

# WALNUT GROVE CITY COUNCIL PUBLIC HEARING

THURSDAY SEPT 14, 2017

7:00 P.M.

Present:

Mayor Lamar Lee  
Carol Witcher  
Kevin Shultz  
Wayne Dimsdale  
Kathy Dimsdale  
Joe Reitman, City Attorney  
Katherine A. Glass, City Clerk

**I. CALL TO ORDER**

Meeting called to order by Mayor Lamar Lee

**II. INVOCATION**

Invocation given by Joe Reitman

**III. PLEDGE OF ALLEGIANCE**

All stood for the Pledge of Allegiance

Joe Reitman City Attorney announced he learned about an hour before the meeting that the Agenda was not posted on the website until today due to the power outages and the weather, etc. so tonight we will have the two scheduled public hearings and there will be informal discussion of the items on the agenda but there will not be a formal vote. I have consulted with the Mayor and Council Members and we are going to reconvene on Monday September 18<sup>th</sup> at 1:00 p.m. So if anyone wants to be present for the vote on any of the items discussed tonight please make a note, Monday at 1:00 p.m. An Agenda will be posted on the website. It will basically be identical to tonight's Agenda.

**IV. AGENDA APPROVAL**

There will not be a vote tonight so will go with the Agenda as presented.

**V. PUBLIC COMMENT**

There was an opportunity for Public Comment. None

**VI. MINUTES APPROVAL: August 10, 2017 City Council Meeting**

This will wait until our next meeting for a vote

**VII. PUBLIC HEARINGS:**

- a. **Glenda Y. Bramlett** (Variance – request the 1400 square foot maximum on storage buildings be increased by 200 square feet to allow a building 1600 square feet

be built.) There was an issue with the application where the building was underway when questions arose with the application. Steve Robinson – spoke on behalf of the Variance Request. He asked Ms. Witcher to recuse herself from this vote. He stated Ms. Witcher lives in the neighborhood and he believes this is where the complaints came from. He has seen her taking pictures of the property. Joe Reitman – I have discussed this with you and with Ms. Witcher. I don't see where there is any legal conflict of interest. Since there is no vote tonight she needs to listen and be present at the hearing and make a decision over the weekend, after prayerful consideration as to whether you need to recuse yourself. Then we can address that at 1:00 p.m. on Monday, that is my recommendation and now it is in the record. Steve Robinson - I applied for a permit whether there is a mistake or not. It clearly states 900 square feet on the garage and 1600 square feet on the shop. That is what I applied for. I got a permit. I ordered my building and as they were erecting it I got a "Stop Work Order". Now I'm being notified there is a variance I need to have. Joe Reitman – Just by way of explanation. I spoke to Madam Clerk and looked at the application. The main part of the application with the fill in the blank references one of two components of the project. And then there are notes to the right. My thoughts were let's do what we have to do to make it legal hence the hearing tonight. Mr. Robinson - The 200 square feet will not change the aesthetics of what it looks like from the street. Just the stoppage has cost me over \$4,500 dollars. I'm just having a hard time understanding why. I have the site plan here if anyone wants to look at it. The site plan was passed out to the Council. I spoke with all the neighbors who join the property and they one neighbor across the street have signed statements they are ok with it. With the boats, trailers, tractors, etc I'd rather park them there than leave them out in the yard. The statements were given to the City Clerk to be made part of the record. Anyone else want to be heard in favor of this variance? James Gilreath –lives on Habersham Circle. I don't have any problem with him building it. Maxine McClanahan –I'm not necessarily opposed but would like to ask a couple of questions if I can. My question – What is your proposed use for that building? I am the one who was taking pictures because I had questions. Mr. Roberts – boats, trailers, my bobcat it is not a business it is just my stuff. It is 14' tall and in the eaves it is 16". There is no business run out of there. Maxine McClanahan – I am the one that called City Hall and asked questions. Carol Witcher - #1 I haven't taken any pictures. #2 I am there at least once a day to pick up the mail for Dr. Smith and take care of the kitties and then I ride around to the barn to do the same thing. So yes my car is in the neighborhood. Then I take my boxer dogs for a ride. Yes, I'm there and I live in the neighborhood. I haven't been on your property, I haven't taken pictures of your property, and I haven't ordered a "Stop Order". I don't have the power to do that. Therefore I don't have anything to say about that. Joe Reitman – Any other questions or comments pro or con? Hearing none the Public Hearing is closed. And again this will be taken up on Monday at 1:00 at this location.

- b. **Comprehensive Land Development Amendment** (Amends Section 602 by adding a New Section 602.7G and by updating subsection references) this has been advertised as a Public Hearing. This will fall in line with what EPD requires. City Clerk will read bullet points provided by Precision Planning Engineers.
- We are making one small change to this section of the Land Development ordinance to stay in compliance with EPD requirements with respect to erosion and sedimentation control.

- The change has to do with requiring that “Construction site operators must control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.”
- These items came out of the most recent MS4 annual report review.
- The other highlighted changes are to update section numbers.

Basically a housekeeping item. We are in a public hearing does anyone wish to be heard pro or con. Hearing and seeing none again that matter is closed and will be voted on Monday September 18<sup>th</sup> at 1:00 p.m.

**c. PROPOSED PROPERTY TAX IMPLEMENTATION**

This is what the power point on the wall is all about. You have handouts of the power point. If you have questions please raise your hand and stop me. This is the third public hearing. We had one on August 10th and August 24<sup>th</sup>. At the conclusion of the final hearing the Mayor and Council may vote. That is going to put off until Monday at 1:00 p.m. Anybody between now and Monday that wants copies of the budget or the handout either in hard copy or electronically are available at City Hall. Joe Reitman, City Attorney went over the power point. Questions were taken from the audience. There was discussion about the future growth of the City pro and con. There was also discussion about being involved in your own community. Kathy Dimsdale asked Mr. Reitman if when the plant is up and running if it would be self sufficient? Mr. Reitman said there will always be some costs until you are really cranked up. He asked Jimmy Parker if he could address that. Jimmy Parker - The expenses you showed up there you won't even bear until you are operating. You won't start operating until you have customers. Once you have customers they will pay monthly user fees that will offset expenses. So what you have up there is projected expenses most of which will be covered by user fees not property taxes or other sources of general fund revenue. There was further discussion about the future growth of Walnut Grove between audience and Council Members and the Mayor. Public Hearing closed by Joe Reitman, City Attorney.

**VIII. PUBLIC WORKS REPORT**

None

**IX. FINANCIAL REPORT**

Katherine A. Glass, City Clerk directed the Council to their report in their notebooks.

**X. CLERK'S REPORT**

Activity report given on all business licenses, citations, other permits and park reservations given by Katherine A. Glass. There was discussion about the permits issued.

**XI. CODE ENFORCEMENT REPORT**

None

## **XII. MAYOR'S REPORT**

### **XIII. OLD BUSINESS**

- a. **Amended Intergovernmental Wastewater Reclamation Agreement Between Walton County, Georgia and the City of Walnut Grove, Georgia**

Discussion only on this issue. Joe Reitman stated this would be voted on Monday September 18<sup>th</sup>.

- b. **Intergovernmental Agreement for Installation of Sewer Main and Allocation of Costs Thereof Between Walnut Grove, Georgia and Walton County, Georgia**

Jimmy Parker – The County and the City met this past Wednesday to discuss extending the sewer. Right now the sewer line ends at the roundabout on the Parkway Joe Reitman asked Jimmy to clarify who met at this meeting. Jimmy Parker – The County attorney, Chairman Little, Mayor Lee, Ms Glass and the property owners of State Route 81 Investments. The County is currently in the process of constructing a new fire station which will consolidate the Walnut Grove Station and the Youth Station into one. They also have plans for a park with ball fields. The West side of the County is flooded. They also want to build another gym. The County has proposed they will pay half the cost to extend the sewer up to Hwy 81 so they can serve the gymnasium and the fire station. That made more sense than them spending 160,000 for two septic systems. They would rather invest that in the City system. The current property owner has offered to advance purchase taps to cover the City's balance of that. This agreement is between the County and the City that says should the City elect to extend the line the County will pay for half of it. The City will pay the other half either through current revenues or through the sale of tap fees to the property owner. Joe Reitman – Will you email that agreement to me in the morning? City Clerk, Katherine Glass responded she had sent it to him already and a hard copy is in his book. Joe Reitman – responded he had been in class and hadn't had a chance to look at it yet. Wayne Dimsdale – Is there a time limit on those taps to be used. Jimmy Parker – no. Joe Reitman – I'll look over it and I'll give you some advice. Kathy Dimsdale – Does he have to stick to what he told us he is going to do there? Joe Reitman – That is kind of a big question mark. Jimmy can you give us a little detail on that? Jimmy Parker – They proposed, what they told the Mayor is they have interest in doing a day care at the intersection and a 55 and older residential community at some time down the road. They are looking at 5 – 10 years down the road. Joe Reitman – and the day care is the 6 months you alluded to? No it will take 6 months to build the gravity sewer line. Joe Reitman – Oh I thought there was a customer building in six months besides Walton County. Wayne Dimsdale – Will they run the line over to the ball fields? Jimmy Parker – Yes, when they build the ball fields. City Clerk, Katherine Glass – One of the questions was, if we had a grocery store that showed an interest in building her and they need a certain capacity and we had promised/sold the capacity to these investors. Is there a way that they would keep the grocery store from being able to come? Jimmy Parker – You have a right under the Sewer Use Ordinance to refund unused sewer taps. Mayor Lee – Jimmy can give you more information than me but I understand they want to start the day care and preschool right away. Jimmy Parker - They indicated that at the meeting. Mayor Lee – They also talked about a grocery store. Jimmy Parker – What they would like to do where the rodeo arena is they see that whole strip as some sort of retail. Their thought process being a 55 and older community those people would want to walk to purchase

supplies and things they need. Joe Reitman – Have they given any timetable on that? Jimmy Parker- based on the market. Wayne Dimsdale – in the meantime if we have a grocery store that wants to build here on Hwy 138 we could take and pay them back the allocations. Jimmy Parker - In the mean time you have 88,000 gallons of sewer capacity that you own. They are only purchasing 12%. Joe Reitman - thought it was only 50,000. Jimmy Parker – Permitted for 100,000 it is built for 50,000 but you just add another tank and it takes you to 100,000. Joe Reitman – what does it cost to add another tank? Jimmy Parker – It is just a prefab steel tank. Joe Reitman – What is a rough estimate on that is it under or over 100,000? Jimmy Parker – Probably a little under. After you sold the first 50,000 of your taps then you would build your fund from your tap fees. Wayne Dimsdale – Jimmy if we sell him 42 taps for half the money for the line how much capacity does that take? Jimmy Parker – 12,600 gallons per day, 12.6% Kevin Shultz – how much would a grocery store use? Jimmy Parker – a grocery store like a Kroger would be 4-5,000 gallon per day. A smaller grocery store with a butcher shop would be more like 2,500. Wayne Dimsdale - So basically we can get quite a bit of expansion off that 50,000 before we would have to expand it to 100,000. Joe Reitman – the main thing we need a contract between the folks pre-purchasing capacity and the City saying what contingencies and if they don't use it our right to buy it back. I can't remember if our Sewer Ordinance specifically says that but it needs to be contractually set forth. I need to see what the County attorney has prepared. I have not seen that. You said he email that? Is that pdf or word doc. Jimmy Parker – I believe it is a word doc. Joe Reitman – I may tweak that up a little bit and adapt that. I'll do that between now and Monday. A person in the audience suggested we have a map up showing the City Limits so people could look and see if they are in the City or not. He was told there are maps at City Hall. It was decided we would post a map at the Municipal Building.

**XIV. NEW BUSINESS**

Skipped

**XV. DISCUSSION ITEM**

Skipped

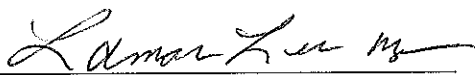
**XVI. COUNCIL COMMENTS**


Skipped

**XVII. EXECUTIVE SESSION**

Kevin Shultz made a Motion the Meeting be adjourned, the motion was seconded, motion passed.

Approved by the Mayor and Council this 12 day of October, 2017.

  
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Mayor Lamar Lee

  
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Katherine A. Glass, City Clerk