

After Agenda

**Board of Commissioners of Spalding County
Work Session
Thursday, October 28, 2021
4:00 PM
Room 108, Annex Building**

The Spalding County Board of Commissioners held a Work Session in Room 108 of the Spalding County Annex on Thursday, October 28, 2021 at 4:00 p.m. with Chairman Clay Davis presiding. Commissioners Rita Johnson, and Ryan Bowlden were present for the meeting. Commissioner James Dutton joined the meeting at 4:18 p.m. and Commissioner Gwen Flowers-Taylor joined the meeting at 5:25 p.m. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham and County Clerk, Kathy Gibson 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 Rita Johnson, District #3, delivered the invocation.

III. PLEDGE TO FLAG

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

IV. AGENDA ITEMS

1. Consider request to review all of the current Boards, Committee and Commissions currently under the staffing and guidance of the Spalding County Board of Commissioners.
 - Review of the Board of Appeals & Adjustments Unsafe Building Abatement Code.

Chairman Davis stated that this Board has met one time in the last 10 years. This Board is currently short three members and if we are going to continue this Board then we need to think about getting three more people on the Board so should they have to meet they will have a quorum.

Kathy Gibson, County Clerk advised that this Board was created in March of 1993 and the Ordinance was adopted in April of 1993. It appears from the documentation that this Board may have been created to assist staff in the writing of the Ordinance. Item D in the Ordinance clearly states that the Board of Appeals created and established by the Board of Commissioners of Spalding County shall serve as the Board of Adjustment. We currently have a Board of Zoning Appeals and according to the Ordinance, they should serve as the Board of Adjustments. So, this Board may not be necessary anymore.

Commissioner Johnson stated that when she thinks of the Board of Zoning Appeals and the Board of Appeals & Adjustments, Unsafe Building Abatement Code, she looks at it as two different things. She sees this Board as a safety board for the County. Just her thinking, she feels that we would need this Board if they met more often.

Chairman Davis stated that since this Board has only met one time in 10 years he would ask Stephanie Windham to look at what we need to do to keep this Board or make this Board go away.

Ms. Windham stated that this Board was created by a Resolution by the Board of Commissioners so it can be resolved by Resolution. She does feel that Commissioner Johnson has a valid point that if this Board were an active Board then it could be a Citizen Review Board for Building Codes and it could be something that citizens can do in raising the bar.

Chairman Davis then stated that we would take a deeper look into the Board and determine what action needs to be taken.

- Review of the Butts, Lamar & Spalding County Development Authority.

Ms. Gibson advised that this Authority was created by a joint resolution in 1995 and she had been advised by Kim Grist at the Development Authority that this group hasn't met in years.

Ms. Windham advised that at the last meeting we signed a resolution for the joint development authority of Butts and Spalding County.

Chairman Davis then asked that this Authority be revised to reflect the current resolution for the Butts-Spalding County Joint Development Authority.

- Review of the Griffin-Spalding Area Transportation Committee (GSATC).

Chairman Davis advised that he is good with this Committee, and he feels that they are going in the right direction. He sees no changes that need to be made.

- Review of the Griffin-Spalding Business and Tourism Association, Inc.

Commissioner Davis stated that Bonnie Pfrogner is up for reappointment this year.

Commissioner Johnson stated that Ms. Pfrogner has done an outstanding job and unless she has a problem with remaining as part of this Association, she feels that Ms. Pfrogner should be reappointed to the Association.

Chairman Davis stated that she has done an outstanding job and he agrees with Commissioner Johnson.

Ms. Pfrogner sent the attendance records for those on the Board appointed by the BOC. It appears that Vera McIntosh has missed 3 of the last 6 meetings; however, she did not advise if these were 3 meetings in a row or not.

Chairman Davis asked that Ms. Pfrogner clarify if Ms. McIntosh has missed 3 meetings in a row and she has, then we need to check the By-Laws to determine if she has met the maximum number of absences and if so look at replacing Ms. McIntosh on this Association.

- Review of the Griffin-Spalding Airport Authority.

Ms. Windham stated that if someone is missing meetings of the Airport Authority, they will make a request of the BOC to replace that member.

- Review of the Griffin-Spalding Development Authority

Wanda Howell is up for reappointment to this Authority. Commissioner Johnson stated she would ask Ms. Howell if she wishes to continue on this Authority.

- Review of the Griffin-Spalding County Hospital Authority
- Review of the Griffin-Spalding County Land Bank Authority.
- Review of the McIntosh Trails Community Service Board.
- Review of the Region VI DBHDD Planning Board.

Chairman Davis asked Dr. Ledbetter to check to see if Syntel Brown could continue to serve on this Board while holding a seat on the Board of Education.

- Review of the Spalding County Board of Health.
- Review of the Spalding County Board of Tax Assessors.
- Review of the Spalding County Board of Zoning Appeals.

Commissioner Johnson stated that Bobby Puerifoy has passed away on that committee.

Ms. Gibson advised that no one had notified staff that this individual needs to be replaced on the Board.

Commissioner Davis asked that the Board start looking for someone now to be appointed in January 2022.

Ms. Gibson asked the Board to keep in mind that you need to designate if this person will fill the unexpired term or if they are being appointed for a full four-year term of office.

Ms. Windham advised that would depend on the By-Laws because you want to fill for unexpired terms otherwise you will mess up the rotation of the members within the organization.

Ms. Gibson added that this is a Post 2 appointment.

Dr. Ledbetter then encouraged Commissioner Dutton to make that appointment as soon as possible.

- Review of the Spalding Collaborative Authority for Families and Children, Inc.
- Review of the Spalding County Department of Family and Children Services Board.

Dr. Ledbetter asked the Board if they have not had the opportunity to speak with Judge Ott, the Juvenile Court Judge, that they try to contact him.

- Review of the Spalding County Library Board of Trustees.

Dr. Ledbetter advised that there are two appointments to be made in January.

Chairman Davis advised that Barbara Patterson is the Sun City representative, and he would check with Ms. Patterson to see if she wishes to continue to do this.

Ms. Windham encouraged the Board to meet with the people that work with these Boards, Committee and Commissions to see if they feel the people should be reappointed.

Chairman Davis advised that if the person currently on the Board, Committee or Commission express their desire to remain on the Board, Committee or Commission then their name should be placed in line for consideration first. He also asked that a letter go out to the Chairman of the Board, Committee and Commission if they wish for that individual to continue in their appointment.

Chairman Davis then asked for a list of Boards or Commissions there is no representative of the Board on it. He then charged the Board to attend these meetings and determine what is going on and how it is running.

Ms. Gibson then advised that the Library Board of Trustees have had two meetings this year and Ms. Virginia Church was not in attendance for either meeting nor was Ms. Nancy Morris do you want us to ask Natalie Marshall at the Library to keep us informed should they continue to miss the meetings?

Chairman Davis advised that we want Natalie to keep us up-to-date and recommend if they should remain on this Board or not.

- Review of the Spalding County Parks & Leisure Services Advisory Commission.

Chairman Davis advised that these are Post appointments and we need to see about replacing Joe Kurey who has passed.

Ms. Gibson then stated that Commissioner Dutton still needs to appoint to his two positions on this Board. David Johnson has continued to attend the meeting pending his reappointment or his replacement; however, the other Post 2 member has chosen to not attend this meetings.

Chairman Davis then stated that if a member of the Board has a problem finding someone for a post appointment to let the remaining members know and we will assist in finding someone to fill these vacancies.

Commissioner Johnson expressed her concern over Beth Horne being out for four meetings.

Ms. Gibson explained that this Commission has excused and unexcused absences and she is not aware of how that affects the By-Laws for attendance.

- Review of the Spalding County Personnel Appeals Board.

Ms. Gibson stated that she had talked with Miles Neville, Human Resources Director and he advised that in the 2 ½ years he has been with Spalding County, this Board has not met.

Chairman Davis stated that he knows one of the members on this Board and he had advised that there are years that go by and the Board doesn't meet, but when there is a problem they are asked to meet. When the County gets ready to fire somebody and they want to appeal this is the group that will sit down with the facts and work their way through the problem.

Ms. Windham advised that it is best to leave this Board in place than to try to choose one when a problem arises.

Consensus of the Board is to keep this Board intact to meet on an as needed basis.

Chairman Davis then asked that a letter go out to Bill Kelly asking if he wishes to continue on this Board.

- Review of the Spalding County Planning Commission.

The Planning Commission seems to be doing fine and going in the direction the Board is looking for.

Discussion surrounding re-establishing the Animal Care and Control Advisory Board and further discussion surrounding this Board would be addressed after the first of the year.

- Review of the Spalding County Water & Sewerage Facilities Authority.

Chairman Davis stated that the biggest problem for the members of this authority is the fact that the appointment is for six years. Currently, the Water Authority is wanting to do more meetings. We used to do these meetings quarterly and now we are wanting to do them monthly.

Chairman Davis then advised the Bill Bryant and Jim Skinner's terms are due to expire December 31st and he will connect with them to see if they wish to continue on this Authority. **He then asked that a letter be sent to Ms. DeLaney to see if she wants to continue on the Authority with the increase in the meeting schedule.**

- Review of the Two Rivers RC&D Council

Ms. Gibson advised that Commissioner Dutton and Michelle Irizarry are the County's representatives to this Council. She had spoken with the Admin for this Council and found out that they have met twice this year, but we weren't notified. Ms. Gibson will contact them and ask them to make sure our representatives are notified of these meetings.

Ms. Gibson further stated that Tina Gross the Administrative Assistant for this Council advised that there is a Spalding County Resident who is currently very active with the Two Rivers RC&D and he may be interested in representing the County as a member on this Council. His name is Danny Meadows who lives at 655 Tomachichi Road.

Chairman Davis asked that Mr. Meadows be sent a nomination form and if he is interested that it come back to the Board for consideration.

2. Consider request from staff to discuss the upcoming County Redistricting as advertised and set a date and time for a Special Called Meeting to approve the Redistricting and submit to the State of Georgia.

Chairman Davis advised that his thoughts are this is the last chance that everyone will have a chance to talk about this. He is looking at a Special Called Meeting on the 3rd of November at 10:00 a.m. to finalize this matter. The advertisement will be place in the mail and that will be the 7th day after the publication. The second issue is to make sure that the Board of Education is in agreement with the Redistricting.

Commissioner Dutton expressed his concern regarding the redistricting lines and the lofts. He feels like the line for his district should include all of the lofts and not cut that location into two districts.

3. Consider a discussion regarding "raising the bar" for Planning and Zoning. Regarding fire hydrants (500').

Dr. Ledbetter stated that he had an opportunity to spend some time with Community Development and with the Fire Marshall and we reviewed all of the documentation for the International Fire Code. The Fire Code changed in 2018.

The reason we had this discussion was because of a recent variance that came before the Board for hydrants from 500' to 800'.

Dr. Ledbetter advised that he asked what the minimum requirements were and we are currently utilizing the minimum requirements of 500' for distance between the hydrants. He asked if the minimum was just for subdivisions or if it was for the entire County and the answer was that it doesn't matter if it is a subdivision or if it is commercial the IFC (International Fire Code) under 50751 states that the minimum standards are in play all the time it gives a breakdown for how to calculate the minimum standards. For subdivisions, fire flow requirements are greater, within a subdivision the minimum standard would be 200' between fire hydrants.

Dr. Ledbetter then advised that he asked the question why do we have some fire hydrants longer than 500'? The answer was that prior to 2018 the minimum in the International Fire Code was 1000' of separation. In 2018 the fire code changed and now the minimum distancing for fire hydrants is 500'. This, in turn, supports our efforts in raising the bar in how we manage developers coming into our community. It is also part of what we have agreed to in our ordinance. Our Ordinance states that we will follow the State Fire Code building requirements and that is what this is.

Dr. Ledbetter then stated that he would encourage the Board to think about helping staff make sure that we are holding everyone to the same standard, in the same way and this is the way that we can develop a way of thinking within these walls on how we are going to raise the bar for our community.

Ms. Windham then asked what if there is no County water?

Dr. Ledbetter stated that is when the variance would be applied. He believes that should be the only type of variance approved for the County. There is the possibility of a developer coming in and asking the County to provide water.

Chairman Davis then polled the Board to see if there were any additional comments before adjournment.

Commission Flowers-Taylor expressed her concern about the County's contract with the IT Company. In normal circumstances someone being paid by Spalding County cannot participate in another area where we are again paying that individual. Liberty Technology holds the County's Contract for IT, and she doesn't feel they should have access to all the voting information and us still be paying them. To her, it is a conflict of interest, because you are a contractor for the County, but yet you're on the Board.

Ms. Windham advised that she had performed extensive research on this subject as requested by Commissioner Flowers-Taylor and she has been unable to find any conflict of interest in this particular instance.

V. ADJOURNMENT

***Motion/Second by Johnson/Bowlden adjourn the meeting at 5:34 p.m.
Motion carried unanimously by all.***