, transfer, or conveyance to any other body politic”; and

WHEREAS, the Authority was created by amendment to the Georgia Constitution (1962 Ga. L., p. 912) (which referendum was subsequently approved by the voters) and by that certain Walker County Development Authority Act (1964 Ga. L., p. 3104) (such local legislation being adopted by act of the Georgia General Assembly); and

WHEREAS, the Walker County Development Authority Act was amended (1978 Ga. L., p. 4360) to incorporate all powers enumerated under the Development Authorities Law (O.C.G.A. § 36-62-1 *et seq.*) (the “Act”); and

WHEREAS, the Authority is authorized by general law “To acquire, by purchase, gift, or construction, any real or personal property desired to be acquired as part of any project” and “To sell, lease, exchange, transfer, assign, pledge, mortgage, dispose of, or grant options for any real or personal property or interest therein for any such purposes (*see* O.C.G.A. § 36-62-6); and

WHEREAS, the County is the owner of certain Property (as defined herein) and desires to convey the Property to the Authority for the Authority to use in a “Project” as defined under the Act, in part, as the property, real and/or personal, acquired or held by the Authority for the assistance, promotion, establishment or development of a new industry or industries, or the assistance, promotion or expansion of existing industry, trade or commerce in the County (*see* O.C.G.A. § 36-62-2).

NOW, THEREFORE, for and in consideration of the mutual promises, the public purposes, and the acknowledgments and agreements contained herein, together with other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties do mutually agree as follows:

1. THE PROPERTY

The subject property is approximately three (3) acres located in Land Lot 8, 4th Section, 9th District, Walker County, Georgia, and designated as Walker County Tax Parcel Numbers (“TPN”) 2007 002 and TPN 2007 003 and which is a part of that certain property conveyed to the County by deed dated December 12, 2007, recorded in the real property records of the Walker County Superior Court Clerk at Deed Book 1533, Page 250, and being more particularly described at Exhibit A, attached below (the “Property”).

2. CONVEYANCE BY THE COUNTY; AUTHORITY PROJECT

The County agrees to convey the Property to the Authority for the Authority to use in furtherance of a project (the “Project”). At closing between the Parties, the sole document to be executed, delivered, and accepted shall be a quit claim deed substantially in the form attached hereto as “Exhibit A.” The closing will occur on a reasonable date mutually convenient for the Parties.

Prior to County’s conveyance of the Property to the Authority (i.e., prior to closing), the County will finalize and record an Environmental Covenant pursuant to O.C.G.A. § 44-16-1 *et seq.*, the base of which will be the template provided by the Environmental Protection Division of the Georgia Department of Natural Resources (“EPD”), a copy of which is attached hereto marked “Exhibit B.” In accordance with EPD requirements, any changes or modifications to this template must be presented to and approved by EPD prior to finalizing and recording the Environmental Covenant.

3. AUTHORITY REPRESENTATIONS

The Authority warrants that it is knowledgeable of, and shall adhere to, those general and local laws applicable to it and the disposition of real estate by a public body politic. To wit, the Authority has knowledge of its own enabling legislation, those pertinent portions of the Georgia Constitution, those ethical considerations of the County Ordinances, the Code of Ethics for Government Service (O.C.G.A. § 45-10-1) and the general laws defining the powers, duties, standards and limitations applicable to Development Authorities at O.C.G.A. § 36-62-1, *et seq.*, and shall conduct all activities contemplated by and under this Agreement in full compliance with all such standards and obligations, and any other applicable legal requirements.

4. PROJECT REQUIREMENTS

a. Liquidation. The Authority will market and sell the Property to a willing buyer in an arm’s length transaction for the highest and best cash offer which shall be deemed the fair market value thereof. The minimum sale price for the Property, established based on current Tax Assessor’s valuation of the subject tracts, shall be **\$140,811.00**.

b. Capital Return to County. The Authority shall use best efforts to complete the Project in a timely and efficient manner. Once liquidated, all proceeds recognized from the sale of the Property shall be delivered from the Authority to the County within two (2) business days

following the date of the Authority's closing on the sale of the Property.

5. MISCELLANEOUS ADDITIONAL TERMS

a. Good Faith. The Parties shall work together in good faith to implement this Agreement and facilitate the development and sale of the Property. The Parties shall consider in good faith any potential changes to this Agreement that may be reasonable in light of changes to market conditions.

b. Agreement Not Merged at Conveyance. This Agreement will not be superseded, cancelled, or otherwise merged into the deed from the County to the Authority.

c. Entire Agreement. This Agreement constitutes the complete agreement between the Parties and supersedes any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement. No other agreement, statement or promise relating to the subject matter of this Agreement not contained in this Agreement shall be valid or binding. This Agreement may be modified or amended only by a written document signed by representatives of both Parties with appropriate authorization.

d. Authority to Contract. The individual executing this Agreement on behalf of each Party covenants and declares that he/she has obtained all necessary approvals of its board of commissioners, board of directors, or similar authorities to simultaneously execute and bind the Party to the terms of this Agreement.

e. Assignment. Each Party covenants and agrees not to assign or transfer any interest in, nor delegate any duties of this Agreement, without the prior express written consent of the other Party.

f. Successors and Assigns. Subject to the provision of this Agreement regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the respective Parties.

g. Applicable Law. The Parties shall comply with all applicable Federal, State, and local laws, rules and regulations. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the rules, regulations, statutes and laws of the State of Georgia will control. Any action or suit related to this Agreement shall be brought in the Superior Court of Walker County, or the applicable federal court for Walker County.

h. Notices. All notices, requests, demands, writings, or correspondence, as required by this Agreement, shall be in writing and shall be deemed received, and shall be effective, when: (1) personally delivered, or (2) on the third day after the postmark date when mailed by certified mail, postage prepaid, return receipt requested, or (3) upon actual delivery when sent via national overnight commercial carrier to the party at the addresses given below, or at a substitute address previously furnished to the other party by written notice in accordance herewith:

NOTICE TO THE COUNTY shall be sent to:

Walker County Board of Commissioners
Attn: Board Chair
101 S. Duke Street
LaFayette, Georgia 30728
Email: countychair@walkerga.us

NOTICE TO THE AUTHORITY shall be sent to:

Walker County Development Authority
Attn: Executive Director
10052 N. Hwy 27
Rock Springs, Georgia 30739
Email: development@walkerga.us

i. Waiver of Agreement. No failure by a Party to enforce any right or power granted under this Agreement, or to insist upon strict compliance by the opposite Party with this Agreement, and no custom or practice of a Party at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect the opposite Party's right to demand exact and strict compliance with the terms and conditions of this Agreement.

j. No Third-Party Rights. This Agreement shall be exclusively for the benefit of the Parties hereto and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action or other right.

k. Sovereign Immunity. Nothing contained in this Agreement shall be construed to be a waiver of either Party's sovereign immunity or any individual's qualified good faith or official immunities.

(signature page follows)

IN WITNESS WHEREOF, the County and Authority have set their hands and seals as of the Effective Date first provided above.

WALKER COUNTY, GEORGIA

By: _____
Angie Teems, Chair

ATTEST: [COUNTY SEAL]

Lisa Richardson, County Clerk

WALKER COUNTY DEVELOPMENT AUTHORITY

By: _____
Phillip A. Arnold, Chair

ATTEST: [AUTHORITY SEAL]

James Cole, Secretary

EXHIBIT A

After recording, please return to:
Walker County Development Authority
Attn: Executive Director
P.O. Box 445
LaFayette, Georgia 30728

Re: Tax Parcel 2007 002
Tax Parcel 2007 003

STATE OF GEORGIA
COUNTY OF WALKER

QUIT CLAIM DEED

THIS INDENTURE, made this _____ day of _____, 2026, between the **WALKER COUNTY, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as “Grantor”, and the **WALKER COUNTY DEVELOPMENT AUTHORITY**, an instrumentality of the State of Georgia and a public corporation, hereafter called “Grantee.”

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents sell, remise, convey and forever QUIT CLAIM to Grantee, Grantee's successors and assigns, all of Grantor's interest in that certain property and improvements and/or appurtenances thereunto attached or serving, to wit:

All that tract or parcel of land lying and being in Land Lot 8, 4th Section, 9th District, Walker County, Georgia, being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor nor Grantor’s successors or assigns, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right, title, or interest to the aforesaid described premises or appurtenances, or any rights thereof.

(signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Deed under Seal on the date above written.

GRANTOR:

WALKER COUNTY, GEORGIA

Signed, sealed and delivered
in the presence of:

By: _____
Angie Teems, Chairman

Witness

ATTEST:

Notary Public
My Commission expires:

By: _____
Lisa Richardson, County Clerk

[NOTARY SEAL]

[COUNTY SEAL]

Accepted by:
**WALKER COUNTY DEVELOPMENT
AUTHORITY**

By: _____
Phillip A. Arnold, Chair

Deed Exhibit A

Legal Description of Record

Being a part of Land Lot 8, 4th Section, 9th District, Walker County, Georgia, and being more fully described as follows: BEGINNING at a point in the northeastern right-of-way corner of Maple Street and Williams Street; thence Due North along said eastern right-of-way of Williams Street a distance of 371.00' to a point of a curve to the right (said curve having a delta angle of 30°10', a radius of 256.24' and a tangent of 69.06'), a distance of 134.91' to a point, said point being the tangent and point of another curve to the left (said curve having a delta angle of 16°14'07", a radius of 296.24' and a tangent of 42.25'), a distance of 83.94' to an iron pipe, said point being in the southern right-of-way of Sousa Street; thence N89°44'33"E along said southern right-of-way of Sousa Street, a distance of 105.75' to an iron pipe, said point being in the western line of the property conveyed to R.D.C., Inc.; thence S0°11'13" along said R.D.C., Inc., property a distance of 390.00' to an iron pipe; thence N89°44'33"E along said R.D.C., Inc., southern line (also being the southern line of abandoned Peerless Street), a distance of 216.00' to an iron pipe, said point being in the western right-of-way of Cate Street; thence S0°11'13"E along said right-of-way, a distance of 189.00' to a point in the northern right-of-way of Maple Street; thence Due West along said northern right-of-way, a distance of 389.2' to an old iron pipe, said point being the point of beginning. Tract "B" containing approximately 3.091 acres and being shown on a survey by Betts Engineering Associates, Inc., dated July 8, 1982, Drawing Number 8537-12-14.

SUBJECT to a water line easement conveyed to City Water Company (now known as Tennessee-American Water Company) by Deed Book 67, Page 46.

As such property is described in that certain Deed of Gift dated December 21, 2007, between Coats American, Inc., as Grantor, and Walker County, Georgia, as Grantee, recorded on December 27, 2007, in the real property records of the Walker County Superior Court Clerk at Deed Book 1533, Pages 250-255.

EXHIBIT B

After Recording Return to:
<Grantor Contact Information>
<Name of Natural Person>
<Address>

CROSS-REFERENCE:
County: _____
Deed Book: _____
Page(s): _____

Environmental Covenant

This instrument is an Environmental Covenant executed pursuant to the Georgia Uniform Environmental Covenants Act, O.C.G.A. § 44-16-1 *et seq.*, as may be amended from time to time (hereinafter “Act”). This Environmental Covenant is entered into by the entities <and individuals> executing this Environmental Covenant and subjects the property identified below to the activity and/or use limitations and other requirements. This Environmental Covenant further grants such other rights in favor of EPD and <name of Grantee(s)/Holder(s)> as set forth herein.

Fee Simple Owner(s)/Grantor(s): <Company or Individual’s Name>
 <Mailing address>

Grantee/Holder with the power to enforce: <Company or Individual’s Name>
 <Mailing address>

Grantee/Entity with express power to enforce: State of Georgia
 Department of Natural Resources
 Environmental Protection Division
 <Address of Director’s Office:
 2 Martin Luther King Jr. Drive, SE
 Suite 1456 East Tower
 Atlanta, GA 30334>

<if necessary Persons with Interests other than Fee Simple:> <Company or Individual’s Name>
 <Mailing address>

Property Subject

The property subject to this Environmental Covenant is a tract of approximately ____ acres of real property located at <street address>, <city>, <county name> County, Georgia, which is further identified by the tax parcel ID number(s) below (hereinafter “Property”). The Property was conveyed on <date(s)> to <name(s) of Fee Simple Owner(s)/Grantor(s)>; such conveyance is recorded in Deed Book ____, Page ____, of the <county name> County deed records. The Property is located in Land Lot _____ of the ____th District of <county name> County, Georgia.

The tax parcel(s) of the Property <is/are> <tax parcel ID number> of <county name> County, Georgia.

A legal description of the Property is attached as Exhibit A and a map of the Property is attached as Exhibit B.

<if the entirety of the Property will not be subject to activity/use limitations, subject to EPD approval, The Restricted Use Zone (“RUZ”) at the Property that will be subject to the activity and use limitations described herein is an approximately ____ acres lying entirely within the Property. A survey performed by a licensed surveyor showing the Property and the RUZ is attached as Exhibit B1.>

Environmental Covenant Runs with the Land and is Perpetual

Pursuant to the Act, this Environmental Covenant shall run with the land and shall be perpetual unless terminated or amended pursuant to terms herein or in accordance with provisions of the Act. This Environmental Covenant shall be binding upon <name(s) of Fee Simple Owner(s)/Grantor(s)>, <name(s) of Grantee(s)/Holder(s)>, <name(s) of party/ties with interests other than fee simple signing this Environmental Covenant>, and all successors, assigns and transferees of any interest in the Property or any portion thereof.

Administrative Records

This Environmental Covenant imposes activity and/or use limitations and other requirements on the Property that arise under corrective action performed and/or being performed at the <name> facility/site. Records pertaining to this corrective action are available at the following EPD location(s):

Georgia Environmental Protection Division
Land Protection Branch
Response and Remediation Program
2 MLK Jr. Drive, SE, Suite 1058 East Tower
Atlanta, GA 30334
<or other applicable program name and address>
Monday-Friday 8:00 AM to 4:30 PM, excluding state holidays

<for HSI sites Notice: This Property *<or A portion of this Property or This Property is a portion of a tract that>* has been listed on the State’s Hazardous Site Inventory at HSI #_____ and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. Contact the Property owner or the Georgia Environmental Protection Division for further information concerning this Property. This notice is provided in compliance with the Georgia Hazardous Site Response Act.

Activity and Use Limitations. The Property *<or RUZ or specify below which apply to the Property and which to the RUZ>* is subject to the following activity and/or use limitations:

- A. Real Property.
- B. Groundwater.
- C. Interference with Remedy.

D. <Other>.

Other Requirements. The Property is subject to the following additional requirements.

- A. Notice of Limitations and Requirements in Future Conveyances. Each instrument hereafter conveying any interest in the Property or any portion thereof that may affect the activity and use limitations described herein shall include a statement that the Property is subject to this Environmental Covenant (and any amendments thereto), the location (County, Deed Book and Page) in the deed records where this Environmental Covenant (and any amendments thereto) is recorded and a copy of this Environmental Covenant (and any amendments thereto).
- B. Notice to EPD of Future Conveyances. Within thirty (30) days after each conveyance of a fee simple interest in the Property or any portion thereof, a notice shall be sent to EPD and <name(s) of Grantee(s)/Holder(s)>. The notice shall include the new owner's name, address, telephone number and other pertinent contact information, the date of the conveyance and the location (County, Deed Book and Page) where the conveyance is recorded, and, if the conveyance is a portion of the Property, a survey map showing the boundaries of the real property conveyed.
- C. Notice of Change of Use. If such activity will materially affect any required monitoring or maintenance of any institutional or engineering controls described herein, the owner of the Property must provide to EPD thirty (30) days' advance written notice of the owner's intent to change the use of the Property, to apply for a building permit for construction at the Property, or to perform any site work.
- D. <Other>.

Environmental Covenant Does Not Authorize Use Otherwise Prohibited

Pursuant to the Act, this Environmental Covenant shall not be construed to authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.

Rights of Access and Enforcement

Authorized representatives of EPD and <name(s) of Grantee(s)/Holder(s)> shall have the right to enter the Property at reasonable times in connection with implementation, compliance, or enforcement of this Environmental Covenant, including but not limited to the right to conduct inspections, examine related records, or to take samples.

This Environmental Covenant shall be enforceable by EPD, <name(s) of Grantee(s)/Holder(s)> and other parties as provided in the Act. Such rights of access and enforcement herein shall not limit EPD's authority under other applicable law.

No Interest in Real Property in EPD

EPD's rights under this Environmental Covenant and the Act shall not be considered an interest in real property.

Recording of Environmental Covenant and Service on Other Persons

Within thirty (30) days after execution of this Environmental Covenant by the Director of EPD, <name(s) of Grantor(s)> shall record the Environmental Covenant in every county in which any portion of the Property is located in accordance with the law governing the recording and priority of interests in real property. Upon recording of the Environmental Covenant, <name(s) of Grantor(s)> shall provide in a manner deemed acceptable by EPD a copy of the executed, recorded Environmental Covenant to each of the persons or entities identified in O.C.G.A. § 44-16-7.

Representations and Warranties by Grantor(s). <Name(s) of Grantor(s)> represents and warrants that all of the following are true and correct<if necessary except as disclosed on the Disclosures to this Environmental Covenant attached hereto at Exhibit C>:

- A. <Name(s) of Grantor(s)> holds fee simple title to the Property.
- B. <Name(s) of Grantor(s)> has the authority to enter into this Environmental Covenant, has the authority to grant any rights granted by it within, has the ability to carry out the obligations described within and, based upon information and belief after reasonable inquiry, does not know of any anticipated material change in the practices, ownership, or authority of <Name(s) of Grantor(s)> that will alter this representation and warranty.
- C. The execution and delivery of this Environmental Covenant and carrying out the obligations described within will not conflict with any of the provisions of the organizational documents, operating agreement of <Name(s) of Grantor(s)> nor will it violate, contravene and/or constitute a breach or default under any agreement, contract, order or instrument to which <Name(s) of Grantor(s)> is a party or by which <Name(s) of Grantor(s)> may be bound.
- D. [CHOOSE ONE:
There are no persons with existing interests other than fee simple in the Property;
OR
<Name(s) of Grantor(s)> has identified all persons with existing interests other than fee simple in the Property and has determined the type and status of their interests; for those interests where the type and/or status make it necessary, the person's agreement to and signature on this Environmental Covenant or subordination of the interest has been obtained; and the aforementioned information regarding all interests other than fee simple in the Property has been provided to EPD;]
- E. This Environmental Covenant does not authorize a use of the Property that is otherwise prohibited by zoning, ordinance, local law or general law or by a recorded instrument that has priority over this Environmental Covenant.
- F. At least thirty (30) days prior to presenting this Environmental Covenant to EPD for execution, <Name(s) of Grantor(s)> served a copy of the proposed final text of this Environmental Covenant on all persons or entities required to be noticed in accordance with O.C.G.A. § 44-16-7.

Submission of Required Documents and Communications

Documents and communications required by this Environmental Covenant shall be submitted to:

Georgia Environmental Protection Division
Branch Chief
Land Protection Branch
2 Martin Luther King Jr. Drive SE
Suite 1058 East Tower
Atlanta, GA 30334

With a copy to:

<name(s) and mailing address(es) of Grantee(s)/Holder(s)>

EPD's Environmental Covenants Registry

This Environmental Covenant and any amendment thereto or termination thereof may be included in EPD's registry for environmental covenants.

Severability

Should any provision of this Environmental Covenant be found by a court of competent jurisdiction to be invalid and/or unenforceable in any respect, the remaining provisions shall continue in full force and effect.

Effective Date

This Environmental Covenant shall be effective on the date the fully executed Environmental Covenant is recorded in accordance with O.C.G.A. § 44-16-8(a).

Grantor

[use signature block executed, witnessed, and notarized in accordance with all requirements specified in the Act and any and all other applicable federal, state, or local laws]

Sample signature block, to be amended or updated in accordance with all applicable requirements:

[Name of Grantor]

_____ (Signature)	Signed in the presence of:
[Name of Authorized Representative]	
[Title of Authorized Representative]	_____ Unofficial Witness (signature)
	_____ Unofficial Witness (print name)

State of [Name]
County of [Name]

This instrument was signed or attested before
me this ____ day of _____, 20__, by
[Name].

☐	Personally Known
☐	Produced Identification

Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL)_____

Grantee

[use signature block executed, witnesses, and notarized in accordance with all requirements specified in the Act and any and all other applicable federal, state, or local laws]

Sample signature block, to be amended or updated in accordance with all applicable requirements:

[Name of Grantee]

_____ <i>(Signature)</i>	Signed in the presence of:
[Name of Authorized Representative]	
[Title of Authorized Representative]	_____ Unofficial Witness <i>(signature)</i>
	_____ Unofficial Witness <i>(print name)</i>

State of [Name]
County of [Name]

This instrument was signed or attested before
me this ____ day of _____ , 20__, by
[Name].

☐	Personally Known
☐	Produced Identification

Notary Public *(Signature)*

My Commission Expires:

(NOTARY SEAL)_____

[if necessary Persons with Interests other than Fee Simple]

[use signature block executed, witnesses, and notarized in accordance with all requirements specified in the Act and any and all other applicable federal, state, or local laws]

Sample signature block, to be amended or updated in accordance with all applicable requirements:

[Name of Entity]

_____ (Signature)	Signed in the presence of:
[Name of Authorized Representative]	
[Title of Authorized Representative]	_____ Unofficial Witness (signature)
	_____ Unofficial Witness (print name)

State of [Name]
County of [Name]

This instrument was signed or attested before
me this ____ day of _____, 20__, by
[Name].

☐	Personally Known
☐	Produced Identification

Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL)_____

For the Environmental Protection Division, Department of Natural Resources, State of Georgia,
this _____ day of _____, 20____:

_____ (Signature)	Signed in the presence of:
[Name] Director, Environmental Protection Division	_____ Unofficial Witness (signature)
	_____ Unofficial Witness (print name)

State of Georgia
County of Fulton

This instrument was signed or attested before
me this ____ day of _____, 20__, by
[Name].

☐	Personally Known
☐	Produced Identification

Notary Public (Signature)

My Commission Expires:

(NOTARY SEAL) _____

Exhibit A
Legal Description of Property

Exhibit B
Map of Property

<*if necessary* Exhibit B1
Survey of RUZ>

<*if necessary* Exhibit C
Disclosures>



RESOLUTION R-012-26

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO AWARD A CONTRACT FOR INTERIOR WORK ON WALKER COUNTY FIRE STATION 4 (HINKLE)

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

WHEREAS, the Board desires to contract framing, mechanical, electrical, plumbing and other interior work on Walker County Fire Rescue Station 4, located at 95 Hinkle Drive, Lookout Mountain, GA; and

WHEREAS, the County issued a Request for Proposals (RFP) on November 24, 2025 through the Georgia Procurement Registry and county government website to provide all necessary services to complete/finish the interior buildout; and

WHEREAS, the RFP was advertised in the Walker County Messenger, the county’s legal organ, on November 26, 2025 and December 3; and

WHEREAS, the county received four proposals from qualified contractors capable of providing all necessary services and materials to perform the work and Victory Construction submitted the proposal most favorable to the county;

THEREFORE BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that the RFP submitted by Victory Construction is accepted and a contract in the amount of \$447,434.00, to be funded from the 2020 SPLOST, is hereby awarded to said company for interior work on Walker County Fire Rescue Station 4.

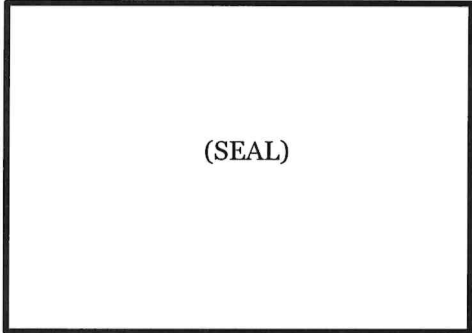
SO RESOLVED AND ADOPTED this 8th day of January, 2026.

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman

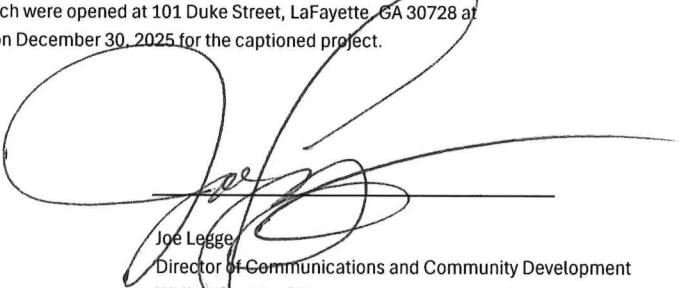


The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to _____ the Resolution.



BIDDER	BID RECEIVED	TURNKEY AMOUNT				
Victory Construction	12/30/2025 @ 11:16am	\$447,434.00				
Skye Construction & Development	12/30/2025 @ 11:53am	\$786,883.00				
R.E. Crawford Construction	12/30/2025 @ 1:46pm	\$799,000.00				
BG Construction Group	12/30/2025 @ 1:48pm	\$983,886.00				

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 2:00 p.m. local time on December 30, 2025 for the captioned project.


Joe Legge
Director of Communications and Community Development
Walker County, GA

FORMAL PROPOSAL: **Locate this page at the front when assembling documents for your proposal. Contractor may attach an itemized estimate of products/services behind this page.**

For furnishing all labor, materials, tools and equipment necessary to complete the scope outlined for Walker County Fire Station 4

PROPOSAL SCHEDULE		
RFP #2025-13 Walker County Fire Station 4		
No.	Item Description	Amount
	THIS IS A TURNKEY PROJECT PROPOSAL	
TOTAL:		\$ <u>447,434.00</u>

ESTIMATE

Victory Construction Group LLC
PO Box 553
Rock Spring, GA 30739-0553

victoryoffice01@gmail.com
+1 (423) 421-7524

Bill to
Walker County Planning Department

Ship to
Walker County Planning Department

Estimate details
Estimate no.: 23437
Estimate date: 11/07/2025
Expiration date: 12/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Fire Hall #4 Lookout Mountain Framing, hanging drywall, insulating at the divider wall at the bay and the dorm areas, and drywall finishing per plans by Ross Andrews Architect dated 2/02/2015. **Metal stud framing is 20ga throughout the building except for the two story section having 18ga studs and 18ga 8" floor joists for support of the upper floor due to no structural wall plans being available. Subfloor installed at the upper floor. Material and labor furnished. Equipment rental furnished as needed. Clean up and debris removal.	1	\$59,835.00	\$59,835.00
2.		Services	Acoustical Ceilings in Dorms, men and women's restrooms, and chief's office Material and labor furnished Does not include reveal tile.	1	\$11,114.00	\$11,114.00
3.		Services	Painted standing seam metal ceilings per plan. Reverse metal walls by 8' tall per plans. metal base and caps as needed. Material and labor furnished.	1	\$23,121.00	\$23,121.00
4.		Services	Paint per plans Material and labor furnished	1	\$11,873.00	\$11,873.00
5.		Services	Plumbing rough in Includes water and gas piping and	1	\$16,230.00	\$16,230.00

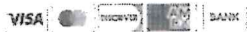
		testing			
6.	Services	Plumbing trim out and fixtures 1. Highline Toilet Bowl ADA EL 12RI – Qty 4 2. Wellworth Toilet Tank 1.28 – Qty 4 3. Comm EL Toilet Seat OFLC HD SS – Qty 4 4. Dexter 14x20 Urinal Top Spud – Qty 1 5. Regal Flush Valve 1.0 GPM – Qty 1 6. 19" China Lav – Qty 4 7. Classic 4" Lav Faucet – Qty 4 8. Kingston 21x18 Lav Wall Hung – Qty 1 9. Classic 4" Lav Faucet – Qty 1 10. 33x22 SS Sink – Qty 1 11. Cassidy 4H Kit Faucet – Qty 1 12. 24x24x10 Mop Basin – Qty 1 13. Mop Sink Faucet – Qty 1 14. EZH2O Bottle Station & Cooler – Qty 1 15. 199,900 BTU LP Tankless – Qty 1 16. Wall Hydrant 3/4 x 6 – Qty 4 17. Shower insert and faucets- qty 4	1	\$16,570.00	\$16,570.00
7.	Services	Electrical Add outlets per prints with no more than 7 per circuit Add lighting per prints Add emergency lighting per prints Add conduit for flagpole light Stub up conduits for low voltage Add "panel B" Wire HVAC units Add switches per prints Verify ext. lighting (already wired and installed) Ground gas, water and building per code 2. Electrical Allowance for lights \$2160.00 8-pend., 4-disk lights, 20-wall lights and 4-under cab lights. All other lighting other than outside is quoted in price above. Allowance for generator connection including a 200 amp automatic transfer station- \$3960.00	1	\$67,370.00	\$67,370.00
8.	Services	HVAC Fabricate new HVAC duct work and flex connections to new diffusers as per prints for Units 1 & 2. Move existing unit #1 to correct location as per prints. Furnish and install new HVAC units #2 and #3 as per prints. Install new sock ductwork for units #3	1	\$88,170.00	\$88,170.00

and branch lines.
Install new super cable for sock duct
work with easy clips for removal of
sock for
maintenance.
Install shock and vibration springs for
units not detailed on prints but required
by
code.
Install aux drain pans with sensors for
moisture as per code and not
described
on prints.
Furnish and install insulated drain lines
for HVAC units and aux drain pans.
Furnish and install all exhaust fans as
per prints and installed as per code.
Furnish and install new exhaust and
intake louvers as per prints.
All ductwork will be internal insulated
where required and externally insulated
where permitted.
Test and balance will be performed
when power is supplied to building.
Concrete pads will be furnished to set
new units on outside of building.
Kitchen range exhaust fan allowance-
\$8200.00 for a light commercial
recirculating fan.

9.	Services	Kitchen Cabinets with solid surface tops Allowance up to \$16000.00	1	\$16,000.00	\$16,000.00
10.	Services	Doors and windows per plans. Door paint included Hardware included	1	\$38,990.00	\$38,990.00
11.	Services	Flooring Stain and epoxy concrete finish Material and labor allowance Truck bay and decon/ janitor room not included.	1	\$26,300.00	\$26,300.00
12.	Services	Supervision	45	\$300.00	\$13,500.00
13.	Services	P&O	1	\$58,361.00	\$58,361.00

Total \$447,434.00

Ways to pay



Deposit due	\$91,733.25
Expiry date	12/05/2025

Accepted date

Accepted by

RFP #2025-13
Walker County Fire Station 4

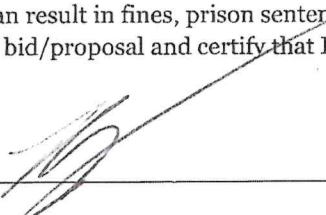
CONTRACTOR'S RESPONSE:

Date of Proposal: 12/30/2025

The undersigned agrees, if this bid/proposal is accepted within sixty (60) days after the date of the opening, to furnish all supplies or services in strict accordance with provisions of this RFP at the price in the Proposal Schedule.

Prices are to remain firm for sixty (60) calendar days after the date of the opening.

I certify that this bid/proposal is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a bid/proposal for the same supplies or services and is in all respects fair and without collusion or fraud. I understand that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid/proposal and certify that I am authorized to sign this proposal for the vendor.

Signature:  Title: Owner

Printed name: Michael Sholtz

ARREST REPORTS

Walker County arrests: Monday, Nov. 10, to Sunday, Nov. 16

The Walker County Sheriff's Office provided this information on those booked into the county jail.

The listings include name of inmate (last first middle), race/sex, age, felony/misdemeanor (misd), arresting officer, and charge(s).

Here are some of the abbreviations used: FVA=Family Violence Act; FTA=Failure to appear; VGCSA=Violation of the Georgia Controlled Substances Act; FTML=Failure to maintain lane; JUV=Juvenile; VOP= Violation of probation.

♦ HINES MARCUS LA-VAUGHN B/M 38 MISD OFFICER BRAGO DRIVING ON SUSP, NO INSURANCE
♦ HOWARD ASHYAH TATIANA B/F 22 FEL OFFICER LEAMON FTA
♦ DELOACH NICHOLAS DEAN W/M 45 FEL OFFICER MILLER VOP, AGG ASSAULT

♦ LOPEZ BRIAN ARIEL H/M 30 MISD OFFICER HALEY FAILURE TO STOP AT STOP SIGN, FAIL TO YIELD TO POLICE, POSS MARIJUANA, OPEN CONTAINER, TOO FAST FOR CONDITIONS, DUI, DRIVING SUSP, FTML

♦ PHIBBS JAMISON NEILMONROE W/M 26 MISD OFFICER SARRELL DUI, SUSPENDED LICENSE, SUSPENDED TAG, EXPIRED TAG, OPEN CONTAINER, SPEEDING, NO PROOF OF INSURANCE

♦ ZAVALA-RIVERA EDUARDO MIGUEL W/M 20 MISD OFFICER SHACK-

LEFORD SPEEDING, NO INSURANCE

♦ MCONATHY DUSTIN LEE W/M 32 MISD OFFICER FERGUSON DUI, EXP TAG

♦ MORGAN KAENYN DAYNE W/M 19 MISD OFFICER FERGUSON CELL PHONE, DRIVING ON SUSP

♦ MILLRANEY CHRISTINE ELIZABETH W/F 42 FELONY OFFICER SARELL HIT & RUN, DUI, DRIVING W/O LICENSE ON PERSON, SERIOUS INJ BY VEHICLE, FAIL TO YIELD

♦ THOMAS KALEIGH NAVAEH W/F 17 MISD OFFICER CREIGHTON CRIMINAL TRESPASS, ASSAULT

♦ PATTERSON DAVID RYAN W/M 35 FELONY OFFICER BROCK POSS SYNTHETIC MARIJUANA, DUI DRUGS, FTML

♦ JUV W/F 16 OFFICER AVANS FOR COURT

♦ WRIGHT WILLIAM HOWARD B/M 27 FELONY OFFICER CAREATHERS HOLD FOR OTHER AGENCY

♦ HOPKINS JUANITA DENISE B/F 53 MISD OFFICER MATHIS CRIMINAL TRESPASS

♦ HAMPTON SHANA FRANCHARLA W/F 34 MISD OFFICER MILLER FTA

♦ FRANKLIN CHRIS LYNN W/M 27 FELONY PROBATION PROBATION VIOLATION

♦ LAMB RICHARD ACE W/M 30 PROBATION HOLD FOR OTHER AGENCY

♦ BROGDON RANDALL WADE W/M 41 FELONY OFFICER LEAMON POSS SCHED 2

♦ HIGGINS AUTUMN DESIREE W/F 31 MISD OFFICER CARTER DUI, FTML, SPEEDING, POSS MARIJUANA >1OZ, DRIVING W/O LICENSE ON PERSON, FAILURE TO OBEY TRAFFIC DEVICE

♦ JONES IRVING ALLEN B/M 29 MISD OFFICER OSHELDS DWLSR, FAILURE TO STOP AT STOP SIGN

♦ DAVIS WILLIAM LEE W/M 46 FELONY OFFICER LAYNE THEFT BY TAKING MOTOR VEHICLE

♦ HOLLAND CARLEY DIANNA W/F 41 MISD OFFICER BROCK FTA

♦ BRIDGES JANET DENISE W/F 63 FELONY OFFICER CAREATHERS THEFT BY TAKING

♦ COSEY JAMES MELVIN B/M 46 FELONY OFFICER BROCK PROBATION VIOLATION

♦ COTTOM TIMOTHY CLARK W/M 41 MISD OFFICER BROCK PROBATION VIOLATION

♦ FLEMISTER RICHARD DUEL W/M 69 D.O.C. RETURN FROM RSAT

♦ WOODS JAMES WAYNE W/M 29 D.O.C. HOLD FOR COURT

♦ MCHAN ANGELA LYNN W/F 65 MISD OFFICER WILSON THEFT BY SHOP-LIFTING

♦ TION VIOLATION
♦ DUTTON JOHNATHAN WILLIAM W/M 46 OFFICER BROCK HOLD FOR ELBERT COUNTY

♦ THORNTON SAMANTHA JEAN W/F 38 OFFICER ROBERTS RETURN FROM HOSPITAL

♦ CAREATHERS GREGORY B/M 68 MISD OFFICER HAVEN DUI, SPEEDING

♦ PATTON SAM HOUSTON W/M 62 FELONY OFFICER LAYNE FUGITIVE FROM ANOTHER STATE

♦ TANKERSLEY CARRI ELIZABETH W/F 29 MISD OFFICER FERGUSON DRIVING W/O LICENSE, EXPIRED REGISTRATION

♦ FOWLER SPENCER GENE W/M 21 MISD OFFICER HAVEN DUI DRUGS, SEAT BELT, GA RESIDENT HAS 60 DAYS TO CHANGE NAME/ADDRESS

♦ SUMMERS GREGORY SCOTT W/M 48 MISD OFFICER AGREDANO LOITERING AND PROWLING

♦ HARWOOD ALLEN ROBERT W/M 39 MISD OFFICER AGREDANO LOITERING AND PROWLING

♦ HAMPTON STEPHANIE MICHELLE W/F 39 FELONY OFFICER AGREDANO VGCSA

♦ THORNTON SAMANTHA JEAN W/F 38 OFFICER SWAFFORD RETURN FROM DR APPOINTMENT

♦ RUSSELL JACOB SCOTT W/M 33 FELONY OFFICER LINDER FAILURE TO APPEAR, POSS OF METH

♦ ELLINGER WAYNE EDWARD W/M 47 OFFICER WIDENER RETURN FROM COURT

♦ SMITH ZANE DAVID W/M 32 FELONY OFFICER BROCK PROBATION VIOLATION

♦ BLUE KAYDEN RYAN W/M 17 MISD OFFICER HUNT DRIVING WITHOUT A VALID LICENSE, NO HELMET, DRIVING UNSAFE VEHICLE

♦ WALKER SR ERIC LEON B/M 41 FELONY OFFICER MILLER PROBATION VIOLATION

♦ ANSLEY JASON ORLANDO B/M 45 FELONY OFFICER MILLER PROBATION VIOLATION

♦ GREY HENRY BELLEAPHANTZ B/M 39 MISD OFFICER PHILLIPS SHOP-LIFTING

♦ OWENS CHRIS ANTIONE B/M 37 FELONY OFFICER GALYON THEFT BY BRINGING STOLEN PROP INTO STATE, DRIVING ON SUSP, POSS OF METH, POSS OF FIREARM DURING COMMISSION OF FELONY

♦ WORTHY ROBERT DYLAN W/M 39 MISD OFFICER PHILLIPS DISORDERLY CONDUCT

♦ LIGHTFOOT FRANKLIN LEVI W/M 32 MISD OFFICER FERGUSON DUI, OPEN CONTAINER, IMPROPER LANE CHANGE

♦ ISOM DONNY RAY B/M 53 MISD OFFICER YOUNG

PUI, HOLD FOR OTHER AGENCY

♦ WILSON SANDY WAYNETTE W/F 48 MISD OFFICER YOUNG DUI DRUGS

♦ SIPSY KRYSTAL GAIL W/F 40 MISD OFFICER PHILLIPS CRIMINAL TRESPASS, DISORDERLY CONDUCT

♦ FOWLER SEAN DUEVEAU B/M 48 FELONY OFFICER MULLIS OBSTRUCTION, BATTERY FAMILY VIOLENCE, FALSE IMPRISONMENT

♦ BROWN SHILO SHANTILL B/F 39 MISD OFFICER CHAVEZ DUI, NO LICENSE, HEADLIGHT, OPEN CONTAINER

♦ BARKLEY JEWELL DIANA W/F 49 MISD OFFICER SHACKLEFORD DUI, NO INSURANCE, FTML

♦ BEST MELVIN HAROLD W/M 53 MISD OFFICER SIMPSON SIMPLE ASSAULT

♦ PANKEY MESSHICK SAMPSON W/M 26 MISD OFFICER HUNT SIMPLE ASSAULT

♦ MCGUIRE ALEXIA MARIE W/F 26 FELONY OFFICER LINDER SIMPLE BATTERY, CRUELTY TO CHILDREN 2ND, TERRORISTIC ACTS

♦ PELL GREGORY JAY W/M 62 MISD OFFICER GOULART FAILURE TO APPEAR (RPD)

Volunteers help restore Historic Lytle Cemetery in Chickamauga

Special

On October 17, 2025, Walker County African American Historical and Alumni Association Inc. (WCAAHAA) partnered with LaFayette Roper Corporation, Mr. Luther Ingram, CEO, to clear the overgrowth at Historic Lytle Cemetery on Long Hollow Road, Chickamauga.

This was part of Roper's annual community service day. Roper sent twenty-two employees organized by Roper employees' Mr. Edward Muhammad and Mrs. Kay Henderson. It has been several years since WCAAHAA was able to acquire the partnership of young individuals capable of quickly clearing the cemetery of overgrowth; therefore, Roper Corporation, a subsidiary of GE Appliances, a Haier Company, is greatly appreciated!

Additional supplies were provided by LaFayette Walmart, LaFayette Ace Hardware and LaFayette Food City Grocery Store. Walker County government hauled away the debris. Everyone is greatly appreciated!

Also, present to assist were Mr. John Culpepper and Mr. Randy Pittman of the Walker County Historic Preservation Commission. They placed an USA flag to honor Claude Rollins, Co. B 24 Inf. U.S.A., born March 18, 1886, died February 8 1930.

Mr. Rollins was possibly a Buffalo Soldier. Buffalo Soldiers are African Americans who served in the United States Army and Infantry ca. 1866 to 1918 thus serving on the frontier fighting against Native Americans, in the Spanish-American War and World War I.

Also, they served in military parks, building roads and forts. Furthermore, they cleared Chickamauga Battlefield of the fallen Union/Federalist soldiers, resuming their bodies and reintering them, thus the initial creation of the Chattanooga National Military Cemetery.

Furthermore, they were instrumental in providing the labor for the rebuilding of Chattanooga, Tennessee after the Civil War. Additionally, it is of historical interest to know that in 1898, the Buffalo Soldiers of Troop



Contributed

This is Lytle Cemetery after it was cleared of outgrowth.



Contributed

This is Lytle Cemetery before it was cleared of outgrowth.



Contributed

Randy Pittman and John Culpepper place an U.S. flag to honor Claude Rollins.

K of the 10th Cavalry were housed approximately a week at Camp Chickamauga with Theodore Roosevelt and his "Rough Riders."

"Many claim that when the black Ninth and Tenth Cavalry came to the aid of Theodore Roosevelt and his 'Rough Riders' [at San Juan Hill, Cuba], the Buffalo Soldiers saved the 'Rough Riders' from complete annihilation... Roosevelt was lavish in his praise of the black soldiers at the time... [and] they were heralded in newspapers across the country."

Due to the jobs created by the Chickamauga National Military Battlefield Park and the Fort Oglethorpe Base, a thriving African American community was created in

the Lytle Community that consisted of two churches and the organization of the Lytle Cemetery ca. 1890s.

The Chickamauga Battlefield most famous employee, Mr. Mark Thrash lived in the Lytle Community. According to Mrs. Georgia Harris, who was born on December 13, 1914 in a log cabin in the Lytle Community, Lytle Cemetery is the first cemetery in Walker County organized solely by African Americans. Before, Lytle Cemetery, African Americans buried their dead in the back of European American cemeteries, cemeteries organized by once white plantation owners and on their private property.

Lytle Cemetery is the only remaining site and legacy of the once African American Lytle Community. It is considered an abandoned cemetery, and thus possibly falls under the protection of the Walker County Government; however, with the numerous numbers of abandoned cemeteries in Walker County, residents and businesses come together to assist in clearing and preserving the legacy of lost communities.

WCAAHAA hopes to hold another Lytle Cemetery workday in early spring 2026. Anyone interested in this workday, please email wcaahaa@yahoo.com.

Article and photos submitted by Beverly Foster, president of the Walker County African American Historical and Alumni Association Inc.

Walker County Fire Station 4
Request for Proposals – RFP 2025-13

Walker County, Georgia is soliciting proposals from qualified vendors for framing, mechanical, electrical, plumbing and other interior work on Walker County Fire Rescue Station 4, located at 95 Hinkle Drive, Lookout Mountain, GA 30750.

Sealed proposals will be received at the office of Joe Legge, Walker County Government, 101 S Duke St., LaFayette, GA 30728 until 2:00 p.m. local time on December 30, 2025, and then publicly opened and read aloud at said location.

Copies of the RFP, including contractor registration and requirements, may be obtained in the offices of Walker County Government, 101 S Duke St., LaFayette, GA 30728 or online at walkercountyga.gov/public-notices or through the Georgia Procurement Registry.

Walker County Government reserves the right to accept or reject any and all proposals, to waive formalities, technicalities or irregularities and to re-advertise if necessary.

Walker County Cloud Based ERP Software
Solution
Request for Proposals – RFP 2025-11

Walker County, Georgia is soliciting proposals from qualified vendors to provide a cloud-based Enterprise Resource Planning (ERP) software solution that modernizes the County's financial operations, integrates with existing systems (Gravity and Paycor), and supports efficient workflows for a lean accounting team.

Sealed proposals will be received at the office of Joe Legge, Walker County Government, 101 S Duke St., LaFayette, GA 30728 until 12:00 p.m. local time on January 5, 2026, and then publicly opened and read aloud at said location.

Copies of the RFP, including contractor registration and requirements, may be obtained in the offices of Walker County Government, 101 S Duke St., LaFayette, GA 30728 or online at walkercountyga.gov/public-notices or through the Georgia Procurement Registry.

Walker County Government reserves the right to accept or reject any and all proposals, to waive formalities, technicalities or irregularities and to re-advertise if necessary.

Walker County Generator Project
Request for Proposals – RFP 2025-12

Walker County, Georgia is soliciting proposals from qualified and experienced contractors to furnish all labor, equipment, materials, and services necessary for the installation of both fixed and portable generators to serve critical facilities essential to maintaining operations and public safety during emergencies and power outages.

Sealed proposals will be received at the office of Joe Legge, Walker County Government, 101 S Duke St., LaFayette, GA 30728 until 1:00 p.m. local time on January 5, 2026, and then publicly opened and read aloud at said location.

Copies of the RFP, including contractor registration and requirements, may be obtained in the offices of Walker County Government, 101 S Duke St., LaFayette, GA 30728 or online at walkercountyga.gov/public-notices or through the Georgia Procurement Registry.

Walker County Government reserves the right to accept or reject any and all proposals, to waive formalities, technicalities or irregularities and to re-advertise if necessary.

LOCAL COLUMNIST ■ JJ LEWIS

The GOP civil war: A constitutional conservative's view

Today it is no secret that the Republican Party is engaged in a civil war within itself and this has triggered an identity crisis. What began as arguments over direction and personalities has transformed into a chaotic struggle over direction and identity.



Lewis

In 1858, Abraham Lincoln warned that "a house divided against itself cannot stand." The context was different, yet his warning now echoes across the political movement he would later serve as its first Republican president.

For decades, the GOP championed low taxes, small government, free markets, amongst other things, while promising prosperity through capitalism and individual responsibility. Yet the evidence shows the results have contradicted the message and the platform. While the party advances the voice of conservative America, the identity seems to have evolved into more branding than practice as the party has drifted from the working people who built it.

At stake is not only the

future of the GOP, but conservatism itself. Factions are fighting not just for influence, but for power. Then, behind these battles stands the powerful force of corporate establishment money, fueling the conflict. In the states, nowhere is this civil war clearer than in Georgia.

THE CORPORATE ESTABLISHMENT BEHIND THE CURTAIN

First, it is very important to understand what is occurring both publicly and behind the scenes. Operating under the surface of politics is a powerful corporate establishment of corporations, lobbyists, and donor networks that have full control. This network functions as influencer and manipulator, while controlling political outcomes and directing government.

Corporate influence is not new, but the 2010 Supreme Court ruling on Citizens United unleashed unlimited political spending under the label of "free speech," erasing the boundary between money and political influence. Today, the corporate establishment

Today it is no secret that the Republican Party is engaged in a civil war within itself and this has triggered an identity crisis.

owns the politicians, parties, legislation, and regulations. This is the current political reality. No conspiracy theory or tin foil hat needed, as this is fact. The result is that the voters' voice is severely diminished.

THE REPUBLICAN DIVISIONS

The GOP is currently divided into factions engaged in civil war that is driving the identity chaos. MAGA loyalists see Trump as both leader and symbol, while Traditional Republicans value stability and republican governance, but at the cost of clarity. The Constitutional Conservatives reject personality politics and insist on rule of law, while the conditional conservatives support Trump's policies without pledging loyalty. Meanwhile, RINOs only operate as Republicans to win elections while legislating wherever the wind blows.

Amid this chaos, a new faction has risen: the Kemp

Republicans. This group is management and order over personalities and party voice, and disciplined leadership aligned with purely business-focused legislation. The Kemp Georgians First Leadership Committee and Hardworking Georgians now operate as a parallel campaign machine, raising major funds and building a voter network larger than the Georgia GOPs. In this, Kemp remains one of the few Republicans to openly defy Donald Trump and actually gain from it.

GEORGIA: GROUND ZERO FOR THE DIVIDE

In Georgia, the civil war is fully engaged as the Republican base remains divided into factions waging battles with each other. At state conventions, microphones are cut, rules changed without votes, credentials used to silence, and petitions are dismissed. State Leadership minimizes the Frost family's \$140 million

Ponzi scheme while keeping a family member in a party position. Then, at the county level, GOP groups continue the infighting, even locking out candidates and triggering lawsuits.

A primary issue in Georgia has been the lack of effective leadership within the Georgia GOP. Rather than stewarding unity, leadership has manipulated procedures, weaponized rules, and enforced predetermined outcomes where dissent is treated as disloyalty. With factions competing for influence, this failure has intensified the chaos and deepened the Republican identity crisis.

The Georgia GOP resembles a cabal protecting its own, signaling to the grassroots and voters that loyalty shields insiders more than it cares about ethics or law. This shifts the mission from defending values to defending those in power. When participation must align completely with leadership and loyalty outranks integrity, ethics become negotiable and the party loses its base. As the Georgia GOP continues to weaken, the Kemp political machine is poised to overtake it.

THE CROSSROADS

Today, the GOP stands at a crossroads. It can remain a fractured brand driven by control, personality battles, and corporate money or return to conservative Republican principles the party is rooted in. This will ultimately decide the future of the party altogether.

Conservatism and capitalism are exceptional, especially together, and these can still work, but not in a Republican Party consumed by civil war, chaos, and division. A constitutional republic that is effectively led by unified conservative Republicans fully supporting the working people and with a regulated capitalism economic engine is still worth fighting for. However, a house divided cannot stand.

JJ Lewis is an independent consultant and contractor who works with businesses, nonprofits, government agencies, and the educational arena in a variety of roles. A graduate of Tennessee Temple University, he lives in Rossville with his wife and family. He can be reached at coachjlewis@gmail.com.

COLUMNIST ■ ANN COULTER

Dems: Follow our illegal orders, not theirs

If you've been buried in Jeffrey Epstein's emails advising Harvard professors how to cheat on their wives, you may have missed the video put out by six Democratic lawmakers, solemnly instructing members of the military to "refuse illegal orders" from the commander in chief, one Donald J. Trump.

At least I think that's the point they were making. Here's the gist of their public service announcement:

Sen. Mark Kelly, D-Ariz.: "Our laws are clear: You can refuse illegal orders."

Rep. Jason Crow, D-Colo.: "You can refuse illegal orders."

Rep. Chris Deluzio, D-Penn.: "You can refuse illegal orders."

Rep. Maggie Goodlander, D-N.H.: "You can refuse illegal orders."

I've watched it several times, listened to it backward, showed it to friends, and I think the subtle message they're trying to convey is that members of the military can refuse illegal orders.

Trump and a slew of Republicans accused the six of sedition for encouraging troops to stop before following orders, mull over the directive, then decide whether, in their considered opinion, the order is "legal" or not. (Admittedly, Trump may have gone too far in suggesting all six should be put to death.)

Any normal person sees

a video like this and thinks, There must be a problem if they're doing PSAs about it!

The Democrats reacted with wide-eyed innocence. That's the law! Are you saying troops should follow illegal orders? We even got the inevitable Holocaust comparison, with CNN's Jake Tapper delivering this little sermon:

"The Nuremberg defense — this is the war crimes tribunal after World War II — was that these Nazis were only following orders, and the Nuremberg defense was resoundingly rejected in international law. Carrying out illegal orders is not a defense because you were being obedient." This is a classic Democratic cheeseball attack: Make baseless accusations while pretending not to be making baseless accusations.

Here are some other classics: "Hate has no place here." Wait a minute. Are you talking to me?

"Stop racism!" Who are you calling a racist? Needless to say, the lawmakers were unable to cite any illegal orders from Trump or anyone else in the military's chain of command. (Nor, for the record, did Kamala produce any lie told by Kavanaugh.)

When pressed to name an illegal order, the not-terri-



Ann Coulter

bly-bright Rep. Crow indignantly informed Fox News' Martha McCallum that it was unreasonable to expect Democrats to be referring to anything at all. "Here's a novel idea," he said. "How about we actually prevent things from happening before they become a problem, right?"

I can think of millions of ways Democrats are breaking the law if I don't need a single example.

But, unlike them, I do have examples of illegal orders issued by Democrats.

For example: President Joe Biden ordered border patrol agents: Don't do your job.

Mayors in blue cities ordered (and are ordering) police: Don't do your job.

Governors in "sanctuary" states are ordering law enforcement officers, voting officials, prison administrators, department of motor vehicles workers and others: Don't do your job.

All of these employees also take oaths to faithfully perform their duties. Republicans should run the Democrats' exact video — with the same termbagants doing the hectoring — but with a new intent, directing the announcement to state government employees who are following illegal orders right now.

LOCAL COLUMNIST ■ JOE PHILLIPS

'Miracle watch' and a stubborn quest for the right band

I broke it. That is a sure statement because: first, I am a man; and second, was there when it happened.

The "it" is the band on my "miracle watch," made of some kind of plastic that doesn't last long enough to please me.

The "miracle watch," as my personal critics call it, can tell me more than I need to know but might want to know. Would be nice to know. It is there if I should need it.

The altitude feature might be useful, if I knew how to use it, but I was always in a situation in which I knew my height above the ground, could easily find out, or didn't care. This part is for mountain climbers and I want nothing to do with that.

Air pressure is just another name of the same thing. You can display in feet or inches of mercury. One reason it does not seem to be reliable is that air pressure is influenced by air temperature.

You are able to take off the watch and leave it on a table for a while to remove the body temperature influence.

My first look at this miracle watch was at a duty-free shop somewhere else. The cost was higher than I would ever consider paying even with discounts.

I found the watch grossly marked down at a big box wholesale club place.

There is a compass feature to the watch and I use it just because I can.

I've owned it about 20 years and have yet to replace batteries. On the face there is a small solar cell that uses sunlight to charge the battery.

During winter I leave the watch near a window where direct sunlight charges the battery. When I wear short-sleeved shirts that is not necessary.

Then there is the main feature of displaying the correct time. That never has to be set. The watch monitors a radio signal that automatically broadcasts the correct time and the watch receives the correct signal and sets the watch to the correct time. Easy.

Sometimes it is necessary to enter another time zone or fiddle with Daylight Saving Time. That is changed by pushing two buttons.

For the last few weeks I have been holding the wristband together with a large rubber band. The look embarrasses the Kansas Woman, who said we probably could afford a new watchband and it somehow reflects on her since the rubber band and watchband were different colors.

I've got a search going for an OEM (Original Equipment Manufacturer) band for my Casio Pathfinder but not all Pathfinder model watches are the same.

The KW said that if I didn't care what the watchband looked like with the ratty-looking rubber band I should be satisfied if the look is close but maybe not OEM.

The KW doesn't understand.

Joe Phillips writes his "Dear me" columns for several small newspapers. He has many connections to Walker County, including his grandfather, former superintendent Waymond Morgan. He can be reached at joephillips@hotmail.com.

GUEST COLUMNIST ■ TOM GREENE

When business lost its soul

Something strange is happening. It's hard to name, but you can feel it. Like the subtle change in seasons from summer to fall. It's almost imperceptible until the leaves start to gather in the driveway and the pumpkin spice latte arrives.

Most people don't go to an office anymore. It's created space where none used to exist. As a result, there's a chill in the air. Conversations are shorter, more direct. Meetings are efficient. Like the subtle change in the temperature-something is different, but you can't really put your finger on it. Everyone's engaged, yet few seem connected. The warmth that once lived in relationships — the unspoken sense of connection — seems to have chilled.

As Ernest Hemingway wrote, it happened "gradually, then suddenly." The pandemic was the turning point. Turns out that the byproduct of social distancing is, well, distance. Work from home and the remote video conferencing tech-

nology that had languished for years was just waiting for an opportunity like this. "Two weeks to stop the spread" became two years. That was just long enough to permanently change the way we do business. The way we communicate. The way we relate to one another.

It was a matter of survival at the time. Not health survival but business survival. There was no alternative. We learned how to use video conferencing for everything. It was awkward and then it wasn't. We migrated from full business casual to "camera ready." Meaning that pants and shoes were optional if you didn't stand up on camera. Perception is reality. And we never looked back.

But in our rush toward efficiency, we traded something priceless for something convenient. And what we got in return was distance. No warmth. No connection. Minimal eye contact. There was an earlier time when business was different. You celebrated, mourned, and occasionally ended up at

a bar talking about real stuff-family, children, your lazy co-worker, your new boss, potential promotions. Things that connected us to each other at a deeper level.

We talked about our lives. People knew your children's names. They knew your cat was named Cammie and that she was feral and often brought home dead mice. There was a connection, a texture. It made business personal and less transactional. Now it's all flat. No texture.

See, the best business relationships aren't built on efficiency. They're built on trust. And trust takes time, attention and proximity. When you're behind a screen all day, empathy starts to fade around the edges. You forget that the people are human. Business, after all, is about people. Business is about effort and connection.

It's affecting how we treat each other. We're more direct, more transactional. Less forgiving and less patient. Because screens create distance. You'd never interrupt someone in person the way

people do on screen. Screens make us bolder, but not kinder. And they remove the fun.

And maybe that's what's missing most of all — the fun. Business used to have intimacy. There was a rhythm to it. You worked hard, but you also connected. There was laughter, tears, storytelling, friendship — all woven into the fabric of work.

When business becomes purely transactional, it loses its soul. It becomes mechanical, efficient, predictable. And in the process, a little sad. Because while we optimized for efficiency, we forgot that relationships — not transactions — are what make business rewarding.

Whether you work on not, I'm betting you feel it too. It is leaning over into lots of other institutions like churches and volunteer organizations. Can you feel it? Send me an email at tom@greene.com. I promise you'll hear back from me.

Writer Tom Greene is a Georgia native. He can be reached at tomgreene.com or on his website site.atomgreene.com.

Walker County Fire Station 4 Request for Proposals - RFP 2025-13

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SHIP TO

WALKER CO COMMISSIONER'S OFFICE
101 S DUKE ST
LA FAYETTE, GA 30728

BILL TO

WALKER CO COMMISSIONER'S OFFICE
PO BOX 445
LA FAYETTE, GA 30728

PURCHASE ORDER
NO. 2026-00000949

DATE 01/05/2026

VENDOR 2551 STANDBY SERVICE SOLUTIONS LLC

CONTACT

STANDBY SERVICE SOLUTIONS LLC
156 W ARMUCHEE RD
LAFAYETTE, GA 30728

DELIVER BY
SHIP VIA
FREIGHT TERMS
ORIGINATOR
RESOLUTION #
PAYMENT TERMS

Brooks, Stephanie

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	Capital - Other Equipment - Generator - Hinkle Fire	\$42,060.0000	\$42,060.00
TOTAL DUE				\$42,060.00

APPROVED BY _____

SPECIAL INSTRUCTIONS