

After Agenda

**Board of Commissioners of Spalding County
Special Called Meeting
Tuesday, August 10, 2021
6:00 PM
Room 108, Annex Building**

The Spalding County Board of Commissioners held a Special Called Meeting in Room 108 of the Spalding County Annex on Tuesday, August 10, 2021, beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners James Dutton, Rita Johnson, Gwen Flowers-Taylor and Ryan Bowlden were present for the meeting. Also present were County Attorney, Stephanie Windham and Interim County Manager, Michelle Irizarry to record the minutes.

I. OPENING (CALL TO ORDER) by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

Commissioner Gwen Flowers-Taylor, District #1, delivered the Invocation.

III. PLEDGE TO FLAG

Commissioner Ryan Bowlden, District #4, led the Pledge to the Flag.

Motion/Second by Flowers-Taylor/Johnson to add Citizen Comments to the Agenda as the format for a Special Called Meeting normally does not accommodate Citizens Comments. Motion carried unanimously by all.

IV. 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.

Beverly Lee, 651 Dutchman Road, Griffin, Georgia spoke regarding the Senior Center and the planned reopening for Senior Meals. She asked that the Board consider going ahead with the opening.

V. AGENDA ITEMS

1. Consider approval of Minutes for the Spalding County Board of Commissioners Special Called Meeting and Executive Session on July 15, 2021, the Spalding County Board of Commissioners Special Called Meeting and Executive Session on July 19, 2021, the Spalding County Board of Commissioners Extraordinary Session on July 19, 2021, the Spalding County Board of Commissioners Zoning Public Hearing on July 22, 2021 and the Spalding County Board of Commissioners Regular Meeting on August 2, 2021.

Motion/Second by Dutton/Johnson approved the Minutes for the Spalding County Board of Commissioners Special Called Meeting and Executive Session on July 15, 2021, the Spalding County Board of Commissioners Special Called Meeting and Executive Session on July 19, 2021, the Spalding County Board of Commissioners Extraordinary Session on July 19, 2021, the Spalding County Board of Commissioners Zoning Public Hearing on July 22, 2021 and the Spalding County Board of Commissioners Regular Meeting on August 2, 2021. Motion carried unanimously by all.

2. Consider request from Three Rivers Regional Commission to amend the FY21 budget to include additional funding from the Department of Human Services in the amount of \$10,761 for the Regular CSBG Program for the contract term ending September 2021.

Ms. Irizarry advised that Ms. Jeannie Brantley is in attendance should the Board have any questions.

Motion/Second by Dutton/Bowlden to approve the request from Three Rivers Regional Commission to amend the FY21 budget to include additional funding from the Department of Human Services in the amount of \$10,761 for the Regular CSBG Program for the contract term ending September 2021. Motion carried unanimously by all.

3. Consider Development Plan Review #21-07DPR in the Tri-County Crossing Overlay - 101 Moreland Road (Zaxby's).

Debbie Bell, Community Services Director, stated that this is a Development Plan Review for the Zaxby's at the corner of Moreland Road and Hwy 19-41. This is located in the Tri-County Crossroads Overlay which requires a Development Plan Review.

Discussions included the lighting to be utilized at the location, there will be no access to the location off of 19-41, customers will have to turn onto Moreland Road to enter the business, the size of signage for this location and the possibility of sidewalks for walkability in the area.

Chairman Davis advised that if sidewalks when a business goes into an area isn't currently a requirement, he would like for staff to draft an addition to the development requirements to include sidewalks.

Commissioner Dutton then asked what variances were given regarding this site?

Ms. Bell stated that Zaxby's requested approximately 18 variances some of which were covered in prior requests. The variances included:

- Parking concessions and lighting as discussed this evening

- Reducing the size of the sidewalk on the 19-41 side to 5' instead of 10' and that request was denied.
- To omit all street trees on the property and to allow for only parking lot trees and remove the tree requirement along 19-41, the change of which was denied.
- To allow the building to occupy a smaller percentage of the Hwy 19-41 frontage and conditional approval of this request was recommended because of the size of the lot and the store having a smaller overall facade.
- Omit street tree planters was approved because planters will actually restrict the growth of a tree and if you want the trees to do well, you don't restrict them.
- Requested that the driveway access not be limited to right-in/right-out, it is a stipulation in the overlay that all driveways be right-in/right-out, but staff approved the first entrance is a right-in/right-out and the second driveway to allow a left turn in.
- The build to line, there is a specific requirement in the overlay that states the building be closer to the set-back. Staff recommended approval of this as it is one of the smaller parcels and that requirement does not work well.
- Omit the requirement for open space. Staff recommendation was conditional approval in that they provide café style tables at the front.
- There were two requests regarding parking spaces, one for additional spaces and one to omit the requirement regarding pervious pavement for the parking spaces over the allowance. Staff recommended conditional approval that the additional parking spaces will be allowed, but they must adhere to the requirements for pervious pavement.
- The next request was divided into two parts addressing parking lot design between the building and the roads.
- The overlay calls for sidewalks on all four sides of the parking lot, staff has approved omitting the sidewalk on the southside of the property as currently there is no development on to the south of the property and it would serve no purpose.
- Approval of building plans and elevations as submitted. This was approved as all architectural elements had been addressed in their building plans.
- Omit the requirement for a store front façade. The overlay calls for a building on a corner lot have corner entrances. That would not make sense with a store this small so that was approved.
- Omit the requirement for screening; however, the dumpsters are already screened, they are providing a masonry enclosure with gates and the HVAC is already screened as well, most of it is on the roof and is screened by the roof top parapet.
- The last variance was the lighting which we have already discussed.

After discussion, it was determined that the sidewalk should be extended the entire length of the property on both sides.

Motion/Second by Johnson/Dutton to approve Development Plan Review #21-07DPR in the Tri-County Crossing Overlay - 101 Moreland

Road (Zaxby's) with the changes as recommended by staff and the Board of Commissioners to include extending the sidewalks and leaving the buffer of trees as discussed.

Commissioner Dutton then expressed his concerns regarding the access to intermobily through this lot to unspecified locations. He stated that driveways to future developments that currently do not exist and may never exist makes no sense and he would like to have this removed.

Commission Johnson then withdrew her original motion.

Motion/Second by Johnson/Dutton to Development Plan Review #21-07DPR in the Tri-County Crossing Overlay - 101 Moreland Road (Zaxby's) with the changes as recommended by staff and the Board of Commissioners to include extending the sidewalks, the curb being cutoff as discussed and leaving the buffer of trees as discussed. Motion carried unanimously by all.

4. Consider request from the Spalding County Fire Department to donate 20 Self Contained Breathing Apparatus with masks and 40 air cylinders to the City of Barnesville Fire Department.

Ms. Irizarry advised that these units were removed from service in 2017 when Spalding County received a federal assistance grant to purchase newer equipment. Chief Byrd and Chief Polk are here to answer any questions the Board may have.

Commissioner Flowers-Taylor then asked why the items were not surplused and what the actual value of the items may be.

Chief Byrd then advised that the remainder of the equipment will be surplused. The problem with this equipment is that it can't be brought up to current standards and for actual response units they currently have no value. There may be a scrap metal value when the items are surplused and the reason we are requesting they go to Barnesville is they can still use them for training exercises. Currently, they do not have enough units on their response units and they have to take the units in use out of commissioner for training. This will allow them to train without taking their working units out of commission. The remainder of these units will be surplused.

The Board then asked that they be consulted going forward before any commitment is made to another government regarding County equipment.

Motion/Second by Dutton/Flowers-Taylor to surplus the current inventory of outdated Self-Contained Breathing Apparatus and masks with cylinders and that the Spalding County Fire Department be permitted to donate 20 of the Self Contained Breathing Apparatus with masks and 40 air cylinders to the City of Barnesville Fire Department. Motion carried unanimously by all.

5. Consider request from Spalding County Parks and Leisure Services regarding reopening the Spalding County Senior Center to direct citizen services. Direction is requested from the Board.

Kelly Carmichael, Parks and Leisure Services, stated that the Parks and Leisure Senior Center has been abiding by the Georgia Department of Public Health and CDC guidelines since the COVID outbreak in our community. We are before you this

evening to discuss increasing our meal services in our Café. We were moving along very well toward this goal with a projected Phase III opening scheduled for August 2nd; however, with the rise of COVID in our Community, staff is requesting direction from the Board on how to proceed.

Senior Center Supervisor, Lauren Brown, consulted with local health officials and was advised that we pay close attention to no mixed gatherings, no close proximity, avoid common touch point items such as card playing and also requiring masks.

Ms. Carmichael then stated there are some very passionate people who want to return to the Senior Center with full choice and we have had some leave our volunteer service because they felt that things were moving ahead too quickly and we are seeking direction from the Board for guidance and direction.

Chairman Davis then asked Ms. Irizarry for staff recommendations.

Ms. Irizarry advised that the CDC recommendations have escalated due to the recent outbreak of the Delta Variant they are currently recommending it that both vaccinated and unvaccinated people wear masks. Currently we are adhering to the schedule where the Senior Center is open three days a week. Last week, we were supposed to go back to five days a week, but that was before the numbers started rising and we started hearing new recommendations from the CDC. At that time, we decided to stay on the three-day schedule for one more week.

Staff decided to bring this to the Board of Commissioners to make the decision as you have made this decision during the history of this pandemic and your constituents are going to come to you either way with issues, so at this time we are looking for some guidance.

Commissioner Dutton, Flowers-Taylor and Johnson then expressed their opinions and concerns regarding reopening the Center, with consensus being that the Center reopen for the days and hours presented by staff to allow for proper cleaning of the building at the end of the day and that mask be recommended but not required.

Motion/Second by Flowers-Taylor/Ryan Bowlden to reopen the Spalding County Senior Center Phase III for direct citizen services on Monday, August 16, 2021. Motion carried unanimously by all.

6. Consider request from Spalding County Parks and Leisure Services to install fiber at Wyomia Tyus Park to improve reception and Wi Fi for the Athletic Associations and the community as well as accommodate the ESPN plus live streaming during the APP Tournament in September.

Ms. Irizarry stated the Spalding County Pickleball Association has committed to a four-year contract with the City of Griffin to pay \$185/month for this service. The cost of materials and installation will be approximately \$5,000. The City of Griffin has agreed to contribute \$1,700 toward the cost of installation so they will have access to the conduit and boxes. Greg Stansell is here this evening to answer any questions the Board may have.

Mr. Stansell advised that this will provide fiber to the Pickleball Facility only; however, it will allow the County to extend the service to the entire area when we have the money. Also, he reminded the Board that the cost was fluid due to the changes occurring in the price of raw materials right now. So, the cost may be a little more than anticipated as the quote presented this evening is a few weeks old.

Motion/Second by Flowers-Taylor/Dutton to approve the request from Spalding County Parks and Leisure Services to install fiber at Wyomia

Tyus Park to improve reception and Wi Fi for the Athletic Associations and the community as well as accommodate the ESPN plus live streaming during the APP Tournament in September and that the funding come out of Commissioners Contingency for the installation. Motion carried unanimously by all.

7. Consider approval of a Task Order Form with Paragon Consulting to inspect and repair the Lintel on Spalding County Property located at 115 East Solomon Street.

Ms. Irizarry advised that this is for Jan's Furniture located next to the Annex. We received a property maintenance notice form the City of Griffin on June 21st regarding the caps on the windows that are rusting through the paint. We thought it was as simple fix and it could just be painted; however, it has become evident that is not the case. Ms. Irizarry then advised that Brian Upson with Paragon Consulting is available to answer any questions the Board may have.

Brian Upson, Paragon Consulting, stated that the building was built 101 years ago and the walls of this building are 2 feet thick. Mr. Tardy brought the problem to their attention at the time staff was painting the lintel and at that time they could not determine how far back into the wall of the building the lintel extended, so they had to call in a structural engineer with expertise in historical buildings. The task order is to authorize Paragon Consulting to act on Spalding County's behalf in pulling together the information to get a bid package together to address this issue.

Commissioner Flowers-Taylor express her concern regarding that building and stated that she would like for a full structural check to be made of the building. There has been construction on both side of that structure and she would like to know that the building is structurally sound. Would it be possible to get a complete structural assessment of the building while we are going through this exercise?

Mr. Upson stated that once he finds the structural engineer, he can get him down here to do the assessment for the lintel and give us a quote on what it would cost to get a full assessment of the structure.

Motion/Second by Flowers-Taylor/Dutton to approve the Task Order Form with Paragon Consulting to inspect and repair the Lintel on Spalding County Property located at 115 East Solomon Street and to obtain an estimate on a full structural assessment of this property. Motion carried unanimously by all.

8. Consider request from Paragon/Lyman Davison Dooley, Inc. for additional borings at the location for the Spalding County Aquatic Center in the amount of \$7,400.00.

Motion/Second by Dutton/Flowers-Taylor to approve the request from Paragon/Lyman Davison Dooley, Inc. for additional borings at the location for the Spalding County Aquatic Center in the amount of \$7,400.00. Motion carried unanimously by all.

9. Consider approval of an increase in cost to update the Spalding County Courthouse Elevators.

Ms. Irizarry advised that the Board budgeted \$371,000 which was the estimate for the modernization of the elevators in April. There have been a number of issues with the elevators and it was recommended that we need to look at replacing them. However, when we reached out to Thyssenkrump the estimate came in significantly higher. There is a representative here this evening from Thyssenkrump who can answer any questions the Board may have.

Ms. Irizarry stated that part of the additional costs involve bringing the equipment up to code, but it is a \$100,000 increase.

Craig Morrison, TK Elevators, stated that Mr. Wilson had reached out to TK Elevators in April and ask for a number for the budget. However, since April there has been material increases, but the main cost increase is under the heading of “work by others” and that was made clear in the beginning. Their quote was strictly for the elevator portion, when you modernize an elevator, everything building wise related to that elevator has to be brought up to code. The current elevators were at code in 1983 so there have been a lot of updates and changes since that time. A big portion of the increase is electrical. He then advised that in talking with Terry Tardy, his crew is comfortable with a portion of this work, but they are not comfortable with doing the electrical work and he requested that they incorporate the electrical portion of the work into their pricing.

Mr. Morrison stated that the Capitol Plan Budget number was \$370,000; however with the increase in cost of materials and “work by others” the cost is \$467,000 which includes the cost of the elevator materials and the electrical. There will be costs for an additional machine room that has to be temperature controlled with separate heating and air conditioning that Mr. Tardy has agreed to construct with his crew and is not included as part of this quote to bring the installation and equipment up to code.

Motion/Second by Dutton/Flowers-Taylor to table the cost to update the Spalding County Courthouse Elevators. Motion carried unanimously by all.

VI. REPORT OF ASSISTANT COUNTY MANAGER

- Jordan Hill Bridge reopened to traffic on July 28th.
- Tax Assessors was awarded an additional 180 days to complete property appeals in that the digest dollar amount under appeal exceeds 3%. This has been sent to the media and posted on the doors.
- Spalding County Parks and Recreation would like to hold the APP Tour Opening Dinner at Historic City Hall and they are asking the Board send a letter to the City of Griffin asking if it can be held at Historic City Hall and the cost of the room be complimentary.
- Spalding County 4-H Students attended camp at Camp Rock Eagle in July. Two Spalding County 4-H students participated in the State 4-H Congress at the Crown Plaza Ravinia on July 23rd. Jaycee Barnes received Master Status for financial planning and consumer economics. The Wildlife Judging team was recognized as the State Winning Team. At the leadership banquet Lia Woodall, Spalding County 4-H Agent received the Rising Star award for her success in outstanding contributions to the 4-H program.
- COVID numbers are increasing and earlier today we received information from the Fire Department EMA that testing is going to be weekly again on Tuesdays from 9-11 am.

- Digest information was received from the Tax Commissioner and staff is working on it.
- CTP kickoff meeting was August 3rd.
- Staff visited Jackson Elementary on the first day of school to welcome the kids back to school.
- A Doodle Poll for SDS will be sent out tomorrow.
- State fiscal recovery webinar was August 6th.
- We met with the Hospital Authority and we are preparing the paperwork to submit to the Hospital Authority,
- Archway Retreat is August 19 & 20.
- Archway Executive Committee meeting is tomorrow morning at 8 a.m.
- Development Authority Meeting is August 12th and the 3G meeting is August 13th.
- Georgia has received a additional \$2.4 billion in the first distribution of funds, it is a very small window August 1st thru August 31st. To apply for these grants, they are very similar to the ARPA grant and cover broadband, water, sewer and storm water.
- Tomorrow there is a webinar with the white house and local governments are invited to join a virtual event with President Biden on the bi-partisan infrastructure, investment and jobs act. This includes approximately \$550 billion in new federal investment for America's roads and bridges, water, infrastructure, broadband and more.
- August 16th is our next meeting. After that will be the September 20th meeting as the Board approved cancellation of the September 6th meeting for Labor Day.

VII. COMMISSIONER COMMENTS

Commissioner Johnson stated she would like to thank the Board for approving the Plan Review for the Zaxby's restaurant.

Commissioner Dutton stated that we have to do something about the elevators, he's tired of getting yelled at by Superior Court Judges.

Chairman Davis stated he had received some information from the Georgia Lottery 891 students from Spalding County participated in the HOPE Grant Scholarship program for a total of \$2,818,000 and 546 pre-K students received a total of \$2,600,000 for a total of \$5.4 million from the Lottery in 2020.

On August 16th the Board of Commissioners will have a work session this is prior to the Intergovernmental Archway Retreat and our staff will brief us on strategic plan items. He will also have the TSPLOST Committee members here on the 16th to give us an update on that and he would also like an APP update on the 16th from staff.

We have to decide what avenue we are going to take for the redistricting. We need to make that decision so that we can go back out to the school and to the City on this.

He wanted to thank Code Enforcement for all the clean up they have been doing on Baptist Camp and Old Atlanta.

We still need to address the issue of salary increases for part time employees, this is a bigger issue and we need to talk about not only the part timers, but the entire staff. This will involve a substantial amount of money.

VIII. ADJOURNMENT

Motion/Second by Flowers-Taylor/Dutton to adjourn the meeting at 7:56 p.m.