



Walker County Governmental Authority
201 South Duke Street, Annex IV
LaFayette, GA 30728

Minutes of the Regular Meeting of the Board of Commissioners

April 2, 2026 - 6:30 PM

Call to Order:

Chairwoman Angie Teems called to order the Regular Meeting of the Board of Commissioners held at Courthouse Annex IV, 201 S. Main Street, LaFayette, Georgia at 6:30 PM on April 2, 2026.

Attendees:

The following were present: Chairwoman Teems, Commissioners Robert Blakemore, Mark Askew, Brian Hart, and Gene Wilson. Also in attendance were Chief Financial Officer Christian Roach, County Clerk Lisa Richardson, Communications & Community Development Director Joe Legge, Chief of Staff Dakiya Porter, Compliance Officer Aleks Jagiella-Litts. A sign-in sheet for other guests is attached.

Approval of Agenda:

Agenda of the Regular Scheduled Meeting held on April 2, 2026

- a. Commissioner Hart made a motion to amend the agenda to remove items 15.2, 15.3 and 15.4 from the Consent Agenda and place in New Business for discussion
- b. Seconded by Commissioner Blakemore
- c. No discussion
- d. 4 Ayes, 0 Nays
- e. Amended Agenda approved

Approval of Minutes:

Approval of Minutes for the Regular Meeting of the Board of Commissioners held on March 5, 2026 at 6:30 p.m.

- a. Motion to approve March 5th Minutes made by Commissioner Wilson
- b. Seconded by Commissioner Hart
- c. No discussion
- d. 4 Ayes, 0 Nays
- e. March 5th, Meeting Minutes Approved

Approval of Minutes for the Board of Commissioners Special Called Work Session held on March 24, 2026 at 4:30 p.m.

- a. Motion to approve March 24th, Special Called Work Session Minutes made by Commissioner Blakemore
- b. Motion to Seconded by Commissioner Hart
- c. No discussion
- d. 4 Ayes, 0 Nays
- e. March 24th, Minutes Approved

Proclamations:

Public Safety Telecommunicators Week

Chairwoman Teems presented the Proclamation for Public Safety Telecommunicators Week to the Emergency Management Agency (EMA). Lisa Pless and several other EMA personnel were in attendance to accept the proclamation.

Donate Life Month

The Proclamation for National Donate Life Month was read by Chairwoman Teems, as Kyla Harris was absent and unable to accept it in person. The certificate will be forwarded to the LifeLink Office.

Chairwoman's Report:

Chairwoman Teems reported that she appeared on the Judy O'Neil show on April 1, 2026. While several topics were discussed, she specifically wished to elaborate on the topic of explaining the roles and functions of this government. This report went over the authority levels for Chairwoman Teems, compared to the responsibilities for the Board of Commissioners.

Chairwoman's Authority and Responsibilities:

- **Financial Approval:** Can approve single expenses up to \$25,000.
- **Voting:** Only votes at Board of Commissioner Meetings to break a tie among the four District Commissioners. (Note: Chairwoman Teems has not needed to cast a tie-breaking vote in the past 15 months.)
- **Day-to-Day Operations (Similar to a Corporate Operations Officer):**
 - Setting goals and priorities for departments
 - Personnel management
 - Managing projects and contracts
 - Paying bills
 - Public communication
 - Implementation of policies
- **Department Reporting:** 19 departments report directly to the Chairperson.

District Commissioners' Authority:

- **Financial Approval:** Must vote on and approve all costs exceeding \$25,000.
- **Key Responsibilities:**
 - Authority over the annual budget
 - Authority over properties
 - Setting policies
- **Department Reporting:** The County Clerk and the County Attorney report to the Board of Commissioners.

Financial Report:

Christian Roach, CFO, presented the Financial Report for the month ending January 31, 2026.

Committee Reports:

No Committee Reports

Department Reports:

No Department Reports

Presentation

Julie George of Rushton presented the Audit Report for Fiscal Year 2025. This marks the fifth consecutive year that Rushton has conducted the audit for Walker County, beginning with the

2021 Fiscal Year. Her presentation tonight focuses specifically on the review of the Fiscal Year 2025 audit.

This report can be found at:

<https://walkercountyga.gov/2026/03/20/fiscal-year-2025-audit-for-walker-county-now>

Public Hearing - Planning & Zoning:

Per Walker County Code Chapter 22-109 a time limit of 12 minutes shall be imposed upon the total number of people who wish to speak in favor of a planning/zoning request, including the initial presentation of the petitioner. Thereafter, a time limit of 12 minutes shall be imposed on the total number of people who wish to speak in opposition of the zoning request. Each side may allocate its 12 minute period among any number of speakers, provided that the presentation by all speakers for each side shall not exceed 12 minutes per side.

1. **Charles Skiles:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 938 Andrews Lane, Chickamauga, GA. 30707. Tax map and parcel number 0-252-006E.
 - a. Charles Skiles, with 5 acres, discussed his intention to rebuild a second house on his property, located at the top of a hill in a wooded area.
 - b. Mr. Skiles confirmed that the residence in question would be an owner's second home, not a rental property, in response to Commissioner Hart's inquiry.
 - c. Commissioner Wilson asked Mr. Skiles if he would sell his existing home if he proceeded with new construction. Mr. Skiles responded that he did not have definite plans yet, but viewed this as a necessary first step to secure permission before any building commenced. He reiterated that the property would not be used as a rental.
 - d. No one is attendance to speak against this rezone

Decisions - Planning & Zoning Decisions

1. **Joan Brown:** Requests a rezone from A-1 (Agricultural) to CN (Neighborhood Commercial) for property located at 6280 Hwy 151, LaFayette, GA. 30728. Tax map & parcel number 0-516-005. (Tabled at February 05, 2026 Meeting)
 - a. Commissioner Hart made a motion to table for an additional 30 days
 - b. Seconded by Commissioner Askew
 - c. Commissioner Hart reported on a meeting he and Jon Pursley held with the potential new owners, their lawyer, and engineers. The purpose was to develop an alternate plan, as the original, larger truck stop concept was deemed unsuitable for the Naomi community.
 - d. The alternate plan will be presented and discussed at a community meeting in Naomi, which will include School, Church, and Neighboring citizens for an open discussion. Following this community input, the plan will be brought before the Board of Commissioners for a vote.
 - e. A deadline of April 15th has been set with the developer to receive the updated plan. The community meeting is scheduled to occur prior to the May Board of Commissioners meeting.
 - f. Chairwoman Teems recommended that the planning and zoning process be restarted and that the updated plan be submitted.
 - g. Commissioner Hart suggested tabling the item rather than requiring re-application, as the typical waiting period is one year. The commissioners concurred with this preference.
 - h. The vote to table this item has been extended for another 30 days. A formal vote is now scheduled for the May 7th meeting.
 - i. 4 Ayes, 0 Nays
 - j. Rezone to be voted on in the May 7th Board of Commissioners Meeting.
2. **Charles Skiles:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 938 Andrews Lane, Chickamauga, GA. 30707. Tax map and parcel

number 0-252-006E. *(Planning Commission recommended this rezone be Approved as submitted)*

- a. Commissioner Blakermore made a motion to Approve the rezone
- b. Seconded by Commissioner Askew
- c. Remarks from Commissioner Hart that he will deny due to there is not a hardship and this goes against the area's comprehensive plan
- d. No further discussion
- e. 2 Ayes, 2Nays
- f. With a tie, Chairwoman Teems made a motion to approve bringing vote to 3 Ayes, 2 Nays
- g. Rezone Approved

Recess:

The chair called a recess at 7:40 PM

The meeting reconvened and called back to order at 7:46 PM

Public Comment:

1. Jim Pope addressed the Board to express his opposition to the proposed abandonment and closure of Concord Road.
2. John Longwith commented that the road is a historic community asset and landmark.
3. Juanita Maanum, a homeowner on the road, supports the closure primarily due to safety concerns. She noted that residents have been independently maintaining parts of the road, addressing issues like potholes and ditches.
4. Mary Wise appealed for the closure of Concord Road, citing safety concerns and trespassing as the reasons. Ms. Wise owns property on both sides of the road.
5. Michael Wise stated that a traffic count over 40 days showed a very limited use of 3-4 cars per day. However, he noted that the few people who do use the road often drive at a high rate of speed. He is in favor of the closing of Concord Road.
6. Steven Grigsby spoke in favor of maintaining public access on Concord Road, citing its necessity for future developments in the area and the vital access it currently provides.
7. Ralph Harris voiced his support for keeping Concord Road open. He noted that maintenance is currently an issue and recalled that the road was previously tar and gravel, and better maintained in the past.
8. Jay Tankersley addressed the Commissioners regarding the proposed sale of the Rossville gym and recreation center, specifically referencing a 50-year lease. He subsequently provided Commissioner Askew with documentation related to the property.
9. Cindy Breeden inquired about the title search concerning the Rossville property and requested that the Commission reconsider the proposed sale of this property.
10. Ned Yates discussed quick-claim deeds, explaining their function, and emphasized the principle that "Word is Bond for Elected Officials."
11. Randy Pittman provided an update, noting that the contract for Phase 2 of the Walker County Historical Survey Grant has been executed, with work anticipated to start this spring. He added that the application for Phase 3 has been submitted and a decision is pending. Mr. Pittman also mentioned that he spoke with John Culpepper regarding the naming of the Chickamauga Connector Trail.

12. Jeremy Maanum proposed the closure of Concord Road. His rationale is that the road serves an undeveloped area which is expected to remain agricultural farmland. Furthermore, he noted that emergency services do not rely on Concord Road, instead utilizing an alternate access point via East Armuchee. The closure is intended to preserve the area for agricultural use.

Consent Agenda:

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

1. Resolution R-026-26 to Approve a Consulting Services Agreement with Atlantic Coast Consulting
 - a. Motion to approve made by Commissioner Hart
 - b. Seconded by Commissioner Blakemore
 - c. No further discussion
 - d. 4 Ayes, 0 Nays
 - e. Resolution Approved

New Business:

1. Joint Resolution R-J01-26 with the City of Chickamauga to name the Battlefield Connector Trail after John Culpepper
 - a. Motion to approve renaming of Trail made by Commissioner Askew
 - b. Seconded by Commissioner Hart
 - c. No further discussion
 - d. 4 Ayes, 0 Nays
 - e. Resolution Approved
2. Resolution R-027-26 to Approve Memorandum of Understanding (MOU) Regarding Disposition of Certain Real Property located in Rossville, GA
 - a. Motion to approve made by Commissioner Wilson
 - b. Second by Commissioner Blakemore
 - c. Commissioner Askew stated that outside counsel had reviewed the matter and was not aware of a 50-year lease agreement. Jay Tankersley subsequently presented Commissioner Askew with printed documentation regarding the agreement.
 - d. Commissioner Wilson withdrew the initial motion. He then moved to approve the Memorandum of Understanding (MOU) with the Joint Development Authority (JDA) regarding the two properties, contingent upon the final review of the discussion concerning the new information presented.
 - e. Seconded by Commissioner Blakemore
 - f. Chairwoman Teems confirmed that the County Attorney, Ken Jarrard, would be the one to review the new information, a clarification requested by Commissioner Hart.
 - g. 4 Ayes, 0 Nays
 - h. Resolution Approved
3. Resolution R-028-26 to Direct Sale of Certain County-Owned Real Property
 - a. Motion to Approve made by Commissioner Teems
 - b. Seconded by Commissioner Hart
 - c. Discussion on land and where this would be posted for sale
 - d. No further discussion
 - e. 4 Ayes, 0 Nays
 - f. Resolution Approved

4. Resolution R-029-26 Board Consideration to initiate the Abandonment of a portion of Concord Road (public right-of-way) between Albert Thomas Drive and East Armuchee Road as requested by abutting property owners.
 - a. This is the initial Step 1 of the process; the public hearing, which constitutes Step 2, is scheduled for the May 7th meeting.
 - b. Motion to Approve made by Commissioner Blakemore
 - c. Seconded by Commissioner Wilson
 - d. Commissioner Askew confirmed that this action is merely the initial phase, and there are several alternative courses of action available should a decision be made against either abandoning the property or putting it to use.
 - e. Commissioner Hart recused himself from the vote because the land involved family and financial interests.
 - f. Commissioner Wilson confirmed that the Public Hearing is scheduled for the May 7th meeting.
 - g. No further discussion
 - h. 3 Ayes, 0 Nays
 - i. Resolution Approved
5. Resolution R-030-26 to Amend the Fiscal Year 2026 Budget
 - a. Motion made by Commissioner Askew
 - b. Seconded by Commissioner Wilson
 - c. Commissioner Hart stated that the earlier meeting was helpful in making this decision.
 - d. No further discussion
 - e. 4 Ayes, 0 Nays
 - f. Resolution Approved
6. Resolution R-031-26 to Amend Project List and Budget for the 2020 Special Purpose Local Option Sales Tax (SPLOST)
 - a. Motion made by Commissioner Hart
 - b. Seconded by Commissioner Wilson
 - c. No further discussion
 - d. 4 Ayes, 0 Nays
 - e. Resolution Approved
7. Purchase order 2026-00001540 to Chase Reline, Inc. for \$32,500.00 to reline culvert at Powder Springs Circle, Flintstone GA
 - a. Motion made by Commissioner Hart
 - b. Seconded by Commissioner Blakemore
 - c. No further discussion
 - d. 4 Ayes, 0 Nays
 - e. Purchase Order Approved
8. Purchase order 2026-00001541 to Chase Reline, Inc. for \$86,500.00 to reline culvert at SR-136 & Abney Drive, LaFayette GA
 - a. Motion made by Commissioner Hart
 - b. Seconded by Commissioner Wilson
 - c. Commissioner Hart verified SPLOST funding was utilized
 - d. No further discussion
 - e. 4 Ayes, 0 Nays
 - f. Purchase Order Approved
9. Purchase Order 2026-00001363 to Jenkins Chrysler-Dodge-Jeep for \$296,520.00 to purchase Seven (7) vehicles for the Walker County Sheriff's Office (SPLOST).
 - a. Captain Anderson spoke on vehicle purchases and funding
 - b. Motion to approve made by Commissioner Blakemore
 - c. Seconded by Commissioner Hart
 - d. Commissioner Wilson confirmed funding for purchase with CFO Roach
 - e. No further discussion
 - f. 4 Ayes, 0 Nays

- g. Purchase Order Approved
- 10. Purchase Order 2026-00001364 to Jacky Jones Automotive for \$85,737.00 for the purchase of Two (2) vehicles for the Walker County Sheriff's Office (SPLOST).
 - a. Motion to approve made by Commissioner Askew
 - b. Seconded by Commissioner Hart
 - c. No further discussion
 - d. 4 Ayes, 0 Nays
 - e. Purchase Order Approved
- 11. Purchase Order 2026-00001554 to Jake Marshall for Heating & Air Duct Repair at the Fleet and Public Works Buildings.
 - a. Motion to deny made by Commissioner Hart
 - b. Seconded by Commissioner Blakemore
 - c. Denied due to would like comparisons or additional bids
 - d. 4 Ayes, 0 Nays
 - e. Purchase Order Denied

Executive Session:

The Board of Commissioners convened an Executive Session to discuss litigation, personnel matters, and cyber security.

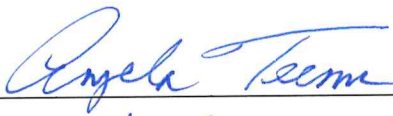
- a. Motion to close regular session and go into Executive Session made by Commissioner Wilson
- b. Seconded by Commissioner Blakemore
- c. Meeting adjourned for Executive Session at 9:02 P.M.
- d. The meeting was reconvened and called back into session at 9:23 P.M.

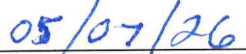
Commissioner Comments:

No Commissioner comments

Adjournment:

With no further business on the agenda, Chairwoman Teems adjourned the meeting at 9:23 P.M.





Angela Teems
Chairwoman/CEO
Walker County Georgia

Date

Minutes prepared by: Walker County County Clerk, Lisa Richardson



Sign In Sheet

Board of Commissioners Meeting

April 2, 2026

6:30 PM

Name

Address

John Culpepper, 1133 Brotherhood Lane, Chickamauga

Bobby J. Snider Road Dept.

McWm Moody 6155 E Waverly Rd

Picky Austin

Ed Fleener Hwy 151

Paine Gilt Landfill

Carla Hunt Villanova

Buster Hunt Villanova

Wang! Michael Wg Concord

Ned Yates

Travis Middleton Flintstone

Jim Pore

Stephen Grigsby 1920 East Armuchee

Leslie Bates 1920 East Armuchee

Juanita Maunum 2574 Concord Rd

Amitha Dunn 2710 Concord Rd

Jeremy Maunum 2574 Concord Rd

Kevin Richardson N/A

Kathy & Grandy Villanova

Lisa / Sammy Christy / Allie 911

+ Meagan

Kim & Ben Hilly Wm & Jack Dr. Lafayette CA

Jodie Harris Villanow

Gina Pittman Rossville

Randy Pittman Rossville

Mary Helen Lafayette, CA

Ben Phit

Tommy Phit

Alan Slaven Historical Preservation Commission

Randy Pittman WCHPC

Neal Howell

Greg & Sandy Fairchild Villanow

Cindy Breen Rossville

John Johnson Rossville

Laura Gwartz Lafayette

John Gwartz

Carol Boners Walker RA

Bert & Hodge NCFR

Tom Tankersley

Charles Skiles Chockamauga

Julia Brey Animal Control

Chris Allen Villanow

Jennifer Davis Villanow

Francis Cobb Lafayette

Nancy Clark Villanow

Jennifer Brignac Villanow

Dale Brignac Villanow

John Longwith Villanow / Concord