

## **SPECIAL CALLED MEETING SPLOST**

The Spalding County Board of Commissioners held this Special Called Meeting in Room 108 in the Courthouse Annex, Monday, June 16, 2008 beginning at 9:00 o'clock a.m. with Chairman Edward Goss, Jr. presiding and Commissioners Eddie Freeman, Gwen Flowers-Taylor, Johnie McDaniel and David Phillips present. The meeting was called to order at 9:18 a.m. Also present were County Manager William P. Wilson, Jr., Assistant to the County Manager Paul Van Haute, Administrative Services Director Jinna L. Garrison, County Attorney James R. Fortune, Jr., Collier McRae and Allison Strueber from the law firm of King and Spalding, acting as bond counsel, and Executive Secretary Teresa Watson.

### **I. OPENING (CALL TO ORDER) – Chairman Edward Goss, Jr.**

### **II. NEW BUSINESS**

#### **A. Discuss projects to be included on a September 16, 2008 bond referendum for SPLOST.**

Mr. Wilson advised that a schedule was included in the agenda packets so commissioners could realize that a decision needed to be made today ... either to proceed with SPLOST projects or to cancel the effort. He presented the alternates discussed by commissioners previously, along with a comparison. Alternate #1 would leave about \$12,137,720 for County projects. Alternate #2 would leave \$14,137,000 for County projects. Alternate #3 would leave \$14,937,720 for County projects. Information was provided on bond summary scenarios, interest, debt service schedules, referendum scenarios and a SPLOST analysis. The County must identify its projects at this time, as well.

Mr. Brian Upson of Paragon Consulting said he had new information on sewer with regard to the Development Authority SPLOST request for an industrial park development project. He procured good numbers for a package plant, which will cost about \$6 million. The spray fields for the first 250,000 gpd will cost about \$1.5 million, for a total of about \$7.5 initially. About 20 acres for the plant and 50 acres for the spray field will be required. Initial design and report will add another \$50,000. He answered questions regarding the perceived economy for building a larger plant, noting the expansion for Sun City is actually an expansion of the spray fields. Relative to the proposed Crouch Big Shanty property purchase, some of the better land would have to be allocated to spray field, thereby reducing the buildable acreage even further. Much of the terrain would not be suitable for spray fields. Mr. Upson said he felt they could manage the plant without significant negative impact to the building project, and the water is treated to such a high quality there should also be no negative environmental impact. In his estimation, there is little monetary difference in building the size plant that will accommodate greater than 250,000 gpd, probably in the vicinity of \$125,000 to \$250,000. The greater cost will be in expanding spray fields, which can be phased into the project.

Commissioner Flowers-Taylor suggested changing the SPLOST request to the Development Authority to \$21,000,000. Commissioner Freeman said he favored remaining at \$25,000,000 for their request and noted that the City of Griffin, with its denial of sewer service if the property were not annexed into the City, was in essence holding the process hostage. Mr. Alton Knight stated that the Development Authority would incorporate the package plant in order to make the project viable in the absence of sewer service from the City of Griffin. Mr. Upson said from permit through construction for the package plant would be about 18-24 months, according to the entity responsible for design of the Sun City sewer treatment plant.

Commissioner McDaniel favored Alternate #3 with the provision to increase the Development Authority recommendation to \$21,000,000, thereby reducing the amount available for County projects to \$13,937,720.

Commissioner Freeman favored Alternate #3 with the provision to increase the Development Authority recommendation to \$23,000,000, thereby reducing the amount available for County projects to \$11,937,720, which he stated he could live with considering the major two projects would provide the most significant impact to the county as a whole.

Commissioner Flowers-Taylor stated her preference was \$22,500,000 for Development Authority, \$7,000,000 to Griffin Technical College since their project is relatively undeveloped at this time, \$7,200,000 to City of Griffin, Orchard Hill at \$475,605, and Sunny Side at \$100,000 as agreed, leaving \$13,000,000 for County projects that include the bus for seniors, sewer to the north side, and transportation projects.

Commissioner Phillips stated a major problem in this area is an educated workforce and this allocation to Griffin Technical College should help, and he stated he could live with the numbers suggested by Commissioner Flowers-Taylor, including sewer.

Commissioner McDaniel equated the \$2.5 million to sewer on the north side to an unknown, unspecified project, and the County is relatively unsure just what sewer service to that area will actually cost. Mr. Upson said line construction could be estimated at \$50 to \$75 per foot, but that price will increase substantially if rock is encountered. Fees to tie onto existing City lines will include a capacity recovery fee per lot, as well. The precedent would be to build the sewer line and dedicate to the City if the project did not tie onto Sun City system lines. Ms. Strueber said the referendum could be structured to not be too specific with regard to this issue. He favored either \$22,500,000 or \$23,000,000 for the Development Authority.

Mr. David Luckie arrived to the meeting to address the update provided by Mr. Brian Upson for the package plant to the proposed industrial park site. He agreed this was Plan B for the Development Authority, whereas Plan A was to tie onto the City's sewer system. They were willing to do whatever it takes to get sewer to this property. The total project is estimated at \$41 million and they structured front-end costs and phase one development estimates to arrive at the \$25,000,000 figure. They can adjust accordingly to accommodate the \$22,500,000 or preferably \$23,000,000 allocation. They can develop about half the industrial property and some commercial area with the remainder being developed later. Mr. Wilson said he would have to reference draw schedules and bump up the bonding amount.

Commissioner Flowers-Taylor favored staying with the amount discussed for bonding initially at \$15,000,000 to get them started. Big ticket items, while considered major for the County, are not the only items of importance; she felt they should fund the smaller requests early to help those areas of Sunny Side, Orchard Hill and the bus for the senior citizens.

Chairman Goss favored \$7,200,000 to the City of Griffin, \$7,000,000 to Griffin Technical College, Orchard Hill at \$475,605, Sunny Side at \$100,000, \$22,500,000 to the Development Authority, and in the County projects there should be included the bus for seniors, the north side sewer project and transportation projects. Chairman Goss said it would be very desirable to fund everyone's request at 100%, but the fact that everyone cannot be accommodated at that level is the hardest part of this process. He thanked everyone present for their input.

Mr. Wilson recompiled the numbers according to the Board's stated preferences as follows:

<i>Griffin-Spalding Development Authority</i>	<i>\$ 22,500,000</i>
<i>Griffin Technical College</i>	<i>7,000,000</i>
<i>City of Griffin</i>	<i>7,200,000</i>
<i>City of Orchard Hill</i>	<i>475,605</i>
<i>City of Sunny Side</i>	<i>100,000</i>
<i>County Projects (including bus=\$150,000, water &amp; sewer expansion at \$2,500,000 and transportation projects totaling \$11,287,720)</i>	<i><u>13,937,720</u></i>
<i>Total</i>	<i><u>\$ 51,213,325</u></i>

*County transportation projects will include paving and infrastructure, Comprehensive Transportation Plan components, and equipment purchases.*

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*Motion to approve the projects as presented above was made by Commissioner Freeman, seconded by Commissioner Flowers-Taylor, and motion carried by a vote of 5-0.*

**III. ADJOURNMENT**

*Commissioners McDaniel and Freeman moved and seconded to adjourn at 10:40 a.m.*

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 Chairman  
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 County Clerk  
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