

After Agenda

**Board of Commissioners of Spalding County
Extraordinary Session
Monday, November 16, 2020
6:00 PM
Room 108, Annex Building**

The Spalding County Board of Commissioners held an Extraordinary Session in Room 108 of the Spalding County Annex on Monday, November 16, 2020, beginning at 6:00 p.m. with Chairperson Gwen Flowers-Taylor presiding. Commissioners James Dutton, Rita Johnson and Bart Miller were present for the meeting. Commissioner Donald Hawbaker was absent from the meeting. Also present were County Manager, William P. Wilson, Jr., Assistant County Manager, Michelle Irizarry, Rachel Conort, Citizen Engagement Specialist, Stephanie Windham. County Attorney, Newton Galloway, County Zoning Attorney, Debbie Bell, Community Development Director and Kathy Gibson, Executive Secretary to record the minutes.

I. OPENING (CALL TO ORDER) by Chairperson Gwen Flowers-Taylor.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Commissioner James Dutton, District #2, delivered the Invocation.

III. PLEDGE TO FLAG

Commissioner Bart Miller, District #3, led the pledge to the flag.

Motion/Second by Johnson/Dutton to amend the Agenda to include under New Business a new Item #4 to read as follows: Consider approval of final plat for Backroads Trading Company, LLC minor subdivision located off Lakeside Road and Moreland Road. Motion carried unanimously by all.

I. PRESENTATIONS/PROCLAMATIONS

1. Recognition of Retirements:

Cindy McDaniel - Community Development Department - 40 years

William Wilson, County Manager gave an overview of Ms. McDaniel's 40 years of service with Spalding County. He stated that she was meticulous in her work and she could find anything that he asked for in short order. Mr. Wilsons stated that Ms. McDaniel will be missed and wished her well in her retirement. Mr. Wilson and Debbie Bell then presented Ms. McDaniel with a framed picture of the Spalding County Courthouse.

2. Presentation of Freight Cluster Study by Wade Carroll with Metro Analytics.

Mr. Wade Carroll with Metro Analytics gave a Powerpoint presentation on the Freight Cluster Study, their findings, along with short-term and long-term recommendations based on those findings.

II. PRESENTATION OF FINANCIAL STATEMENTS

III. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once, unless the Board votes to suspend this rule.

Brenda Stoerkel, 304 Cedardale Drive, Griffin, GA is with the Griffin Gators and spoke about the pool and the aquatic center and what the Griffin Gators and the two high school teams will need to compete.

Sonia Garnett, 1061 Teamon Road, Griffin, GA spoke about people coming into their area and discharging guns and being disruptive. These are people who are not residents of the area and she was here to speak for the older people who live in the area.

Zachery Holmes, 357 Moreland Road, Griffin, GA spoke about the pool and the necessity of having the pool located where local children could walk or ride their bikes to the location.

IV. MINUTES -

1. Consider approval of minutes for the Spalding County Board of Commissioners Work Session and Regular Meeting on November 2, 2020.

Motion/Second by Johnson/Dutton to approve the minutes of the Spalding County Board of Commissioners Work Session and Regular Meeting on November 2, 2020. Motion carried unanimously by all.

V. OLD BUSINESS – None.

VI. PUBLIC HEARING –

Motion/Second by Dutton/Johnson to open the Public Hearing at 6:43 p.m. Motion carried unanimously by all

1. **Amendment to UDO #A-20-09:** Article 21. S-2 Sensitive Land- Watershed Protection District- Section 2103:E- amend definition of Perennial Stream.

Newton Galloway, Spalding County Zoning Attorney, gave a presentation on the proposed Amendment to the UDO. He explained the purpose of the amendment is to protect our major and minor watershed and recharge areas. It protects the water intake areas through restrictions on developments. This amendment imposes buffers close to streams making them. Part of the ordinance defines what constitutes a perennial stream and then there are protections from development pertinent to that perennial stream.

Approximately three months ago, a plan was submitted for development and our contract engineer identified a discrepancy between our S-2 Overlay definition of Perennial Stream and that in the current definition of Perennial Stream that is included in the Department of Natural Resources EPD Rules and Regulations. Mr. Galloway then advised that in 1998 and again in 2002, a draft ordinance was presented to adopt the Watershed Overlay District and that was based upon definitions and directions from the Department of Natural Resources. The current ordinance reflects the text that we were given in 2002. Without notifying most local governments, DNR and EPD revised the definition in 2007.

Although the definition changes seem benign, the reality is they have a very specific impact on development from the resulting difference. He then asked Debbie Bell to give the Board an idea of what staff has encountered as a result of this issue.

Ms. Bell advised that staff went out and looked at the streams in question, because now, instead of relying on the USGS map, we had to go and do a stream assessment. The State approves a specific method of assessment called the “North Carolina Method.” We used that method and concluded that the streams in question, particularly the one at Heron Bay was a perennial stream. We also called in a DNR specialist who also concurred.

Ms. Bell then stated that the impact on Heron Bay resulted in a redesign of their single-family section that was recently submitted and didn't lose any single-family lots, but they will have an impact on their apartment pod and their village node pod. Without a redesign they could lose a minimum of two and possibly four of the apartment buildings; however, they do have the space and room to do a redesign.

Ms. Bell then advised that the other streams of note were at Sun City Peachtree. Staff received a submittal for Pods 21 and 22. This has a significant impact on those pods because there are several streams, through the same assessment process which determined that these streams are perennial streams. Ms. Bell advised there are a total of 135 lots in these two pods and she is estimating they will lose 3-4 dozen of those lots. That is a significant change.

Ms. Bell then stated that she hasn't done an assessment to see how this would impact the remaining lots in Sun City. That will require an extensive reassessment of all the streams that are located in the pods that haven't been developed yet.

Ms. Bell added that Harmony Senior Living is another complex that will be impacted to a great extent by this change. It is hard to say how it will impact their project, but it appears they will have to do a complete redesign of their project to meet the buffer criteria.

Mr. Galloway stated that the change was enacted by DNR in 2007 and after staff learned of the variation and the difference between our definitions, we tendered an Open Records Act request to EPD to find out when and how this occurred and what notice was sent out on it. He then advised that adoption is a requirement under the State Planning Act and it is also a requirement in order for the County to maintain its Qualified Local Government status. The statute reads: "Every local government shall comply with these protection standards in order to maintain the Local Government Certification as a Qualified Local Government, a certification necessary for eligibility for certain State grants, loans and permits. The minimum standards and procedures are generally known as the Environmental Planning Criteria and are implemented by local government through the adoption and enforcement of local ordinances."

Mr. Galloway then stated that the DNR rule constitutes the State's minimum regulation which governs set-backs from perennial streams and the definition of perennial streams. We were concerned that something had been missed; however, in consulting with other counties, we learned that we are not alone. Out of the local jurisdictions polled, only Coweta County has actually adopted this minimum state requirement. Every other jurisdiction defines a perennial stream on the basis of a designation of a USGS quad sheet.

Because the issues of pending developments have been brought to staff and because of the obvious impact that this new definition would have, we then looked at what the exemptions would be under the state regulations. The DNR current regulations state about exemptions from the perennial stream definition: "Those structures existing under construction or for which a complete application for land disturbance permit, building permit or similar government approval has been submitted as of the effective date of the ordinances adopted pursuant to this rule, or on which construction will commence no later than one year following the adopt of the ordinances as required pursuant to this rule."

Mr. Galloway then advised that after reviewing the exemptions and given that Sun City Peachtree is being developed on the basis of a plat, general design plan that this Board approved as early as 2004 and they have operated under for the past 16 years, Ms. Bell contacted EPD to determine what options we have regarding have in implementing the rule. How do we equitably exempt out certain developments from the impact of the rule. We had a call with EPD on Friday morning and can advised that at this time EPD does not know.

As a result of this, there are two things staff can advise with certainty:

1. Spalding County must adopt the DNR regulations as it's minimum standard.
2. Spalding County must address the application of this rule to projects in progress.

Mr. Galloway then advised that in the conversation with EPD they learned that there are other changes to the DNR rule that week made in 2017, that were not provided to local governments. Over the weekend, we compared our ordinance to the current rule and identified a number of those discrepancies including what constitutes a buffer, but it doesn't not appear to have the significance of perennial stream.

The first thing we have to do is revise our S-2 text to include the changes that EPD verbally alerted us to. We will also await EPD's response to our inquiry on how to implement these changes. Where is the line where it is equitable to apply it to existing, approved developments and then we will have to develop a procedure to implement these changes. After, this is done we will review it with the people who have projects that are in this process to find a way to work with the stakeholder and developers and come back to the Board with an ordinance that is compliant with the State, but at the same time fair to projects that are in progress.

Mr. Galloway then advised that no action should be taken this evening, other than to hold this until we can get more guidance from EPD. But, given this is of concern and has been for the past 2-3 months, they felt it need to be brought to the Board's attention in a public forum to let you know that the issue is out there. This is going to be a contentious issue and we are going to have to find a path that will allow us to comply with the regulations and at the same time not negatively impact economic development that is occurring within the county.

Motion/Second by Dutton/Johnson to table the request to amend UDO #A-20-09: Article 21. S-2 Sensitive Land- Watershed Protection District- Section 2103:E- amend definition of Perennial Stream until such time as staff can gather information to submit, consult with builders and create an amendment that will be fair to all. Motion carried 3-0-1 (Commissioner Miller had stepped away from the dais and was not available for the vote).

2. **Application #20-10Z:** Larry and Kathryn Harper, Owners - Charrette Investments, LLC, Agent - 2439 Teamon Road (50 acres, more or less, located in Land Lot 233 of the 3rd Land District) - requesting a rezoning from AR-1, Agricultural and Residential, to R-4, Single Family Residential.

Ms. Bell advised that the request has been recommended for approval by the Planning Commission. It is a request to develop the property as a subdivision, there is a concept plan included that has a number of things in the concept plan that does not meet the County's requirements, but it can be modified so that the conditions that were discussed and recommended. This concept plan would not be approved, but anything submission of a preliminary plat would have to meet all of the County standards.

Ms. Bell then stated the original request was for an R4 zoning, but the staff

recommendation was R-1(A) based on the applicants' proposal of minimum house size in the initial proposal.

Gadson H. Woodall, III, 124 Orchard Park Drive, McDonough, GA and he is here on behalf of Charrette Investments and the property located 2439 Teamon Road in Griffin. They are requesting a rezoning for a single-family detached neighborhood. Home sizes will be are to be a 2,500 square foot minimum on one acre lots. The vision was to have a one-way in, one-way out road coming off of Teamon Road. He then showed a video to the Board of the type of neighborhood he is proposing. This proposal does not have curb and gutter, the main road will be planted to provide a tree canopy to cover the main road completely in the future.

Steve Matthews, 52 Hossanah Road, Griffin, GA stated he owns the property located next to this property and he is concerned about this development because it shows it backing up to the property where he has had dove shoots and hunted for years. There is no kind of buffer and he is concerned about the safety and wellbeing of the people living there and he plans to continue to hunt on his property and there needs to be some type of buffer which is not being considered by the presented plans for this property.

After much discussion regarding the three plans presented by Charrette Investment for the property located at 2439 Teamon Road the Board determined that the group will need to work with Community Development to develop a plan that will incorporate the recommendations of staff, allow for 2-way transportation, with curb and gutter, accommodate a minimum 30' buffer between the development and Mr. Matthews' property with a the final concept plan to be presented to the Board prior to preliminary plat approval.

Motion/Second by Dutton/Johnson to approve the rezoning subject to the conditions A-J and the staff recommendations to R-1(A). Plus the conditions of a 30' buffer and the Board will do an informal review of the concept plan and preliminary plat before it receives formal approval at the Planning Commission. Motion carried 3-1 (Miller).

3. **Application #20-23S:** Phyllis G. Ballard, Owner - Kathy Marshall, Agent - 1141 East McIntosh Road (0.46 ac. located in Land Lot 189 of the 3rd Land District) - requesting a Special Exception to allow a general home occupation in the R-1 District.

Ms. Bell stated that Mrs. Marshall is requesting a general home occupation to have an in-home childcare for up to 6 children. There are some recommendations by staff, primarily that she is required to obtain a State License and that the County will have a copy of that license.

Kathy Marshall, 1141 East McIntosh Road, Griffin, GA stated that she has had her fire inspection and she passed. She is asking to have a home day care. She has worked with kids for 35 years for another provider and is knowledgeable of all the rules and regulations. She is licensed though Bright from the Start.

Motion/Second by Dutton/Johnson to approve Application #20-23S: Phyllis G. Ballard, Owner - Kathy Marshall, Agent - 1141 East McIntosh Road (0.46 ac. located in Land Lot 189 of the 3rd Land District) - requesting a Special Exception to allow a general home occupation in the R-1 District with conditions as recommended by staff. Motion carried unanimously by all.

Motion/Second by Dutton/Johnson to adjourn the Public Hearing at 7:33 p.m. Motion carried unanimously by all.

VII. NEW BUSINESS -

1. Consider approval of 2021 New Alcohol License for Retail Sale of Beer and Wine for the following:

✓ JSKR Corporation dba Copeland's Grocery, located at 1578 High Falls Rd., Griffin, GA 30223.

Mr. Wilson advised the application has been reviewed by Community Development and all departments recommend approval.

Motion/Second by Dutton/Johnson to approve the 2021 New Alcohol License for Retail Sale of Beer and wine for JSKR Corporation, dba Copeland's Grocery, located at 1578 High Falls Road, Griffin, GA. Motion carried unanimously by all.

2. Consider approval of final plat for Rehoboth Farms minor subdivision located off Rehoboth Church Road and Ellis Dairy Road.

Ms. Bell advised that this is a six-lot minor plat in AR-1, it has to come before the Board because it exceeds the 4-lot threshold, which requires that it go before the Board of Commissioners before the preliminary and final plat process. There is no infrastructure and there are no public roads constructed for this development. Staff recommended approval with no additional conditions. The lots in this subdivision range from 3 acres to 19 acres.

Motion/Second by Johnson/Dutton to approve the final plat for Rehoboth Farms minor subdivision located off Rehoboth Church Road and Ellis Dairy Road. Motion carried 3-0-1 (Commissioner Miller had stepped away from the dais and was not available for the vote).

3. Consider request from Chief Magistrate Judge Rita Cavanaugh to appoint a Senior Magistrate Judge as provided in OCGA 15-10-20.

Mr. Wilson advised that Judge Cavanaugh is here this evening should the Board have any questions. This request will not adversely affect the budget

and staff recommends approval.

Commissioner Dutton then advised that Judge Cavanaugh is currently the longest sitting judge active in the State of Georgia.

Motion/Second by Dutton/Johnson to approve Judge Rita Cavanaugh's request to appoint a Chief Magistrate Judge as provided in OCGA 15-10-20. Motion carried unanimously by all.

Judge Cavanaugh then introduced Judge Wes Shannon to the group. She advised that Judge Shannon is retired magistrate from Henry County and he served there for 18 ½ years. He is presently living in Spalding County in Sun City Peachtree.

4. Consider approval of final plat for Backroads Trading Company LLC minor subdivision located off Lakeside Road and Moreland Road.

Ms. Bell stated that this creates two additional lots out of a parent parcel from which a number of lots have already been created. The threshold for minor plats is four lots and when they exceed that number they have to go through a preliminary and final plat process. When you look at the history of this parcel, you will see that it has exceeded that threshold, so it is required to come before the Planning Commission with a preliminary plat and the Board with a final plat. There is no new infrastructure being created with this plat.

Motion/Second by Johnson/Dutton to approve the final plat for Backroads Trading Company LLC minor subdivision located off Lakeside Road and Moreland Road. Motion carried unanimously by all.

5. Discussion regarding expectations of Land Bank Authority and possible appointment of fifth member.

Virginia Church, Griffin-Spalding Land Bank Authority Executive Director, presented the Board with a current inventory list and a list of Land Bank Sales in Progress for review and comment.

Ms. Church stated there is a revised Intergovernmental Agreement and in that document there is a proposed change to the Board. The original statute called for 4 members the revised statute calls for 5 members.

After extensive discussion surrounding the activities involving the Land Bank, what they have been doing and what their plans are for the future and the possible addition of a fifth person to their board.

The Board of Commissioners expressed their desire to have a joint work session with Spalding County, the City of Griffin, the Griffin-Spalding School

Board and the Griffin Spalding Land Bank Authority. Mr. Wilson stated he would get with Kenny Smith, Newton Galloway and Virginia Church and pick a date in December for a work session.

6. Review, Discussion and approval of Staff's recommendations for acceptance of City Park and City Pool into the Spalding County Parks Department.

Mr. Wilson stated that Spalding Splash and Fun would be a fun recreation area where City Pool is currently located. There would be a new splash pad, new restrooms, pavilion, shade structures, etc. There are some ADA requirements that need to be done out there as well.

Mr. Wilson then advised that the building that is currently at this location was not constructed to code and really needs to be leveled and start over. He then presented a sketch and layout plan for a new building. He then presented the cost of everything presented in the concept plan of \$1,190,530. The largest piece is the building.

Not all of this can be done at one time, we would have to do it over a number of years. It is the City's desire that Spalding County take over everything at City Park with the exception of the golf course, based on the fact that the County does recreation very well. Recreation is the number one thing we are known for and only in the past 30 years. In order to do this and to bring everything up to County standards, there is a list of things in addition to the pool that we would like to the City to do for the County to consider taking City Park into the County Park and Recreation System.

Mr. Wilson stated that a list of items were presented to the City and the City had questions regarding what we intended. A group within the County sat down with the direction that if we took City Park and brought it up to the County standards, what would it take. A list to include items like lighting, restrooms, pavilions, etc. was compiled. Acquiring City Park will provide us with a service we currently do not offer, the County currently has no tennis courts.

The tennis courts in City Park have been refurbished, but they do not have LED lighting. LED lighting has been installed in the streetlights throughout the park, but not in some of the pavilions and the old bathrooms. As you know, the BBQ and Blues had moved their event out to City Park, it was very popular and was beginning to grow and there are electrical and water connections needed in order to accommodate this type of event.

Mr. Wilson stated that one thing that was also asked in the original memo to the City was if the County is going to take over these amenities, it is going to cost us money and we need revenue to pay for these additional amenities. The County and City negotiate every 10 years the Local Option Sales Tax and we requested 2% of LOST. This tax produces approximately \$10 million annually so 2% would be approximately \$200,000 which would provide a

minimum revenue source to the County to cover these amenities.

Mr. Wilson advised that we can not convert City Park overnight into a County facility because there are hundreds of thousands if not millions of dollars that will have to be spent on property to bring it up to County standards. We also talked about for the first 1 to 2 years the City giving us their operational budget for the pool (approximately \$81,000) and then the County take it over. There was also discussion of the City reassigning to the County a portion of the SPLOST excess revenues to pay part of this \$1.2 million renovation/expansion of Spalding Fun and Splash.

Mr. Wilson stated that we don't have to do all of the renovations in year 1, these are costs that were prepared by an architect for the building and renovations. Then we got prices on splash pads, shade structures and things of that nature. So, this is what staff is recommending for SDS negotiations should the County wish to take over City Park and City Pool, there has to be some give and take for the City and the County to do that. He feels the County can do a great job with both City Park and City Pool if that is the way the Board wants to go.

Commissioner Dutton stated that he doesn't feel that 2% comes close to covering the cost of maintenance on City Park, he feels it is closer to 4%. There is no way that City Park is maintained for \$200,000 a year even at the City's standards.

Mr. Wilson advised that one thing he did not mention was the request that the City not charge us for utilities for the street lighting or the lighting on any existing facilities or structures currently located on the property and they absorb the cost of utilities and stormwater for the existing structures. If the County should add on to a facility that creates a bigger stormwater obligation, then we would pick up that portion of it. The footprint as of the day the County accepts the park will be what the City will absorb and if we do anything else we would have a stormwater utility charge.

Chairman Flowers-Taylor then stated that the bottom line is that two to three years ago, we said that we would take over the City Pool. When we didn't take it over, the City opened it one more year. Now the community has gone a whole year without any public swimming facility. We have talked the last two years about taking over the City Pool. We need to figure out what we are going to do. Personally, she feels the pool at the City Park can be a very nice facility for the community. The changes staff is proposing could be awesome, we do have some excess SPLOST collections and the City has some as well, and she feels they would be more likely to provide money from the excess SPLOST collections than us coming out and asking them to give us money to do this.

Commissioner Johnson stated she wanted to go back to when we first looked at the idea of taking over City Park and it was her understanding and she

realizes there are some negotiations and she doesn't have a problem with that. However, she wasn't on the Board at the time the Senior Center was built and look at the Senior Center today. If we take over City Park and we know that the County is going to do what the County does with Park and Recreation, we need to own it. Yes, we have talked about having the therapeutic/competition pools at the industrial park and that is her understanding. It was also her understanding that it wasn't going to take two years to get this done. It may take a little while to get the planning and construction underway, but it was her understanding that it wasn't going to take that long. She thought once we were in agreement we could work this thing together. Which at that time was the best situation. If we do not take over City Park she will have a hard time going with the Lakes at Green Valley. She is going to go back and revisit the School Board's request and look at Cowan Road. As she has said all along, Cowan Road is a recreational facility, that is where we have recreation.

If the City of Griffin wants to work with us and allow us to operate City Pool, then let's do it. They can't do it, we can. So, let's work with them on it and let's build the therapeutic/competition center in the industrial park. If not, then we need to look at Cowan Road and work with the school system. That is where she stands with this

Commissioner Miller stated that the Aquatic Center, no matter where it is located is going to take a while to build. He can see the Griffin Gator's concerns, we don't have to worry about the high schools now because we don't have the facility for them to use and they are expecting to utilize it. He has no problem with that because that was one reason he was in favor of it, but we need to sit down and look before we start taking over a bunch of stuff the City has and wants to get rid of. What is this going to cost the county taxpayers? What's it going to cost to go swimming at City Park Pool? If you are going to charge for the Aquatic Center, you are going to have to charge for the City Pool. We have to be able to pay the expenses for the operation, it is not going to run for free.

Chairperson Flowers-Taylor then stated that this Community voted to build this facility, so they also accepted the responsibility for maintenance and operation of that facility. She is sure there will be a recommendation from Parks and Recreation regarding this structure, just like they came up with a cost to have a membership at the Senior Center.

Commissioner Dutton stated that he grew up going to the City Park Pool and playing in that park. He was on the swim team and he can remember swimming in the City Pool and how cold it was every single time he got in it. The City has owned this pool, the City ran this pool and the City chose to spend it's money, not on this pool, but on other projects. The City chose to reallocate it's money away from this pool to things they though was more important. Now, the City is coming to us and saying "I can't believe you guys aren't going to take this over, you're going to disappoint all these people."

We're not disappointing anybody, the City chose to reallocate their money from this project, from this thing that has been there for many, many years to other things that they wanted. They is a reason they are literally paying us to take it from them. People don't pay you to take over swimming pools unless there is a lot more than meets the eye here. He loves the idea that we have, he loves the whole idea because we can run parks better as a County than the City can. He can't imagine us being worse at running pools than they are. That said, we've got to have a plan. We have a plan and it costs \$1.1 million, where is that \$1.1 million coming from. We have a plan to run the pool and they're going to pay us two years of what they would pay to run it, we have a plan for City Park and they are going to pay us less than half of what it is going to cost to run it. He agrees with Commissioner Miller, even in Peachtree City, the pools are not free. If you go there, you pay a fee whether you are a resident or not.

Commissioner Dutton then added that he is afraid that the \$1.1 million splash pad is going to take the place of the Aquatic Center. The people voted for an Aquatic Center, they didn't vote for a revamp of the City Pool. If we spend \$1.1 million revamping the City Pool, we're not going to get an Aquatic Center we are going to get a real nice City Pool. We are talking about taking on something from the City that we have no real plan on how to pay for and that is wildly irresponsible. He then stated that he likes the idea, he wants to see the project happen, but he's not seeing a full coherent plan on how to make this happen and he doubts the City will want to put money into it to make it a viable plan for us. If the City were to agree to everything and then give us 4% of LOST then it may make sense. We can do more with that money than they can, so it should come to us because we can do it better.

Chairperson Flowers-Taylor then advised that the County provides recreation in this community, the City provides green space. That is why this has come to us. When the SPLOST was presented the whole idea of having the Aquatic Center also included a fun park that would generate income to help offset the cost. What has happened is that the fun part of the park is gone and all we are talking about is having a big hole in the ground with eight lanes. There is not the potential for us to generate the money that the Henry County or Fayette County facility does because that part of the proposal has been swept away. So, having the opportunity to take over the City Park and the City Pool will give us the opportunity to be able to collect revenue for that pool for that pool as well as for use of the other pool.

Commissioner Dutton stated that he loves the idea and the concept of the idea, but he doesn't feel there is any way the park can be maintained for \$200,000 a year. He feels it is double that if not triple that cost.

Chairperson Flowers-Taylor stated that we have reviewed this agenda, we have discussed it. She then asked if there were any addition discussion on the topic.

Commissioner Dutton stated that he would like to see more money requested, we are building a splash pad, tearing down an old building, building a new building, he would like for there to be a larger investment.

Commissioner Johnson stated that she would like to give staff permission to negotiate this because we don't know what the City is going to say. Let staff present to the City and find out where they stand.

Chairperson Flowers-Taylor stated that the one thing that was not brought up during this discussion is if the County does take over City Park and City Pool it will make us eligible for Impact Fees at some time in the future to assist in improving these facilities.

Mr. Wilson stated that we talked about this when we talked about the CIE and SWP. If the County is not in the pool business right now, we have no basic level of service that we provide. Therefore, we can't charge an Impact Fee for pools because we never have a basic level of service to begin with. One of the pluses is that if we take over operation of City Pool, we can put that in as our base level of service and then anything above that can be off-set with Impact Fees. That is what you authorized at the last meeting was to have the Park and Recreation Impact Fee study done. One of the things they will be looking at is if we should take over City Pool, what would the Impact Fee be and if we didn't what would it be? That is a caveat to all of this, but it is not something that is going to happen overnight and it will be gradual as the money comes in.

Motion/Second by Dutton/Johnson to approve Staff's recommendation for negotiate acceptance of City Park and City Pool into the Spalding County Parks Department to include excess SPLOST Collections to assist in covering ½ of the cost of renovations at the pool and 4% of LOST collections help cover the costs of maintain City Park in the future. Motion carried unanimously by all.

7. Chairman Flowers-Taylor and Commissioner Johnson requests the Board review and discuss possible locations for Competition Pool, Therapy/Instructional Pool and discuss plans for City Park Pool.

Chairperson Flowers-Taylor stated that she asked that this item be placed back on the agenda because at the retreat in January the Board agreed to have Paragon perform a Feasibility Study at Cowan Road and the Lakes at Green Valley. She then stated that she misunderstood the School Board's request for us to partner with them. She thought that it meant we would have to allow the facility to be available for any programs that the school system would have to do with aquatics. After talking with Mr. Payne, the Athletic Director at Griffin High School, even in a long-range situation it would be 5-6 years before the middle schools could even begin to have any type of athletic swim team after the center is open. Their chief concern was

they wanted to make sure that both high school teams could access the pool. All of the requirements they requested were the same as what Kelly Carmichael and T.J. Imberger advised would have to be installed in the facility. They were offering us a 17-22 acre tract and all she heard is it was going to cost over a million dollars to build an ingress and an egress to the property. It was brought to her attention that we already have two entrances to this area from Cowan Road, so why wouldn't we use the entrances to the park that already exist. Why would we have to go into the Aquatic Center off of 92?

Additionally, the School System stated that they would supply all of the racing equipment we may need. All of the pads, blocks or whatever to make sure the pool is set up for electronic timing. So, that is an expense that they said they would share.

This facility is not about the Industrial Park, it is about the community at large and when you look at a map from the City of Griffin, Cowan Road is just about as far away from the City of Griffin as the Industrial Park. Which has the most amenities? Cowan Road. She would like for the Board to look at the offers and see where we can get the best partnership for not only our community, but for the end users.

Chairperson Flowers-Taylor stated that she is asking that the Board reconsider looking at Cowan Road and at least one other location for the site. We have the plan, we know what the footprint is going to look like and she would like to see if it could be relocated closer to the City.

Commissioner Miller stated that the Lakes a Green Valley property is being donated, it is convenient to a major highway. You don't want to have to go by the ball fields to get into an Aquatic Center. You would have to go all the way through the park to get to it.

Commission Dutton stated that the only issue he has as looking at another location is the tens of thousands of dollars it is going to cost to do that. That is that amount of money that doesn't get to be spent on the Aquatic Center. If we are doing this thing at City Park, why would kids walk down Hwy 92, why would they ride their bikes down SR16 to go to a competition pool?

Commission Dutton stated that he is not in favor of spending money there is no need to spend. We have an ideal location in the Lakes at Green Valley.

Motion/Second by Johnson/Flowers-Taylor to approve a Feasibility Study for Cowan Road in the amount of \$12,700 as a possible location for the Aquatic Center. Motion carried 3-1 (Dutton).

VIII. REPORT OF COUNTY MANAGER

- ✓ New home data for the month of October: 19 New home permits, Average square footage 3,195, this brings the total to 216 permits for the year.
- ✓ Ms. Irizarry has developed an Excel Spreadsheet with tasks and we will be sending it out to the Board weekly, so that you can see where staff is in completing certain tasks. It is a multi-page spreadsheet and the items are in chronological order, for example tonight we will list on the Competition/Therapy Complex we will list that Paragon was authorized to do a feasibility study on the Cowan Road location.
- ✓ Mr. Wilson gave the members copy of the basic layout for the Rosenwald Project. He advised that we have been working with an architect and this is the basic layout being proposed. There are restroom located inside of the building, on the right will be the historic classroom with the historic floor, the chalkboard, the desks representing the “step back in time.” The rest of the rooms will be exhibit space. There are some small offices in the back of the building. We are going to work on putting the electrical and the air conditioning in the attic.

Mr. Wilson then advised that staff has talked with Mr. Amin and he has no problem with the proposed layout for the building. We have also spoken with Ms. Walker-Harps who wanted community rooms in the building and those rooms are going to be in the Equalization Building. At this time only a small section of the Equalization Building will be used by the Housing Authority and the classroom sections of the building can be used for “community rooms” and the community will have input into what they want in those rooms.

The Board was in agreement with the plans as presented and Mr. Wilson stated we will go ahead with the project with a completion date anticipated in late Fall of 2021.

- ✓ Spalding Brite at City Park banner was shown to the Board and Mr. Wilson advised that these banners will be placed throughout the County. He also stated that there will be a Facebook Live, COVID 19 ceremony and tree lighting on December 1st and he invited the members of the Board to attend and to turn on the lights to start the season. The display will be drive thru only and will be operational December 1 – December 27.

IX. REPORT OF ASSISTANT COUNTY MANAGER

- Ribbon Cutting for the Spalding County Dog Park is scheduled for Wednesday, December 2nd at 1:00 p.m.
- EMA advises that COVID testing will begin a bi-weekly schedule starting tomorrow it will still be from 9:00-11:00 a.m. There will be no testing the week of Thanksgiving and will resume the week after.
- EMA is hosting a Time Task Force and CHAMPS meeting regarding traffic incident management on Wednesday, November 18th at 10:30 a.m. and that will include Spalding, Butts and Lamar Counties.

- There will be a quarterly Regional Hospital Coalition Meeting on Friday, November 20th.
- Deputy Fire Chief Byrd, Deputy Fire Chief Polk and Ms. Irizarry met with the new Salvation Army Representative for our area. We discussed the Emergency Disaster protocol that we have in place and representatives from the Fire Department will be ringing the Salvation Army bell during the Kettle Drive for the month of December.
- T-Shirt sales for the Breast Cancer Awareness resulted in \$1,600 being donated to the Susan Kolmen Foundation, big thanks to Rocky White for managing those sales.
- We have one firefighter that is graduating from the Georgia Fire Academy on Friday, November 20th who will continue training in-house for driving and emergency response and then join a shift in three weeks. Leaving the Fire Department with only two vacancies.

In addition, each shift at the Fire Department will be assisting DF&CS in sponsoring a child for Christmas as well as participating in the Salvation Army Kettle Drive.

X. REPORT OF COMMISSIONERS

Bart Miller – No Comment.

Rita Johnson – No Comment.

James Dutton – Congratulated Commissioner Johnson on her re-election.

Gwen Flowers-Taylor – Asked Mr. Wilson to check with Community Development on the backflow issue in Stonebriar Subdivision. There is a new section to this subdivision and she wanted to know if they would be required to do the backflow? Are we telling people who are building subdivisions now that they will need to have that when they go in?

Mr. Wilson stated that the County, nor the City of Griffin, inspects irrigation systems. Irrigation systems are usually put in after most houses are constructed so this is not part of the building inspection process currently being conducted on new construction. Mr. Wilson then advised that you have to purchase a separate tap when you install an irrigation system and he believes that is the problem, that no one purchased a separate tap for their irrigation in Stonebriar. It is his belief that they were added later on and on to the existing water tap. This is not only a City of Griffin requirement, but an EPD requirement and unfortunately there is a grey area as to who is responsible for telling you do to it.

Mr. Wilson then stated it is kind of like what we are currently dealing with for S-2, it was set up out there, but the ruling never got down to the “end user.” The bottom line is, it is a requirement of the EPD. Even with it on a separate meter you can inject fertilizers and things like that through your irrigation system which could flow into the water system and contaminate the entire water system in a worst case scenario.

Mr. Wilson then stated that he had made a request of Kenny Smith at the City of Griffin and had not received any response to the request to see how the matter at Stonebriar could be addressed.

Chairperson Flowers-Taylor then stated that the Back-Pack for Kids program is looking for volunteers. They are still packing lunches for 4-5 of the elementary schools. It takes about 45 minutes to do it and they do it at Jackson Road Elementary School every Wednesday morning beginning at 8:30 a.m. So if anyone is interested in helping, they love businesses, the County employees, Firemen and Sheriff's Deputies to participate.

XI. CLOSED SESSION – None.

XII. ADJOURNMENT

Motion/Second by Johnson/Dutton to adjourn the meeting at 9:48 p.m. Motion carried unanimously by all.